

The regular meeting of the Planning Board convened at 6:30 p.m. via Zoom.

Meeting can be viewed here: <https://www.youtube.com/watch?v=I9B-4FQaB3k&t=4852s>

MEMBERS PRESENT: Chair Patrick Driscoll, Michael MacDonald, Eric Costa (Associate), Kris Fabroski (Associate)

STAFF PRESENT: Bob Rulli, CED Director, Shane O'Brien, Town Planner, Steve Solari, Building Inspector, and Greg Tansey, Town Engineer

CED MEMBERS PRESENT: Sonya Striggles, Mark Linde, Marilee Hunt

Chair Patrick Driscoll opened up the meeting and read the Governor's order for remote meetings.

Chair of CED Committee opened the meeting for the CED Committee.

**Public Hearings:**

**Joint Public Hearing with Community and Economic Development Committee of Town Council (CED)**

- **FY26-005 Proposed Zoning Amendment: Senior Village Housing Development Section 8.7.3 Land Site Development Requirements, Table 1 Open Space/Preservation Area.**

Chairman Driscoll stated he would hold off on this item as there were continuances for the Planning Board that members of the public may be in attendance for.

Motion to take items out of order to was made by Member MacDonald and seconded by Member Costa.

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Fabroski – Yes, Costa – Yes**

**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 October 15, 2025 meeting)**

The applicant has requested a continuance. Mr. O'Brien asked for the Board to hold a vote to establish a 53G account for a peer review to not exceed \$10,000 for the Water Impact Study as the Town had received a scope of services from Apex. Mr. O'Brien reiterated what a 53G account is to the Board. There was a discussion on the cost of the study, water study application, and scope of services.

**Motion to establish a 53G account for a Water Impact Study for 0 Lakeshore Center was made by Member MacDonald seconded by Member Fabroski**

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Fabroski – Yes, Costa – Yes**

**Motion to accept to continue to the December 3rd meeting was made by Member MacDonald seconded by Member Costa.**

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Fabroski – Yes, Costa – Yes**

**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 September 17, 2025 meeting)**

The applicant has requested a continuance to the December 3<sup>rd</sup> meeting.

**Motion to accept to continue to the December 3<sup>rd</sup> meeting was made by Member MacDonald seconded by Member Costa.**

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Fabroski – Yes, Costa – Yes**

**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 October 15, 2025 meeting)**

The applicant has requested a continuance to the November 19<sup>th</sup> meeting.

**Motion to accept to continue to the November 19<sup>th</sup> meeting was made by Member Costa seconded by Member MacDonald**

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Fabroski – Yes, Costa – Yes**

**Joint Public Hearing with Community and Economic Development Committee of Town Council (CED)**

- **FY26-005 Proposed Zoning Amendment: Senior Village Housing Development Section 8.7.3 Land Site Development Requirements, Table 1 Open Space/Preservation Area.**

Motion to come out of recess was made by Member Costa and seconded by Member MacDonald

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Fabroski – Yes, Costa – Yes**

Motion for CED committee to come out of recess was made by Councilor Hunt and seconded by Councilor Striggles.

**Roll Call Vote:**

**Linde – Yes, Striggles – Yes, Hunt – Yes**

Councilor Linde read the legal ad of the Zoning Amendment into the record.

The zoning amendment was shared on the screen whereas the change to the Zoning Ordinance would be increasing the open space preservation area in the Senior Village Housing Development in the R-D zone from 20% to 40%

Councilor Hunt sponsored the amendment and read the amendment and passed the discussion to a constituent James Walsh who had emailed her the amendment.

The Chair opened it up to James Walsh, member of the public, from 60 Crescent St.

James Walsh provided an overview of the Senior Housing Village Amendment process and ordinance, but he had concerns of a loophole with the utilization of open space for drainage. The concern is that the open space for these Senior Housing Villages should be utilized more for residents and that 40% open

space would allow for more open space allotted for these developments compared to the 20% for Residential D zones.

Chairman Driscoll discussed the multiplier for units in the Senior Housing Village District as well stated that the open space may not necessarily decrease the amount of units for a project. He wants to understand the goal of the amendment as to see if the intent is to have more open space for these projects or if it is to reduce the amount of units per project. Chairman Driscoll's concern for this open space change would cause developer's to come in for triplex rather than single unit or duplex townhouses.

Town Planner O'Brien provided information on the original Zoning ordinance's intent

There was a discussion regarding to original ordinance and how it was developed then that discussion lead to a discussion of the Town's definition of open space

The Chair opened it up to public comment.

**Public Comments:**

Janet Hanson, Pleasant St – asked a question about where Senior Housing Village Developments could be located. She is in favor of 40% open space in each district. She said that the Town needs to work on the definition of open space.

Town Planner O'Brien discussed a memorandum that he provided to the Planning Board regarding that the current open space percentage of 20% is due to the Residential D's proximity to the Downtown as well as accessibility to trail to downtown. There was a discussion of the open space requirements for developments in Senior Villages, Exclusive use areas, and the differences between open space required for each unit, as well as total open space percentage for the entire site. Mr. O'Brien discussed that the 2002 Master Plan recommended "prioritizing high density/senior housing near Town Center, promote mixed use" and the intent of the open space in the district is to reflect that

Carlton Hunt, Austin St – asked about consideration of pervious pavements and alternatives to stormwater infrastructure. He had a question regarding what "usable" would be as well regarding open space.

Member MacDonald asked regarding standards that need to be met for a Special Permit as in the case of a project that meets the open space percentages but all of the open space was drainage lots.

Mr. O'Brien stated that the Board could deny a special permit if it didn't meet other standards.

James Walsh reiterated the importance of open space not being utilized for drainage.

There was a discussion about the definition of open space to a discussion of changing the term to "usable open space" as to prevent drainage structures from being placed in open space areas. There was also a discussion about what 40% open space would consist of in the Residential D district compared to the Residential AB and C districts with the other standards.

Councilor Elenberg talked in favor of the 40% as it would make an area more livable.

Chairman Driscoll explained that the open space would be set through the preliminary plan process.

There was a discussion about the Plan that had previously been before the Planning Board on Pleasant St and concerns about that plan that may have created reason for the amendment proposed. Mr. O'Brien provided that Plan on the screen and showed the drainage structures. He also stated that the applicant's intent at the time didn't seem to be ignore open space, but rather utilize the current definition of open

space within the design of their plan, whereas there had been concerns from the public regarding the drainage. The discussion led to talking about if this ordinance amendment was a reaction to the only Senior Housing Village Development preliminary plan seen rather than what the definition of open space is and how it should be utilized within the Town.

Motion to close the public hearing for CED Committee was made by Councilor Hunt and seconded by Councilor Striggles. Councilor Hunt thanked the Planning Board for their work on this.

**Roll Call Vote:**

**Linde – Yes, Striggles – Yes, Hunt – Yes**

Motion to close the public hearing for Planning Board was made by Member MacDonald and seconded by Member Fabroski.

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Fabroski – Yes, Costa – Yes**

Chairman Driscoll said that the discussion was enlightening on how the Town views open space and recommended that the Town Planner look into other language to consider regarding zoning amendments for open space rather than impact development. The Board and Committee would like to see more tangible information regarding the change from 20% to 40% prior to changing the ordinance as the main concern seems to be about how drainage and stormwater is utilized for open space. It has been recommended that Town Staff look into the definition of Open Space.

**Planning Board - Motion for unfavorable recommendation of the Zoning Ordinance Amendment made by Member MacDonald and seconded by Member Costa (4-0) to Town Council and to recommend reviewing the definition of Open Space and drainage structures.**

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Fabroski – Yes, Costa – Yes**

**CED - Motion to not recommend Zoning Ordinance Amendment made by Councilor Striggles and seconded by Councilor Hunt (3-0) to Town Council to recommend reviewing the definition of Open Space and drainage structures.**

**CED adjourned their meeting.**

**Street Acceptance Requests**

- Order-FY26-015: Laying Out and Accepting a Private Way – Timber Lane (continued from Oct 15, 2025)
- Order-FY26-016: Laying Out and Accepting a Private Way – Oldfield Road (continued from Oct 15, 2025)
- Order-FY26-017: Laying Out and Accepting a Private Way – Erbeck Circle Ext. (continued from Oct 15, 2025)
- Order-FY26-026: Laying Out and Accepting a Private Way – Magnolia Way
- Order-FY26-027: Laying Out and Accepting a Private Way – Hickory Lane
- Order-FY26-028: Laying Out and Accepting a Private Way – Sycamore Lane

Lee Castignetti was in attendance to discuss the street acceptances. He had provided the information and the streets had been inspected and reviewed by the Town Engineer. Chairman Driscoll has concerns about the streets as part of Oldfield Estates II and open space adjacent to Jenny Leonard Park that he believes should go to the Town and hasn't been discussed with the Town Manager. Mr. Castignetti stated that he has tried to get multiple meetings with previous Town managers for the land and has not heard back. There was a discussion to set up a meeting with Mr. Castignetti with the Town Manager prior to discussion of a street acceptance.

**Motion to continue discussion on Timber Lane, Oldfield Rd, and Erbeck Circle Ext to the November 19<sup>th</sup> meeting was made by Member MacDonald and seconded by Member Costa**

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Fabroski – Yes, Costa – Yes**

Motion to recommend favorably made by Member Fabroski and seconded by Member Costa recommend the acceptance of private ways: Magnolia Way; Hickory Lane; and Sycamore Lane to be a Public Roadways conditioned that a Drainage Basin Maintenance Service Fee shall be required by the Department of Public Works as depicted in the surety bond estimate

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Fabroski – Yes, Costa – Yes - Motion carried.**

**Board Items for Next Meeting:**

Mr. O'Brien stated that the next meeting will be hybrid in the Council Chambers on November 19<sup>th</sup>. Items continued from tonight's meeting would be placed on that agenda as well items continued from previous meetings.

**Meeting Minutes – May 7, 2025 & May 21, 2025, August 20, 2025 Meeting:**

Minutes were incomplete and placed on next meeting's agenda

Planner's Report:

Town Planner O'Brien provided a draft 2026 Schedule for Planning Board meetings. Mr. O'Brien talked about old roadway bonds and 53G accounts that should be returned applicants as well old re. Chairman Driscoll wanted to make sure that Staff could help set up the meeting regarding Jenny Leonard Park and the Town Manager.

**Adjournment: The Motion to adjourn was made by Member MacDonald seconded by Member Costa and it was unanimously voted.**

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Fabroski – Yes, Costa – Yes**

**Meeting ended at 8:58 pm**