

TOWN OF BRIDGEWATER

OFFICE OF THE TOWN COUNCIL



Academy Building, 66 Central Square
Bridgewater, MA 02324

Shawn George
District 3
President

Matthew Rushton
At-Large
Vice President

Aisha Losche
District 1

Timothy Fitzgibbons
District 2
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District 4

Peter Colombotos
District 5

William Wood
District 6

Frank Sousa
District 7

Dennis Gallagher
At-Large

Pursuant to Section 2-9 of the Bridgewater Home Rule Charter, the Bridgewater Town Council will consider for action at their meeting to be held January 5, 2021 proposed **Ordinance D-FY21-003: ZONING ORDINANCE – ZONING MAP AMENDMENT – PLEASANT STREET - ORDERED**, pursuant to MGL, Chapter 40A that the Town Council assembled votes to change the boundary of the Industrial E and Gateway to Business B for the following lots:

- Map 71, Lot 12
- Map 71, Lot 16
- Map 71, Lot 18
- Map 71, Lot 19
- Map 71, Lot 20
- Map 71, Lot 21
- Map 71, Lot 22
- Map 71, Lot 23
- Map 71, Lot 44
- Map 71, Lot 66
- Map 71, Lot 67
- Map 71, Lot 68
- Map 71, Lot 69
- Map 71, Lot 76
- Map 71, Lot 77
- Map 71, Lot 78
- Map 84, Lot 43

See attached Exhibit “Assessors Map of Proposed Zoning Change – September 22, 2020” and “Letter to Pleasant Street Property Owners, dated September 3, 2020” The ordinance can be viewed on the following page and is on file with the Town Council Clerk.



Bridgewater Town Council

In Town Council, Tuesday, January 5, 2021

Council Ordinance: D-FY21-003

Introduced By:	Councilors Sousa, Losche, Rushton, and Gallagher
Date Introduced:	September 22, 2020
First Reading:	September 22, 2020
Second Reading:	November 10, 2020
Third Reading:	December 15, 2020
Amendments Adopted:	December 15, 2020
Fourth Reading:	January 5, 2021
Date Adopted:	
Date Effective:	

Ordinance D-FY21-003

ZONING ORDINANCE – ZONING MAP AMENDMENT – PLEASANT STREET

ORDERED, pursuant to MGL, Chapter 40A that the Town Council assembled votes to change the boundary of the Industrial E and Gateway to Business B for the following lots:

- Map 71, Lot 12
- Map 71, Lot 16
- Map 71, Lot 18
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- Map 71, Lot 78
- Map 84, Lot 43

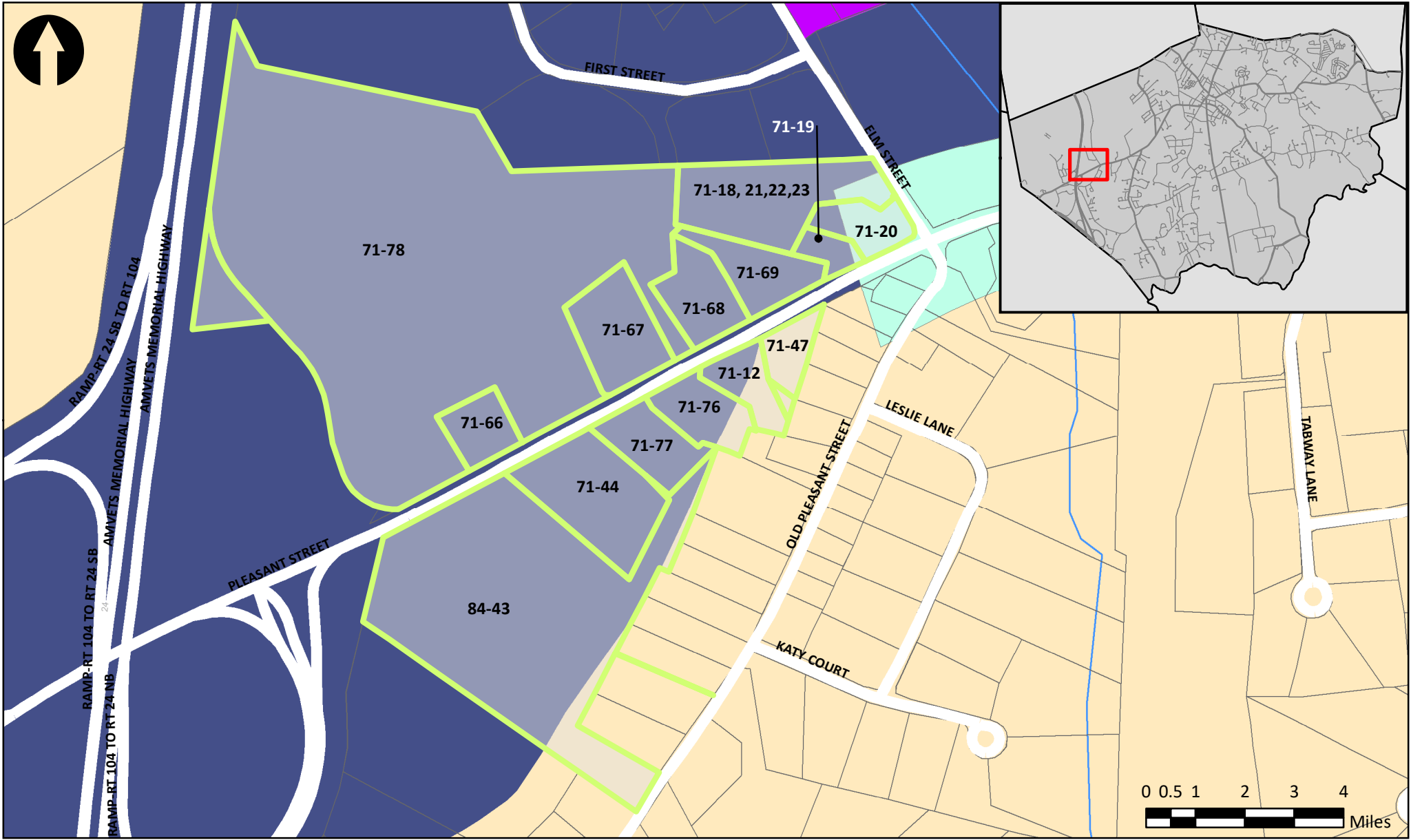
See attached Exhibit “Assessors Map of Proposed Zoning Change – September 22, 2020” and “Letter to Pleasant Street Property Owners, dated September 3, 2020”

Explanation: The stretch of Pleasant Street between Elm Street and Route 24 is zoned Industrial. It is built out with the exception of two undeveloped properties. Most of the current uses do not conform to Industrial use, but are uses allowed in Business B. As a commercial entry to Bridgewater, these parcels are not appropriate as Industrial properties and are more appropriately zoned Business. For example, the lot on the corner of Elm and Pleasant has been rumored to be developed as a Five Guys, Panera, hotel, convenience store with gas station, and a tool rental among other things. Under current zoning, these uses are not allowed or require a special permit. Changing the zoning to Business B will make more of these uses allowable, thereby increasing the desirability of the parcels along this stretch and allowing the highest and best use. This proposed change also removes a small piece of the Gateway District which slices through Map 71, Lot 20.

Committee Referrals and Dispositions:

ROLL CALL VOTE – REQUIRES 2/3 FULL COUNCIL (6)

Referral(s)	Disposition(s)
<ul style="list-style-type: none"> • Community & Economic Development Committee and Planning Board • Planning Board • At their meeting held 11/10/20, the Town Council re-referred this measure back to Planning Board and Community & Economic Development Committee for another joint public hearing. • Community & Economic Development Committee • Planning Board • This measure has been duly advertised in the Enterprise and on the Town’s website, therefore may be finally considered this evening. 	<ul style="list-style-type: none"> • 11/4/20: At conclusion of a duly advertised public hearing, vote 3-0 recommend approval with proposed amendment. • 11/4/20: At conclusion of duly advertised public hearing vote not to recommend as written, but would support with CEDC proposed amendment. • 12/2/20: At conclusion of a duly advertised public hearing, vote 3-0 recommend approval with proposed amendments. • 12/2/20: At conclusion of duly advertised public hearing, vote not to recommend as written, but would support with CEDC proposed amendments.



**TOWN OF BRIDGEWATER
PLYMOUTH COUNTY
DRAFT ZONING MAP AMENDMENT
PLEASANT STREET
ORDINANCE D-FY21-003**

Source: Town of Bridgewater, MassGIS, Silva Engineering Associates
Prepared by: Elijah Romulus, Assistant Town Planner,
Community & Economic Development Department
October 20, 2020, Rev. 11/18/2020
Please note location of features and boundaries shown are
approximate and intended for planning and visualization.

Legend

Zoning District

- Gateway Business District
- Industrial A
- Industrial E
- Residential A/B
- Parcels Proposed for Rezoning to Business B
- Parcels Proposed for Rezoning to Business B
- FY18/19 Parcel Boundaries