



Town of Bridgewater, Massachusetts

Town Council
Community and Economic Development Committee

Town Council
Community and Economic
Development Committee

Peter Colombotos
Chair
District 5 Representative

Aisha Losche
District 1 Representative

Fred Chase
District 4 Representative

Meeting Agenda
Joint Meeting with Planning Board
February 19, 2020, 7:00 p.m.
Academy Building
66 Central Square
Council Chambers
Bridgewater, MA 02324

- A. Joint Public Hearing with Planning Board:
- o Ordinance D-FY20-006: Zoning Ordinance – Amend Zoning Bylaws – Sections 8 and 9.60

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Bridgewater Town Council

In Town Council, Tuesday, December 17, 2019

Council Ordinance: D-FY20-006

Introduced By: Councilor Frank Sousa
 Date Introduced: December 17, 2019
 First Reading: December 17, 2019
 Second Reading:
 Amendments Adopted:
 Date Adopted:
 Date Effective:

Ordinance D-FY20-006

ZONING ORDINANCE - AMEND ZONING BYLAWS – SECTIONS 8 AND 9.60

WHEREAS, in accordance with the provisions of Section 2-6 of the Bridgewater Home Rule Charter relative to amendments to the Town ordinances, it is therefore;

ORDERED, that pursuant to MGL, Chapter 40A, the Town Council assembled votes to amend the Bridgewater Zoning Bylaws, as follows:

1. Change the zoning of Assessors Map 83, Lots 11-20, ~~39 and 82~~ and 29-39 from R A/B to “Planned Development District.” Amend the Town of Bridgewater Zoning map accordingly.
2. Amend § 8.40 - Land Space Requirements to change the minimum lot size in a Planned Development District from 5 acres to 2 acres.
3. Amend § 9.632 – Requirements, (1) to read as follows: “The tract is in single or consolidated ownership at the time of the application and is at least 10 acres in size. The tract may be divided by a public or private way, provided the total acreage exclusive of the public or private way is not less than 10 acres.”
4. Amend § 9.632 – Requirements, (3) to read “Minimum Lot Size ~~5~~ 2 acres.”
5. Delete § 8.60 – Wetland Setback.
6. Add a new § 9.632 – Requirements, (7) to read “The 5 acre minimum lot size, the 50’ minimum depth buffer adjacent to public ways and the building restriction within 200 feet of Route 104 shall not apply to Planned Development District project areas lying north of Route 104 and south of Lake Nippenicket. The front yard setback in this area shall be 35 feet. In lieu of the 50’ buffer adjacent to public ways, there shall be a landscaped area.”

Explanation: These amendments to the Bridgewater Zoning By-laws are required to accommodate a 6,000 s.f. +/- restaurant on the north side of Route 104 (Pleasant Street) fronting on Lake Nippenicket.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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