

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, Steve Geller, Thomas Pratti, 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 (Chair), 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)

- **Zoning Ordinance Amendment D-FY26-001 ZONING AMENDMENT: MBTA Final Compliance Ordinance for the Town of Bridgewater regarding Section 3.1.1.1 (Principal Uses, Applicability of Use Regulations) and Section 9.9.4.2 (MBTA COMMUNITIES OVERLAY DISTRICT (MBTACOD), Requirements).**

Chairman Driscoll read the legal ad of the Zoning Amendment into the record.

Town Planner O'Brien provided an overview of the changes made to this Zoning Amendment since the last time the Board saw it specific to Section 3.1.1.1 and Section 9.9.4.2 as well as a Staff Report of these changes to match compliance to the Minimum Multifamily Unit Capacity required by the State.

Director Rulli stated that he provided a copy of this draft to EOHLIC and they were fine with these changes.

Councilor Striggles stated that she has transferred the sponsorship of the amendment to Councilor Perry and stated that she hoped that these changes should be more in-line with the comments of the Board from the last meeting.

Member Pratti stated that if this goes forward, in 5-10 years you will not be able to recognize this town.

Chairman Driscoll stated that he isn't crazy about the MBTA requirements, however, he said that this would allow the Town for compliance. He wants to have stricter standards for infrastructure and design.

Chairman Linde concurred with Chairman Driscoll, but he reiterated he had concerns about the amount of units (1,401) for the district.

Member Fabroski had concerns about the infrastructure impacts and about traffic.

Public Comments:

Janet Hanson, Pleasant St – she said that she doesn't want to compromise Bridgewater for grants.

James Walsh – Crescent St – He shared the concerns about MBTA Communities and how it would affect the Town

Mark Peterson – Church St – He asked about how many buildings could be placed on a site.

Donna Jewell – Keith Place – Agreed with Members Pratti and Fabroski regarding the infrastructure issues in Town. Asked about an analysis of grants. Had concerns about students and costs in Town.

Director Rulli responded with a discussion of fiscal impacts from projects.

Councilor Ellenburg said that the ordinance amendment should not be approved.

Bob Cormier – Grange Park – discussed student costs in Bridgewater and Raynham

Pat Neary – Lakeside Drive – had concerns about comments made by Jeff Davis regarding the Planning Board and their regulations to prevent certain developments.

Chairman Linde stated the Council has a special meeting after this meeting for advertisement of this amendment. There was a discussion of CED Committee members and Planning Board members concerns about MBTA Communities legislation but feels that the current amendment brings the Town in compliance. Member Geller talked about the potential of a infrastructure fee as part of developments.

Motion made to not recommend the proposed ordinance to Town Council made by Member Pratti, seconded by Member Fabroski.

Roll Call Vote:

Driscoll – No, Costa– Yes, Fabroski – Yes, Pratti – Yes, Geller - No

Motion made to recommend made by Council Striggles and seconded by Councilor Hunt.

Roll Call Vote:

Linde – No, Striggles – Yes, Hunt – Yes

CED Committee adjourned from the meeting.

Motion made for an unfavorable recommendation of the proposed ordinance to Town Council

Roll Call Vote:

Driscoll – No, Costa– Yes, Fabroski – Yes, Pratti – Yes, Geller - No

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 provide updated information to the Board. Applicant is still working on receipt of the Water Impact Study. The applicant has requested a continuance to January 7, 2026.

Motion to accept to continue to the January 7, 2026 meeting was made by Member Pratti seconded by Member Geller

Roll Call Vote:

Driscoll – Yes, Costa– Yes, Fabroski – Yes, Pratti – Yes, Geller - 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 January 7, 2026.

Motion to accept to continue to the January 7, 2026 meeting was made by Member Geller seconded by Member Pratti

Roll Call Vote:

Driscoll – Yes, Costa– Yes, Fabroski – Yes, Pratti – Yes, Geller - 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 December 17, 2025.

Motion to accept to continue to the December 17, 2025 meeting was made by Member Pratti seconded by Member Geller

Roll Call Vote:

Driscoll – Yes, Costa– Yes, Fabroski – Yes, Pratti – Yes, Geller – Yes

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-FY26-034: Laying Out and Accepting a Private Way –Calthrop Drive Ext

Lee Castignetti requested that this be continued to the next meeting December 17th.

Motion to continue discussion on Timber Lane, Oldfield Rd, Erbeck Circle Ext & Calthrop Drive Ext to the December 17th meeting was made by Member Pratti seconded by Member Geller

Roll Call Vote:

Driscoll – Yes, Costa– Yes, Fabroski – Yes, Pratti – Yes, Geller - Yes

0 Corporate Drive/0 Pleasant St (Map 83, Lot 25)- Claremont Bridgewater Hotel II LLC – Landscaping Plan Update as per Site Plan Conditions of Approval (Planning Board Decision Date: January 3, 2024)

Attorney Ed Brennan provided an overview with the updated plans with the landscape architect.

Public Comments:

Melissa Ramondetta– discussed the Order of Conditions with the requirements of the plantings be native to Plymouth County.

Janet Hanson, Pleasant St – discussed the planting types

Nicole Holmes – Old Farm Rd – Member of the tree committee and had a comment about the landscaping plans and asked about trees that are to be removed.

Motion to accept to continue to the December 17, 2025 meeting was made by Member Pratti seconded by Member Geller

Roll Call Vote:

Driscoll – Yes, Costa– Yes, Fabroski – Yes, Pratti – Yes, Geller – Yes

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 for approval. There was a discussion about the schedule and Board business.

Motion to approve 2026 was made by Member Pratti seconded by Member Fabroski

Roll Call Vote:

Driscoll – Yes, Costa– Yes, Fabroski – Yes, Pratti – Yes, Geller – Yes

Town Planner O'Brien discussed the Technical Review schedule for the Town.

Adjournment: Motion to adjourn was made by Member Pratti seconded by Member Costa

Roll Call Vote:

Driscoll – Yes, Costa– Yes, Fabroski – Yes, Pratti – Yes, Geller – Yes

Meeting ended at 8:15 pm