



TOWN OF BRIDGEWATER PLANNING BOARD

Academy Building, 66 Central Square, Room 003
Bridgewater, Massachusetts 02324
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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 (corrected)

Wednesday April 15, 2026 at 6:30 PM

Council Chambers, 66 Central Square, Bridgewater MA

Hybrid Zoom Meeting to Attend Via Video: <https://us06web.zoom.us/j/87553519813>

To Attend Via Phone Dial: +13052241968, 87553519813# US

Meeting ID: 875 5351 9813

- I. Call to Order
- II. ANR Plans
 - 491 Cherry St (Map 67, Lot 17)
 - 60 Soreidem Way (Map 5, Lot 116)
- III. Public Hearing – Zoning Amendment - Ordinance D-FY26-014 – Amendments to CBD Regulations
- IV. Site Plan Review/Definitive Subdivisions/Special Permit – Public Hearing (continued)
 - 593 Plymouth St - Bardhi Investment Group, LLC - Proposed subdivision titled "Revelution Road" with six buildable lots and two drainage lots on 5.9 acres of land as per Bridgewater Subdivision Rules and Regulations (**Continued from March 4, 2026 meeting**) **REQUESTING CONTINUANCE**
 - 1010 Elm St – (Map 30, Lot 20) – Site Plan Review (10.6) for the construction of a 27,000 sq. ft commercial building with parking and other site improvements (**Continued from March 4, 2026**) **REQUESTING CONTINUANCE**
 - 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. (Continued from March 18, 2026)
 - 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. (Continued from March 18, 2026)
 - 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. (Continued from March 18, 2026)
 - 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. (Continued from March 18, 2026)
- 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. (Continued from March 18, 2026)
- VI. Site Plan Review/Special Permits – Public Hearing (new)
 - 1985 Old Plymouth St (Map 27, Lot 15) – Site Plan Approval (Section 10.6) to construct a storage building (7,500 sq. ft).
 - 292 Bedford St (Map 48, Lot 55) – Site Plan Approval (Section 10.6) to construct a commercial building - 11,765 sq. ft
- VII. Request of Lot Releases (all lots) and Surety Bond Amount – Medeiros Estates
- VIII. Other Business
 - Meeting Minutes – December 3, 2025 & December 17, 2025
 - Board Items for Next Meeting – May 6, 2026
 - Board/Committee Liaison Reports, if needed
 - Planner's Report (upcoming events: OSRP Public Forum April 16th and status report)
 - Public Comment
- IX. 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 [2022-26 Planning Board Agenda Items](https://www.bridgewaterma.gov/services/community_economic_development/economic_development_planning/planning_board_applications.php) at https://www.bridgewaterma.gov/services/community_economic_development/economic_development_planning/planning_board_applications.php

**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.*

