



**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 May 6, 2026 at 6:30 PM

Zoom Meeting to Attend Via Video: <https://us06web.zoom.us/j/88928059301>

To Attend Via Phone Dial: +13052241968, 88928059301# US

Meeting ID: 889 2805 9301

- I. **Call to Order**
- II. **Public Hearing – Zoning Amendment - Ordinance D-FY26-014 – Amendments to CBD Regulations** (continued from April 15, 2026)
- III. **Special Permits (Public Hearings Closed, Board Deliberation)**
 - **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 April 15, 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 April 15, 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 April 15, 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 April 15, 2026)
- IV. **Site Plan Review/Definitive Subdivisions– Public Hearing (continued)**
 - **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 (continued from March 18, 2026)
 - **292 Bedford St (Map 48, Lot 55)** – Site Plan Approval (Section 10.6) to construct a commercial building - 11,765 sq. ft (Continued from April 15, 2026)
 - **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 April 15, 2026)
- V. **Other Business**
 - Meeting Minutes – December 3, 2025, December 17, 2025, April 15th site visit.
 - Board Items for Next Meeting – May 20, 2026
 - Open Space Definition Discussion
 - Board/Committee Liaison Reports, if needed
 - Planner's Report (upcoming events: OSRP Public Forum 2 - May 14th via Zoom and status report)
 - Public Comment

VI. **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 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.***

