



**TOWN OF BRIDGEWATER  
PLANNING BOARD**

Academy Building, 66 Central Square, Room 003  
Bridgewater, Massachusetts 02324  
☎: (508) 697-0950 ✉: CED@bridgewaterma.org  
Staff: Bob Rulli, CED Director  
Shane O'Brien, Town Planner

*Patrick Driscoll, Chair  
Michael MacDonald, VC  
Steven Geller, Clerk  
Thomas Pratti  
Daniel Greenberg  
Eric Costa, Associate  
Kris Fabroski, Associate*

**MEETING AGENDA**

**Wednesday March 18, 2026 at 6:30 PM**

**Council Chambers, 66 Central Square, Bridgewater MA**

**Hybrid Zoom Meeting to Attend Via Video: <https://us06web.zoom.us/j/83478251466>**

To Attend Via Phone Dial: +13052241968, 83478251466# US

Meeting ID: 834 7825 1466

- I. **Call to Order**
- II. **Tree Grant Recommendation– Cooling Corridors – Tree Committee**
- III. **Site Plan Review – Public Hearing (continued)**
  - **0 Lakeshore Center (Map 96, Lot 16)** - Encompass Health for Site Plan Approval (Sections 9.4 & 10.6 of the Bridgewater Zoning Ordinance) and a modification to the existing Special Permit from the 1988 Decision for a proposed Inpatient Rehabilitation Hospital with associated parking & drainage (Continued from March 4, 2026)
- IV. **Site Plan Review/Special Permits – Public Hearing (new)**
  - **96 Main St (Map 21, Lot 27)** - 96 Main Development LLC for a Special Permit & Site Plan Approval (Section 9.6 & 10.6 Bridgewater Zoning Ordinance) to construct a mixed-use building with 16 residential units and 3 commercial spaces
  - **Lot 1 Oak St, formerly 167 Oak St (Map 11, Lot 71)** - Special Permit & Site Plan Approval (Section 10.5 & 10.6 Bridgewater Zoning Ordinance & Table of Uses A.2) to construct a new Duplex home in a Residential D District.
  - **Lot 2 Oak St formerly 167 Oak St (Map 11, Lot 71)** - Special Permit & Site Plan Approval (Section 10.5 & 10.6 Bridgewater Zoning Ordinance & Table of Uses A.2) to construct a new Duplex home in a Residential D District.
  - **Lot 3 Oak St formerly 167 Oak St – (Map 11, Lot 71)** - Special Permit & Site Plan Approval (Section 10.5 & 10.6 Bridgewater Zoning Ordinance & Table of Uses A.2) to construct a new Duplex home in a Residential D District.
  - **Lot 4 Crapo St formerly 167 Oak St – (Map 11, Lot 71)** - Special Permit & Site Plan Approval (Section 10.5 & 10.6 Bridgewater Zoning Ordinance & Table of Uses A.2) to construct a new Duplex home in a Residential D District.
- V. **Definitive Subdivision (new)**
  - **548 South St (Map 61, Lot 121)** - Bridgewater Subdivision Rules and Regulations, for approval of a 4-lot subdivision with requested waivers.
- VI. **Request of Lot Releases (all lots) and Surety Bond Amount – Medeiros Estates**
- VII. **Other Business**
  - Meeting Minutes –October 30, 2025 Site Visit, November 5, 2025, November 19, 2025, December 3, 2025 & December 17, 2025
  - Board Items for Next Meeting – April 15, 2026
  - Board/Committee Liaison Reports, if needed
  - Planner's Report (upcoming events and status report)
  - Public Comment
- VIII. **Adjournment**

*Plans and copies of filings may be viewed at the Community & Economic Development Department, 66 Central Square, Room 003, Bridgewater, MA during regular business hours, 8:00 AM to 4:00 PM Monday through Thursday and 8:00 AM to 1:00 PM on Friday or online under 2022-25 Planning Board Agenda Items at <https://www.bridgewaterma.org/1371/Planning-Board-Applications>*

***\*Order of cases taken at the discretion of the Board. The items listed are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed, in fact, may also be brought up for discussion to extent permitted by law.***

