



BRIDGEWATER TOWN COUNCIL

Tuesday, March 1, 2022

7:00 p.m.

The meeting will be held virtually via Zoom.

To attend via video, click on the link below:

<https://us06web.zoom.us/j/85014237015>

To attend via phone, dial: 1(646) 876-9923

Meeting ID: 850 1423 7015

MEETING AGENDA

Disclosure: Pursuant to Section 20 of Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, this meeting of the Town Council for the Town of Bridgewater will be fully remote and accessible to the public through remote participation to the greatest extent possible. There will be no in person attendance permitted. Citizens who wish to tune in to the meeting may do so via Zoom or Facebook Live.

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- a) February 15, 2022

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

- a) Peter Linhares: Republican Town Committee – 3-Year Term 2022-2025
- b) Christina Porter: Republican town Committee – 1-Year Term 2022-2023
- c) Dr. Francis Jeffries: Democratic Town Committee (Reappointment) – 3-Year Term 2022-2025
- d) Parks and Recreation Superintendent

F. HEARINGS

G. LICENSE TRANSACTIONS

- a) **7:05pm Public Hearing** Petition P-2022-013: Granting of the Transfer of a Class II Used Auto Dealers License – New ERA Finest Transporters, Inc.

H. PRESENTATIONS

I. TOWN MANAGER'S REPORT

- a) Mitchell School Update
- b) COVID-19 Update
- c) 2023 Budget Update
- d) Drinking water update

J. DISCUSSIONS

- a) Large-scale Commercial Solar in Residential Districts (*Chase*)

K. COMMITTEE REPORTS

- a) Strategic Planning Committee Update (*Moore*)

L. LEGISLATION FOR ACTION

- a) Order O-FY22-040: Transfer Order – Contractual Settlement BPA (*Town Manager*)
At their meeting held on 1/24/22 the Budget and finance Committee voted 3-0 to recommend approval. The Finance Committee voted 5-0-1 to approve on 2/16/22.
- b) Order O-FY22-041: Transfer Order – Contractual Buyouts (*Town Manager*)
The Budget and Finance Committee are meeting on 2/28/22. The Finance Committee voted 7-0 to approve at their 2/16/22 meeting.
- c) Order O-FY22-042: Acceptance of Fire Safety Equipment Grant (*Town Manager*)
The Budget and Finance Committee are meeting on 2/28/22. The Finance Committee voted 7-0 to approve at their 2/16/22 meeting.
- d) Order O-FY22-043: Acceptance of Grant COA - MCOA (*Town Manager*)
The Budget and Finance Committee are meeting on 2/28/22. The Finance Committee voted 7-0 to approve at their 2/16/22 meeting.
- e) Order O-FY22-045: Acceptance of Grant COA - BPD (*Town Manager*)
The Budget and Finance Committee are meeting on 2/28/22. The Finance Committee voted 7-0 to approve at their 2/16/22 meeting.

M. OLD BUSINESS

N. NEW BUSINESS

- a) Order O-FY22-050: Town Council Acceptance of TOWN HOUSE PRESERVATION RESTRICTION AGREEMENT (*Colombotos*)
- b) Order O-FY22-051: Transfer Order Town Hall Roof Repair (*Town Manager*)
- c) Order O-FY22-052: Transfer Order Sewer PS Wetwell Repair (*Town Manager*)

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT



Bridgewater Town Council

In Town Council, Tuesday, March 1, 2022

Council Petition: P-2022-013

Date Introduced/Public Hearing: March 1, 2022

Date Adopted:

Date Effective:

Relative to:

THE GRANTING OF THE TRANSFER OF A CLASS II USED AUTO DEALERS LICENSE

WHEREAS, New ERA Finest Transporters, Inc. has submitted all applicable documentation as required for the transfer of the Class II license to operate an auto dealer establishment at 808 Bedford Street, Bridgewater, Massachusetts; and

WHEREAS, Derrick Alves will serve as the establishment's manager of record; and

WHEREAS, New ERA Finest Transporters, Inc. proposes to operate the business during the following hours:

Monday – Saturday	9:00AM – 4:00PM
Sunday	12:00PM – 3:00PM

and;

WHEREAS, New ERA Finest Transporters, Inc. have complied with the requirements of the Town of Bridgewater and applicable state laws inclusive of the zoning requirements, Building and Fire Codes governing the operation of such licenses; and

WHEREAS, the Bridgewater Town Council, acting as the Legislative body of the Town has such licensing authority and with the affirmative recommendation of the Bridgewater Building Inspector with consensus from the Fire and Police Departments who have oversight authority, it appears that the public good so requires such license be granted;

The Town Council of the Town of Bridgewater, Massachusetts, pursuant to Chapter 140 - section 58 specifically; and also sections 57 and 59 generally, of the Massachusetts General Law (M.G.L.), in Town Council assembled approve the petition of New ERA Finest Transporters, Inc. to be granted a transfer of Class II license to operate as a Class II - Used Car Dealer within the Town of Bridgewater.

VOICE VOTE – REQUIRES MAJORITY OF THOSE PRESENT AND VOTING.

Town Council Meeting Date: 3/1/22

Applicant Name: New ERA Finest Transporters, Inc.
Address: 808 Bedford Street
Telephone: (617) 584-9097
Email: nefrtransporters@gmail.com

NEW/TRANSFER AUTO DEALER'S LICENSE
CLASS I, II, III

<u>X</u>	Form 53 (State Application)
<u>X</u>	Application – Town of Bridgewater
	Copy of one of the following: Purchase & Sale Agreement, Pledge
<u>X</u>	Agreement, Lease Agreement or Deed (if property owner)
<u>X</u>	Business (DBA) Certificate
<u>N/A</u>	Articles of Organization
<u>X</u>	SS # of Business Owner
<u>X</u>	Three certified Plot Plans showing location of building(s), parking, display of vehicles, etc.
<u>X</u>	Certified Abutter's list
<u>X</u>	Advertisement (2/18/22 <i>Enterprise</i>)
	Check payable to Town of Bridgewater for \$25 for Abutter Listing
	Check payable to Town of Bridgewater for \$150 for Application Fee
<u>X</u>	(non-refundable)
	Check payable to Town of Bridgewater of \$200 (License fee)
	Completed Worker's Compensation Insurance Form and copy of
<u>X</u>	certificate of insurance
<u>X</u>	Completed Non-Delinquent Tax Affidavit Form
<u>X</u>	Completed State Tax Affidavit Form
<u>X</u>	CLASS II APPLICANTS ONLY - \$25,000 Bond

Recommendations:

<u>X</u>	Tax Office
<u>X</u>	Fire Department
<u>X</u>	Police Department
<u>X</u>	Building Department

Notes:

- 1) New ERA Finest is requesting a transfer of the Class II license that is currently issued to JCC Motors
- 2) The Fire, Police and Building Departments have no issues with the transfer of this license.
- 3) There are no outstanding taxes owed.

APPLICATION FOR A LICENSE TO BUY, SELL, EXCHANGE
OR ASSEMBLE SECOND HAND MOTOR VEHICLES
OR PARTS THEREOF

I, the undersigned, duly authorized by the concern herein mentioned, hereby apply for a
class license, to Buy, Sell, Exchange or Assemble second hand motor vehicles or parts thereof, in accordance with
the provisions of Chapter 140 of the General Laws.

1. What is the name of the concern? New Era Finest Transporters Inc.

Business address of concern. No. 808 Bedford St Bridgewater MA
City — Town.

2. Is the above concern an individual, co-partnership, an association or a corporation?

This is a Corporation

3. If an individual, state full name and residential address.

Demick Aweles 19 Gammon St
Brockton MA

4. If a co-partnership, state full names and residential addresses

No co-partnership

5. If an association or a corporation, state full names and resid

President Demick Aweles

Secretary

Treasurer

6. Are you engaged principally in the business of buying, selling or exchanging motor vehicles? Selling

If so, is your principal business the sale of new motor vehicles? used cars

Is your principal business the buying and selling of second hand motor vehicles? yes

Is your principal business that of a motor vehicle junk dealer? No

7. Give a complete description of all the premises to be used for the purpose of carrying on the business.

There will be 4 cars for sale in the front and 4 for sale on the side of the building. inside will be used for mechanical repairs. Also used for transporting business.

8. Are you a recognized agent of a motor vehicle manufacturer?

NO
(Yes or No)

If so, state name of manufacturer

9. Have you a signed contract as required by Section 58, Class 1?

(Yes or No)

10. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof?

NO
(Yes or No)

If so, in what city — town

Did you receive a license?

(Yes or No)

For what year?

11. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked?

NO
(Yes or No)

Sign your name in full.

(Daily authorized to represent the concern herein mentioned)

Residence.

IMPORTANT

EVERY QUESTION MUST BE ANSWERED WITH FULL INFORMATION, AND FALSE STATEMENTS HEREIN MAY RESULT IN THE REJECTION OF YOUR APPLICATION OR THE SUBSEQUENT REVOCATION OF YOUR LICENSE IF ISSUED.

NOTE: If the applicant has not held a license in the year prior to this application, he must file a duplicate of the application with the registrar. (See Sec. 59)

APPLICANT WILL NOT FILL THE FOLLOWING BLANKS

Application after investigation
(Approved or Disapproved)

License No. granted 19..... Fee \$.....

Signed.....
.....
.....
.....
.....
.....

CHAPTER 140 OF THE GENERAL LAWS, TER. ED., WITH AMENDMENTS THERETO (EXTRACT)

SECTION 57. No person, except one whose principal business is the manufacture and sale of new motor vehicles but who incidentally acquires and sells second hand vehicles, or a person whose principal business is financing the purchase of or insuring motor vehicles but who incidentally acquires and sells second hand vehicles, shall engage in the business of buying, selling, exchanging or assembling second hand motor vehicles or parts thereof without securing a license as provided in section fifty-nine. This section shall apply to any person engaged in the business of conducting auctions for the sale of motor vehicles.

SECTION 58. Licenses granted under the following section shall be classified as follows:

Class 1. Any person who is a recognized agent of a motor vehicle manufacturer or a seller of motor vehicles made by such manufacturer whose authority to sell the same is created by a written contract with such manufacturer or with some person authorized in writing by such manufacturer to enter into such contract, and whose principal business is the sale of new motor vehicles, the purchase and sale of second hand motor vehicles being incidental or secondary thereto, may be granted an agent's or a seller's license; provided, that with respect to second hand motor vehicles purchased for the purpose of sale or exchange and not taken in trade for new motor vehicles, such dealer shall be subject to all provisions of this chapter and of rules and regulations made in accordance therewith applicable to holders of licenses of class 2.

Class 2. Any person whose principal business is the buying or selling of second hand motor vehicles may be granted a used car dealer's license.

Class 3. Any person whose principal business is the buying of second hand motor vehicles for the purpose of remodeling, taking apart or rebuilding the same, or the buying or selling of parts of second hand motor vehicles or tires, or the assembling of second hand motor vehicle parts, may be granted a motor vehicle junk license.

SECTION 59. The police commissioner in Boston and the licensing authorities in other cities and towns may grant licenses under this section which shall expire on January first following the date of issue unless sooner revoked. The fees for the licenses shall be fixed by the licensing board or officer, but in no case shall exceed \$100. dollars. Application for license shall be made in such form as shall be approved by the registrar of motor vehicles, in sections fifty-nine to sixty-six, inclusive, called the registrar, and if the applicant has not held a license in the year prior to such application, such application shall be made in duplicate, which duplicate shall be filed with the registrar. No such license shall be granted unless the licensing board or officer is satisfied from an investigation of the facts stated in the application and any other information which they may require of the applicant, that he is a proper person to engage in the business specified in section fifty-eight in the classifications for which he has applied, that said business is or will be his principal business, and that he has available a place of business suitable for the purpose. The license shall specify all the premises to be occupied by the licensee for the purpose of carrying on the licensed business. Permits for a change of situation of the licensed premises or for addition thereto may be granted at any time by the licensing board or officer in writing, a copy of which shall be attached to the license. Cities and towns by ordinance or by-law may regulate the situation of the premises of licensees within class 3 as defined in section fifty-eight, and all licenses and permits issued hereunder to persons within said class 3 shall be subject to the provisions of ordinances and by-laws which are hereby authorized to be made. No license or permit shall be issued hereunder to a person within said class 3 until after a hearing, of which seven days' notice shall have been given to the owners of property abutting on the premises where such license or permit is proposed to be exercised. All licenses granted under this section shall be revoked by the licensing board or officer if it appears, after hearing, that the licensee is not complying with sections fifty-seven to sixty-nine, inclusive, or the rules and regulations made thereunder, and no new license shall be granted to such person thereafter, nor to any person for use on the same premises, without the approval of the registrar. The any action of the licensing board or officer refusing to grant, or revoking a license for any cause may, within ten days after such action, appeal therefrom to any justice of the superior court in the county in which the premises sought to be occupied under the license or permit applied for are located. The justice shall, after such notice to the parties as he deems reasonable, give a summary hearing on such appeal, and shall have jurisdiction in equity to review all questions of fact or law and may affirm or reverse the decision of the board or officer and may make any appropriate decree. The decision of the justice shall be final.

APPLICATION FOR A LICENSE TO BUY, SELL,
EXCHANGE OR ASSEMBLE SECOND HAND
MOTOR VEHICLES OR PARTS THEREOF.

APPLICANT WILL NOT FILL THE FOLLOWING BLANKS

Application No.

Class License No.

Name

St. and No.

City — Town

Date Issued

Remarks

.....

.....

.....

.....

.....

.....

.....

.....



BUSINESS LICENSING OFFICE
Academy Building, 66 Central Square
Bridgewater, MA 02324
Debra Ward, Town Council Clerk
508.659.1254(Office)
Email: dward@bridgewaterma.org

DATE:	_____
LICENSE NO.	_____
TOTAL FEES:	\$ 200.00

APPLICATION FOR CLASS I, II OR III LICENSE

YEAR _____ NEW _____ RENEWAL _____ DATE: _____

Business Name: New ERA Finest Transporters Inc.

Business Address: 808 Bedford St Bridgewater MA Tel. No. 617-584-9097

Class of License: 2 Number of Vehicles to be Displayed for Sale 8

Proposed Hours of Operation: Weekdays 9-4pm Sundays 12-3pm

DESCRIPTION OF PREMISES:

Number of Buildings: 1

Size of Buildings: 1,140 sq ft

Structure of Buildings: Wood Frame

Exact Area of Land Occupied by License: _____ Total Area of Premises _____

Has a surveyed plot plan been filed with the Town? _____ YES ☒ NO

* DATE FILED: _____

* If not, please submit a plot plan to the Town including locus location, designed parking areas and access/egress.

APPROVED: Date: _____

Demick Awos
Name of Applicant (Please Print)

[Signature]
Signature of Applicant

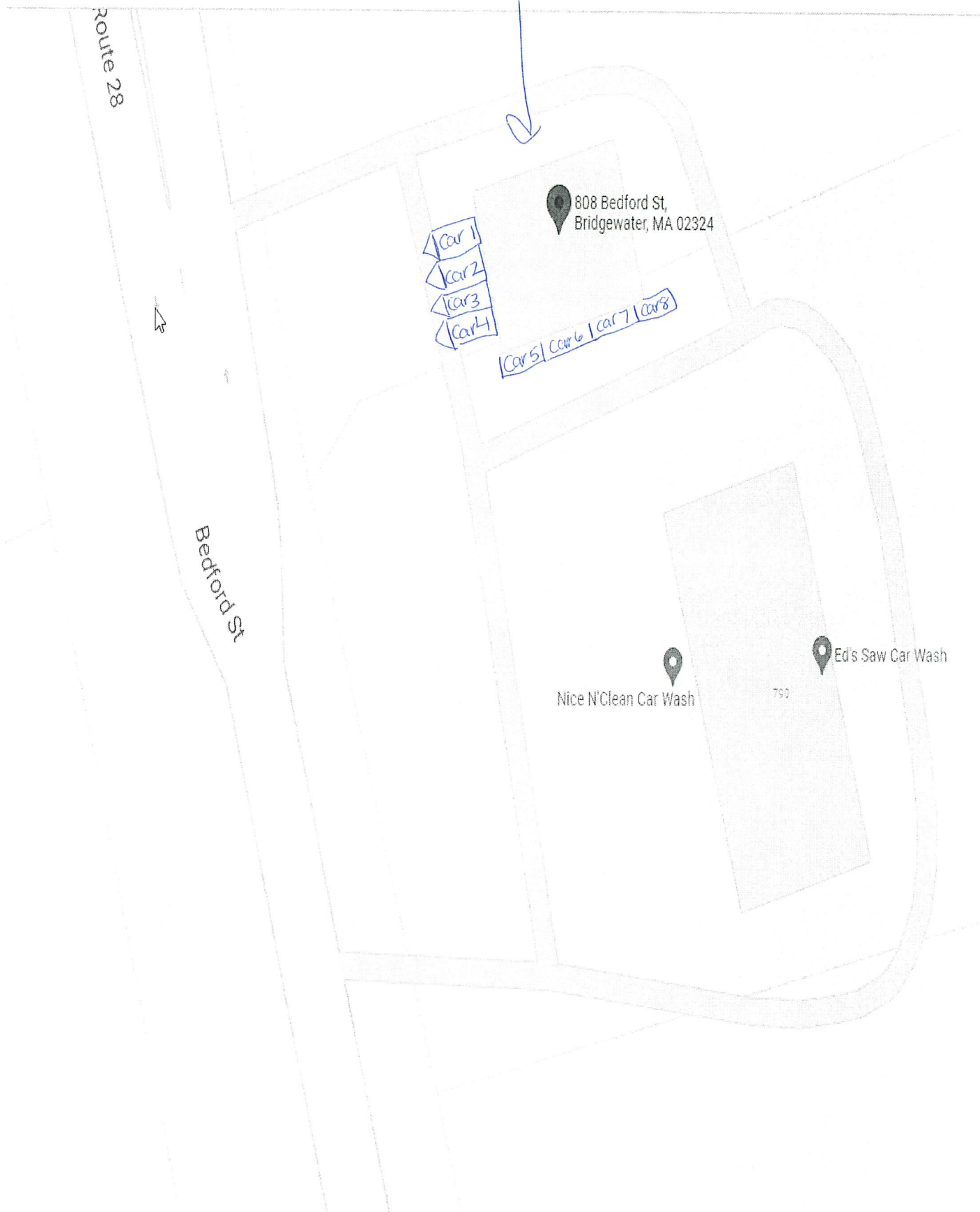
19 Gammon St Brockton MA
Home Address 02301

Telephone 617-584 9097

Email newerafinesttransporters@gmail.com

Fax _____ LICENSING AUTHORITY

Location of
Buisness





Bridgewater Town Council

In Town Council, Tuesday, January 18, 2022

Council Order: O-FY22-040

Introduced By: Town Manager
Date Introduced: January 18, 2022
First Reading: January 18, 2022
Second Reading: March 1, 2022
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY22-040

TRANSFER ORDER – CONTRACTUAL SETTLEMENT BPA

ORDERED, that the Town Council assembled vote to

Pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate and transfer from below schedule Source of Funds to below schedule Use of Funds:

Source of Funds	Account No.	GL Account Description	Amount
OTHER ONE TIME STABILIZATION FUND	80045-596100	TRANSFER TO GF	\$ 91,125.00

Total:	\$ 91,125.00
--------	--------------

Use of Funds	Account No.	GL Account Description	Amount
Salaries Police	02105001-510000	Salary & Wages Full Time	\$ 72,176.00
Salaries Police	02105001-513000	Salary & Wages: OT Coverage	\$ 11,970.00
Salaries Police	02105001-514000	Salary Holiday Pay	\$ 4,370.00
Salaries Police	02105001-514001	Salary Contractual Pay	\$ 2,609.00
Total			\$ 91,125.00

Explanation: Settlement of the Police BPA Union Contract FY22

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• B&F	• 1/24/22: Voted 3-0 to recommend
• FinCom	• 2/16/22: Voted 5-0-1 to recommend

ROLL-VOTE VOTE – REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



Bridgewater Town Council

In Town Council, Tuesday, February 1, 2022

Council Order: O-FY22-041

Introduced By: Town Manager
Date Introduced: February 1, 2022
First Reading: February 1, 2022
Second Reading/Hearing: March 1, 2022
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY22-041

TRANSFER ORDER – CONTRACTUAL BUYOUTS

ORDERED, that the Town Council assembled vote to

Pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate and transfer \$92,670 from Employer's Liability Trust Fund t accounts as outlined

Source of Funds	Account No.	GL Account Description	Amount
EMPLOYEE SLLB LIABILITY TRUST	80045-596100	TRANSFER TO GF	\$ 92,670.00
Total:			\$ 92,670.00
Use of Funds	Account No.	GL Account Description	Amount
Salaries	06305001-519005	Salary Contractual Pay	\$ 92,670.00
Total			\$ 92,670.00

Explanation:

Contractual buyouts for Retirement

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• B&F	• Meeting 3/1 prior to Town Council Meeting
• FinCom	• 2/15/22: Approved 7-0 to recommend

ROLL-CALL VOTE – REQUIRES MAJORITY OF THOSE PRESENT & VOTING



Bridgewater Town Council

In Town Council, Tuesday, February 1, 2022

Council Order: O-FY22-042

Introduced By:	Town Manager
Date Introduced	February 1, 2022
First Reading:	February 1, 2022
Second Reading/Hearing:	February 15, 2022
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY22-042

ACCEPTANCE OF FIRE SAFETY EQUIPMENT GRANT

ORDERED, that the Town Council assembled vote to

WHEREAS: Massachusetts General Laws, Chapter 44, §53A, states as follows:

“An officer ... of any city or town ... may accept grants or gifts of funds from ... from the commonwealth ... or an agency thereof, ... and may expend such funds for the purposes of such grant or gift ... with the approval of the city manager and city council...;” and

WHEREAS: The Town of Bridgewater has received a grant award from the Executive Office of Public Safety to the MA Department of Fire Services.

Now, therefore, in accordance with Chapter 44, §53A of the Massachusetts General Laws, the Town Council votes to take the following action:

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the grant of \$19,000.00 from the EOPS - MA Department of Fire Services, to expend the grant in accordance with stated purpose thereof.

Explanation:

To purchase Thermal Imaging Camera – Vehicle Stabilization Struts; The grant will purchase pair of Rescue 42 vehicle stabilization struts to support responding vehicles and 4 SEEK Reveal handheld thermal imagers to be used on scenes for 360 degree sizeup at fire incidents and any other application where source of heat or smoke needs to be discovered.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• B&F	• Meeting 3/1 prior to the Town Council Meeting
• FinCom	• 2/15/22: Voted 7-0 to recommend.

ROLL-CALL VOTE: REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



Bridgewater Town Council

In Town Council, Tuesday, February 1, 2022

Council Order: O-FY22-043

Introduced By:	Town Manager
Date Introduced	February 1, 2022
First Reading:	February 1, 2022
Second Reading/Hearing:	March 1, 2022
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY22-043

ACCEPTANCE OF GRANT COA

ORDERED, that the Town Council assembled vote to

WHEREAS: Massachusetts General Laws, Chapter 44, §53A, states as follows:

“An officer ... of any city or town ... may accept grants or gifts of funds from ... from the commonwealth ... or an agency thereof, ... and may expend such funds for the purposes of such grant or gift ... with the approval of the city manager and city council...;” and

WHEREAS: The Town of Bridgewater has received a gift award from the Mass Council on Aging (MCOA), Now, therefore, in accordance with Chapter 44, §53A of the Massachusetts General Laws, the Town Council votes to take the following action:

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the grant of \$7,800.00 from the MCOA, to expend the grant in accordance with stated purpose thereof.

Explanation:

The Bridgewater Council on Aging has been awarded a \$7800.00 Grant for the purposes of building a connected community through a new initiative entitled: Cohesive Bridgewater. This six-month project encompasses a COA rebranding by creating new messaging and educational programs, while engaging the older adult and caregiver communities. The project includes onboarding a marketing internship position to create new printed materials, imagery, and content for the COA, as well as a marketing campaign targeting older adults with cognitive changes, caregivers, and older men as they often are not active participants at our COA. The project also creates a new opportunity for a hybrid volunteer/paid stipend Information and Referral Specialist position to perform community outreach, marketing, and intakes. It is our goal for this project to provide a high touch, hyper-local, service delivery model to benefit the needs of the citizens of Bridgewater.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• B&F	• Meeting 3/1 prior to the Town Council meeting.
• FinCom	• 2/15/22: Voted 7-0 to recommend.

ROLL-CALL VOTE: REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



Bridgewater Town Council

In Town Council, Tuesday, February 1, 2022

Council Order: O-FY22-045

Introduced By:	Town Manager
Date Introduced	February 1, 2022
First Reading:	February 1, 2022
Second Reading/Hearing:	March 1, 2022
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY22-045

ACCEPTANCE OF GRANT COA

ORDERED, that the Town Council assembled vote to

WHEREAS: Massachusetts General Laws, Chapter 44, §53A, states as follows:

"An officer ... of any city or town ... may accept grants or gifts of funds from ... from the commonwealth ... or an agency thereof, ... and may expend such funds for the purposes of such grant or gift ... with the approval of the city manager and city council...;" and

WHEREAS: The Town of Bridgewater has received a gift award from the Bridgewater Police Association Union, Now, therefore, in accordance with Chapter 44, §53A of the Massachusetts General Laws, the Town Council votes to take the following action:

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the grant of \$2,000.00 from the Bridgewater Police Union, to expend the grant in accordance with stated purpose thereof.

Explanation:

Each year, the Bridgewater Police Department participates in "No Shave November" as a fundraising event. As a result of the 2021 event, the Police Department has generously donated \$2600.00 to the Senior Center for the purposes of contributing towards a replacing the tent which was destroyed in the Noreaster as well as providing safety items to Seniors throughout Town.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
B&F	Meeting 3/1 prior to the Town Council meeting.
FinCom	2/15/22: Voted 7-0 to approve.

ROLL-CALL VOTE: REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



Bridgewater Town Council

In Town Council, Tuesday, March 1, 2022

Council Order: O-FY22-050

Introduced By:	Councilor Colombotos
Date Introduced	March 1, 2022
First Reading:	March 1, 2022
Second Reading/Hearing:	
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY22-050

Town Council Acceptance of TOWN HOUSE PRESERVATION RESTRICTION AGREEMENT

Whereas, the Town commissioned a feasibility study to review future use of the old Town Hall (also known as the Town House), and;

Whereas, the firms of Arts Market and Epstein Joslin Architects completed the feasibility study and delivered a thorough report outlining recommended improvements for the future adaptive re-use of the old Town Hall as a cultural and arts center, and;

Whereas, the Town Manager has appointed an Ad Hoc Committee to apply the study's findings and solidify the proposals into a plan for execution, and;

Whereas, the Ad Hoc Committee has expressed immediate concern over the condition of the roof and has expressed concern over possible damage to the interior of the building if the roof were to fail, and;

Whereas, the Ad Hoc Committee has identified a state grant through the Massachusetts Historical Commission which could offset the cost of a new roof by up to fifty percent, and;

Whereas, the grant application is due to the state funding agency on March 18, 2022, and;

Whereas, the grant requires that the building, including the exterior and interior, have a preservation restriction attached, and;

Whereas, the building is currently on the Massachusetts Cultural Resource Information System as part of the Central Square Historic District and has benefitted from local Community Preservation Act funding for historic properties,

Now therefore,

ORDERED, in accordance with MGL c. 184, sec. 31, 32, and 33 and 950 CMR 70, that the Town Council assembled vote to accept the placement of a preservation restriction on the old Town Hall (Town House), and authorize the Town Manager to execute a preservation restriction substantially similar to the attached Massachusetts Historical Commission standard preservation restriction and arrange for the recording of this permanent restriction with the Plymouth County Registry of Deeds.

NOT FOR ACTION – FIRST READING

Explanation: This order accepts the placement of a preservation restriction on the old Town Hall (aka Town House) and authorizes the Town Manager to execute and arrange for the recording of such restriction. The restriction is substantially similar to the one placed on the Memorial Building in 2000. It is being requested now in order to qualify for a MHC Preservation Projects Fund grant.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

PRESERVATION RESTRICTION AGREEMENT
between the COMMONWEALTH OF MASSACHUSETTS
by and through the MASSACHUSETTS HISTORICAL COMMISSION
and the TOWN OF BRIDGEWATER

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts 02125, hereinafter referred to as the Commission, and the City known as the Town of Bridgewater, acting by and through its Town Manager, 66 Central Square, Bridgewater, MA 02324, hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as the Town House thereon as described in a deed dated _____, from _____ to _____, recorded with the Plymouth Registry of Deeds, Book _____, Page _____. and which is located at 64 Central Square, Bridgewater, MA 02324, hereinafter referred to as the Premises. The Premises is also described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Premises includes, but is not limited to, the following (brief description of building(s), structure(s), and other features present on the Premises); and is also shown as May 34, Parcel 188 on the Assessor's Map attached as Exhibit B hereto and incorporated herein by reference.

WHEREAS, the Grantor wishes to impose certain restrictions, obligations and duties upon it as the owner of the Premises and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Premises in order to protect the architectural, archaeological and historical integrity thereof; and

WHEREAS, the Premises is significant for its architecture, and was listed in the State Register of Historic Places on July 1, 1986 as a contributing resource to the District, and therefore qualifies for a preservation restriction under M.G.L., Chapter 184, section 32; and

WHEREAS, the preservation of the Premises is important to the public for the enjoyment and appreciation of its architectural and historical heritage and will serve the public interest in a manner consistent with the purposes of M.G.L. Chapter 184, sections 31, 32, and 33 hereinafter referred to as the Act; and

WHEREAS, the Commission is a government body organized under the laws of the Commonwealth of Massachusetts and is authorized to accept these preservation restrictions under the Act;

NOW, THEREFORE, for good and valuable consideration, the Grantor conveys to the Commission the following preservation restrictions, which shall apply (in/for the period of the restriction) to the Premises.

PURPOSE, It is the Purpose of these preservation restrictions to ensure the preservation of those characteristics which contribute to the architectural and historical integrity of the Premises which have been listed in the State Register of Historic Places, under applicable integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises,

including those characteristics which originally qualified the Premises for listing in the State Register of Historic Places.

TERMS, The terms of the Agreement are as follows:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory of the Commission according to the Secretary of the Interior's "Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" (36 CFR 67 and 68), as these may be amended from time to time. The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing or administering the Premises.

2. Inspection: The Grantor agrees that the Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.

3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including the alteration of any interior, unless

(a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or

(b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or

(c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines which are attached to this Agreement and hereby incorporated by reference.

4. Notice and Approval: Whenever approval by the Commission is required under this restriction, Grantor shall request specific approval by the Commission not less than (30) days prior to the date Grantor intends to undertake the activity in question. A request for such approval by the grantor shall be reasonably sufficient as a basis for the Commission to approve or disapprove the request. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit the Commission to make an informed judgment as to its consistency with the purposes of this Preservation Restriction. Within (30) days of receipt of Grantor's reasonably sufficient request for said approval, the Commission shall, in writing, grant or withhold its approval, or request additional information relevant to the request and necessary to provide a basis for its decision. However, should the Commission determine that additional time is necessary in order to make its decision the Commission shall notify the Grantor. The Commission's approval shall not be unreasonably withheld, and shall be granted upon a reasonable showing that the proposed activity shall not materially impair the Purpose of this Agreement. Failure of the Commission to make a decision

within sixty (60) days from the date on which the request is accepted by the Commission or notice of a time extension is received by the Grantor shall be deemed to constitute approval of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after the passage of time.

5. Assignment: The Commission may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties only in the event that the Commission should cease to function in its present capacity.

6. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

7. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Commission.

8. Archaeological Activities: The conduct of archaeological activities on the Premises, including without limitation, survey, excavation and artifact retrieval, may occur only following the submission of an archaeological field investigation plan prepared by the Grantor and approved in writing by the State Archaeologist of the Massachusetts Historical Commission (M.G.L. Ch.9, Section 27C, 950 CMR 70.00).

9. Enforcement: The Commission shall have the right to prevent and correct violations of the terms of this preservation restriction. If the Commission, upon inspection of the Premises, finds what appears to be a violation, it may exercise its discretion to seek injunctive relief in a court having jurisdiction. Except where the Commission determines that an ongoing or imminent violation will irreversibly diminish or impair the cultural, historical and/ or architectural importance of the Premises, the Commission shall give the Grantor written notice of the violation and allow thirty (30) calendar days to correct the violation before taking any formal action, including, but not limited to, legal action. If a court, having jurisdiction, determines that a violation exists or has occurred, the Commission may seek to obtain an injunction to stop the violation, temporarily or permanently. A court may also issue a mandatory injunction requiring the Grantor to restore the Premises to a condition that would be consistent with the preservation purposes of the grant from the Massachusetts Preservation Projects Fund and the Massachusetts Historical Commission. In any case where a court finds that a violation has occurred, the court may require the Grantor to reimburse the Commission and the Commonwealth's Attorney General for all the Commonwealth's expenses incurred in stopping, preventing, and/ or correcting the violation, including, but not limited to, reasonable attorney's fees. The failure of the Commission to discover a violation or to take immediate action to correct a violation shall not bar it from doing so at a later time.

10. Other Provisions: None applicable.

The burden of these restrictions enumerated in paragraphs 1 through 10, inclusive, shall run with the land and is binding upon future owners of an interest therein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this day of March, 2022.

TOWN OF BRIDGEWATER

By: _____

Name: Michael Dutton

Title: Town Manager

COMMONWEALTH OF MASSACHUSETTS

Plymouth ,ss.

On this ____ day of March, 2022, before me, the undersigned notary public, personally appeared Michael Dutton as Town Manager of the Town of Bridgewater, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes.

Notary Public

My Commission Expires:

APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, section 32.

MASSACHUSETTS HISTORICAL COMMISSION

By _____
Brona Simon
Executive Director and Clerk
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this ____ day of _____, 20__, before me, the undersigned notary public, personally appeared Brona Simon, proved to me through satisfactory evidence of identification, which was my personal knowledge of the identity of the principal, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes.

Notary Public
My Commission Expires:

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	BRD.53
Historic Name:	Town House
Common Name:	Bridgewater Town Hall
Address:	Central Sq
City/Town:	Bridgewater
Village/Neighborhood:	Bridgewater;
Local No:	
Year Constructed:	1843
Architectural Style(s):	Greek Revival;
Architect(s):	Eaton and Bartlett;
Use(s):	Town Hall;
Significance:	Architecture; Community Planning; Politics Government;
Area(s):	BRD.A
Designation(s):	Local Historic District (07/01/1986);
Building Materials:	Wall: Wood; Wood Clapboard; Wood Flushboard;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, February 22, 2022 at 1:29 PM

N
02108

AREA	FORM NO.
A + I	53

LHD - 7/1/86

Pl. Bridge

Town Bridgewater, Ma.Address Central SquareHistoric Name Town HouseUse: Present Town HallOriginal Town Hall

DESCRIPTION:

Date 1843Source Plaque on buildingStyle Greek RevivalArchitect Solomon K. Eaton and/or Daniel BartlettExterior wall fabric Clapboard

Outbuildings _____

Major alterations (with dates) _____

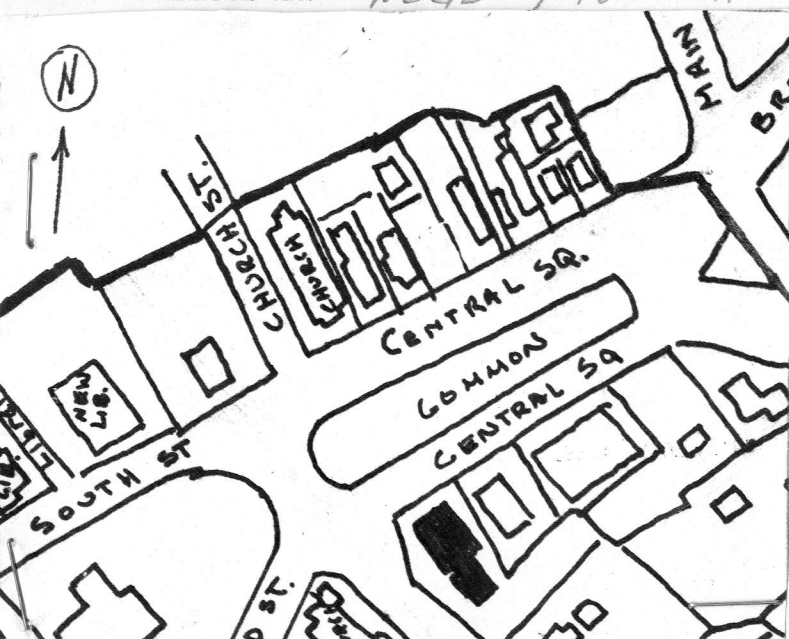
Moved _____ Date _____

Approx. acreage _____

Setting Faces southeastern corner of the Common, across from the Italianate Con-gregational Church. Adjacent on north to Italianate frame commercial blocks. Modern Fire Station stands to rear.

SKETCH MAP

NEGS w/ TOWNSCAPE INST

Recorded by Edward W. GordonOrganization Townscape InstituteDate April, 1983

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

Architecturally, the Town Hall or Town House and the First Parish Church on School St. are Bridgewater's finest Greek Revival buildings. The Town Hall, along with the New Jerusalem Church, Bridgewater Academy, and Congregational Church, provide a visually strong, architecturally distinguished southern enframement for the Common. The Town Hall's main facade is characterized by robust elements and a high degree of symmetry. Its monumental Corinthian and Doric pilasters divide the flush board covered main facade into three segments. Surmounting its modern metal doors are large wooden panels and bracketed door hood. The main facade's pilasters "support" a heavy classical entablature and a fully enframed attic/pediment which contains a date plaque which reads "1843".*

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

Since 1843 the Town Hall or Town House, has been an important center of Bridgewater community life. Completed 3 years before the coming of the Old Colony Railroad to Bridgewater, this solid structure reflects Bridgewater's prosperity at mid century. By the 1840's important Bridgewater industrial concerns included Lazell, Perkins Ironworks, The Eagle Cotton Gin Co., and Bartlett Brothers Tack Factory.

The first Town Hall (apparently built during the 1830's) stood on the site of the New Jerusalem Church. According to Hurd's History of Plymouth County (1884) David Bartlett was the Town House's architect. Flora K. Little claims that Solomon K. Eaton, architect of the First Parish Church (1845) and the Congregational Church (1862) designed this building.

During the early 1900's silent movies were shown in the Town Hall's second floor hall by Charles Barb and John Cohrane. These enterprising men later relocated to the Princess Theater on Broad St. (no longer existant, formerly adjacent to Larry's restaurant).

extant

1843

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

*Its 5 bay side facades possess cornice headed windows on the ground floor and fully enframed windows on the second floor.

History of Plymouth County, Hurd, 1884.

History Highlights, Bridgewater, Ma. edited by Katherine M. Doherty, Bridgewater Bicentennial Commission, 1976.

"A Wreath of Memories" by Flora T. Little (1960's)

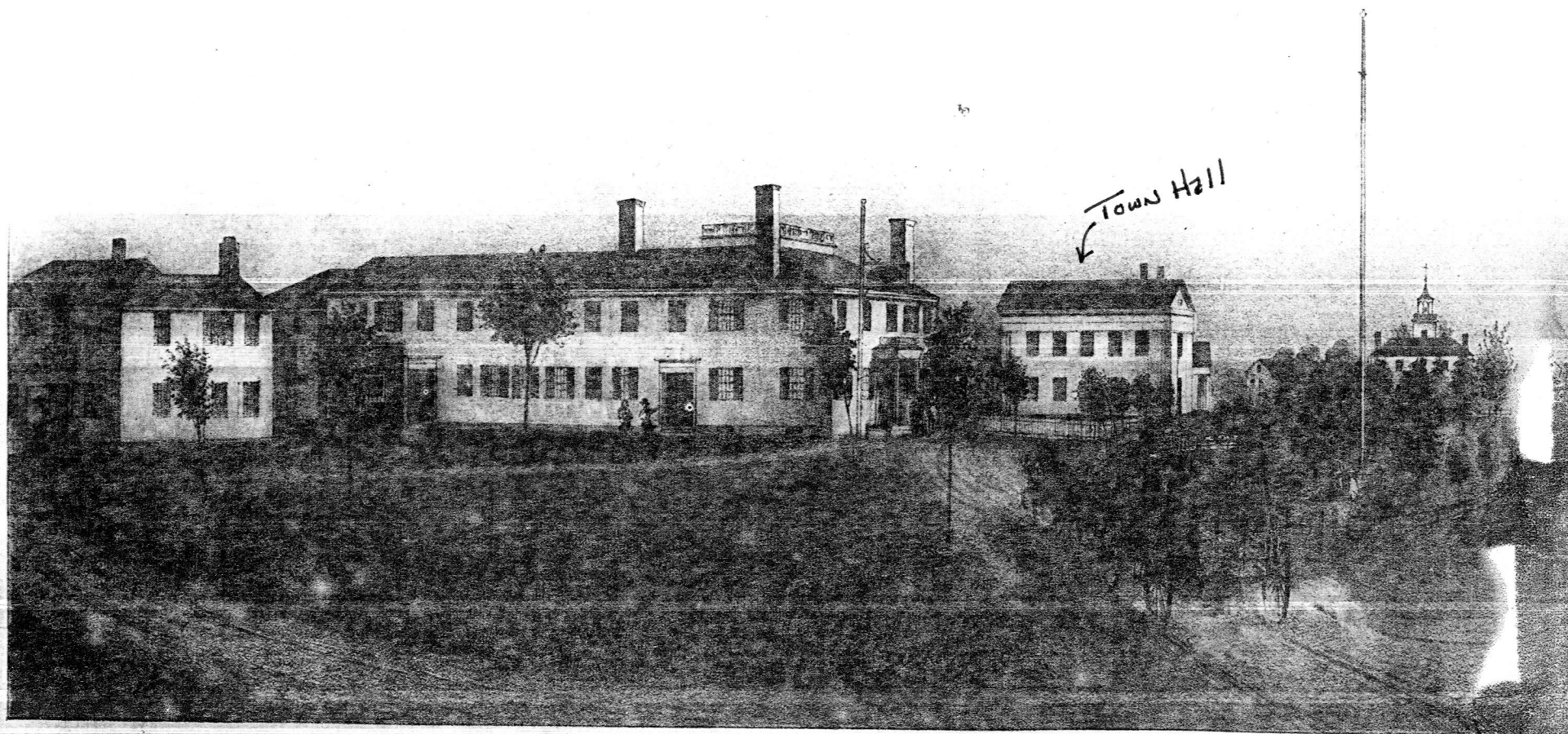
Bridgewater Public Library Photo file.

11-28

FHD - 37/88

7-11 13

L-1974-3



Drawn by A. Conant

Hotel

Town Hall

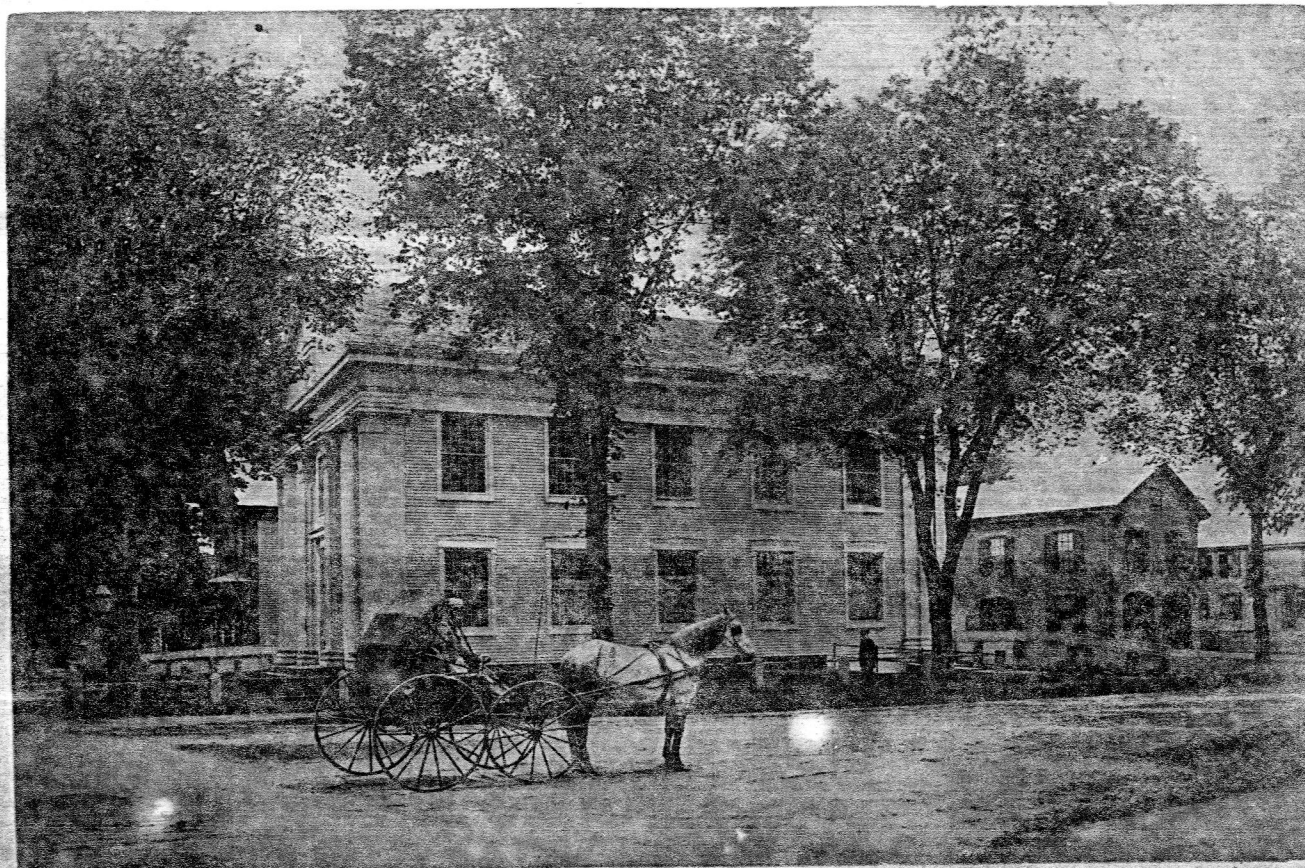
Academy

BRIDGEWATER, C. 1845

from Collection of Bridgewater Public Library

Rb BRIDGEWATER, MASS. -
Photo HISTORIC HOMES, ETC.
Town House-Central Square.
Dr. Sawyer in buggy.

BRD. 53



Town House-Central Square
Dr. Sawyer in buggy



Bridgewater Town Council

In Town Council, Tuesday, March 1, 2022

Council Order: O-FY22-051

Introduced By: Town Manager
Date Introduced: March 1, 2022
First Reading: March 1, 2022
Second Reading/Hearing:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY22-051

TRANSFER ORDER TOWN HALL ROOF

ORDERED, that the Town Council assembled vote to

Pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate and transfer from below schedule Source of Funds to below schedule Use of Funds:

Source of Funds	Account No.	GL Account Description	Amount
CAPITAL STABILIZATION	80105-596010	TRANSFER TO CAPITAL	\$ 100,000.00
Total:			\$ 100,000.00
Use of Funds	Account No.	GL Account Description	Amount
TOWN HALL ROOF REPAIR	TBA	CAPITAL PROJECT	\$ 100,000.00
Total			\$ 100,000.00

Explanation: The old Town Hall roof is in need of replacing. The Town Clerk, as chair of the Old Town Hall Ad Hoc Committee, has identified a grant that could offset the cost of the roof by up to 50%. The reimbursement grant requires that the Town first appropriate the full amount. Given the possibility of a grant match, the Town Manager is asking for this additional capital appropriation now instead of next year.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•



Bridgewater Town Council

In Town Council, Tuesday, March 1, 2022

Council Order: O-FY22-052

Introduced By: Town Manager
Date Introduced: March 1, 2022
First Reading: March 1, 2022
Second Reading/Hearing:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY22-052

TRANSFER ORDER SEWER PS WETWELL REPAIR

ORDERED, that the Town Council assembled vote to

Pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate and transfer from below schedule Source of Funds to below schedule Use of Funds:

Source of Funds	Account No.	GL Account Description	Amount
SWR RES SPEC PURPOSE	6100-358000	TRANSFER TO CAPITAL	\$ 220,000.00
Total:			\$ 220,000.00
Use of Funds	Account No.	GL Account Description	Amount
SWR CAPITAL	TBA	CAPITAL PROJECT	\$ 220,000.00
Total			\$ 220,000.00

Explanation: As part of the Town's ongoing Collection System Capacity-Management-Operation-Maintenance and Asset Management Program an evaluation of noticeable damage was noted, and subsequently, immediate repair of the Route 104 Sewer Pump Station Wetwell is deemed necessary to avoid further corrosion.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•