

BRIDGEWATER TOWN COUNCIL

Tuesday, April 4, 2017

7:30 p.m.

Academy Building

66 Central Square

Council Chamber, Room 203

Bridgewater MA

MEETING AGENDA

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) March 21, 2017

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

F. HEARINGS

a) **7:35 p.m. HEARING:** Order O-2016-029: Procure Services for Strategic Planning

The Budget & Finance Committee voted 3-0 to return to the full council for discussion. The Finance Committee voted unanimously to approve. This measure has been duly advertised for a public hearing in the Enterprise and on the Town's website. Upon conclusion of the public hearing, this measure may be finally considered.

b) **7:40 p.m. HEARING:** Order O-2017-008: Laying out and Accepting a Private Way – Hartswood Way and Doe Brook Circle

Upon favorable recommendations from all required departments, the Town Council voted on 1/24/17 their intent to take the way and referred the matter to the Planning Board and Community & Economic Development Committee (CEDC). The Planning Board and CEDC each voted unanimously to recommend acceptance. This measure has been duly advertised in the Enterprise and on the Town's Website for a public hearing and abutters notifications were mailed certified, return receipt. This measure may be finally considered upon conclusion of the public hearing.

G. LICENSE TRANSACTIONS

H. PRESENTATIONS

a) Tow Manager's FY18 Budget Presentation (*Town Manager*)

I. TOWN MANAGER'S REPORT

J. DISCUSSIONS

a) Review of the Northeastern University Economic Development Self-Assessment Tool, Next Steps
(*Councilor Colombotos*)

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

M. OLD BUSINESS

N. NEW BUSINESS

a) Ordinance D-2017-006: Zoning Ordinance - Repeal Demolition Delay Ordinance (*Councilor Sousa*)

b) Order O-2017-011: Laying Out and Accepting Private Way(s) - Fern Hollow and Hillside Lane
(*Councilor Perry*)

c) Order O-2017-012: Declaring Town Owned Buildings Available for Sale or Lease (*Town Manager*)

RECEIVED
TOWN CLERKS OFFICE
BRIDGEWATER, MA.
2017 MAR 31 A 11:19

BUDGET ORDERS:

- d) Order O-2017-013: Budget Order – FY18 Annual Town Budget (*Town Manager*) (*Town Manager*)
- e) Order O-2017-014: Budget Order – FY18 Sewer Enterprise Fund Budget (*Town Manager*)
- f) Order O-2017-015: Budget Order – FY18 Water Enterprise Fund Budget (*Town Manager*)
- g) Order O-2017-016: Budget Order – FY18 Transfer Station Enterprise Fund Budget (*Town Manager*)
- h) Order O-2017-017: Budget Order – FY18 Olde Scotland Links Golf Course Enterprise Fund Budget (*Town Manager*)
- i) Order O-2017-018: Authorization of Resolving Funds (*Town Manager*)

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT



Bridgewater Town Council

In Town Council, Tuesday, April 4, 2017

Council Order: O-2016-029

Introduced By:	Councilor Dennis Gallagher
Date Introduced	November 15, 2016
First Reading:	November 15, 2016
Second Reading:	January 24, 2017
Third Reading:	February 7, 2017
Fourth Reading:	March 7, 2017
Fifth Reading:	April 4, 2017
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Order #O-2016-029

PROCURE SERVICES FOR STRATEGIC PLANNING

WHEREAS, the Strategic Planning Committee has recommended that a consultant be hired to guide the first phase of a strategic planning process culminating in a formal, Town-wide Strategic Plan and;

WHEREAS, the services of a consultant are not expected to cost more than \$15,000;

ORDERED, that, the Town Council authorize the transfer of \$15,000 from "Free Cash" to hire a consultant, and that the Town Manager move forward with the procurement process in accordance with MGL relative hereto.

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

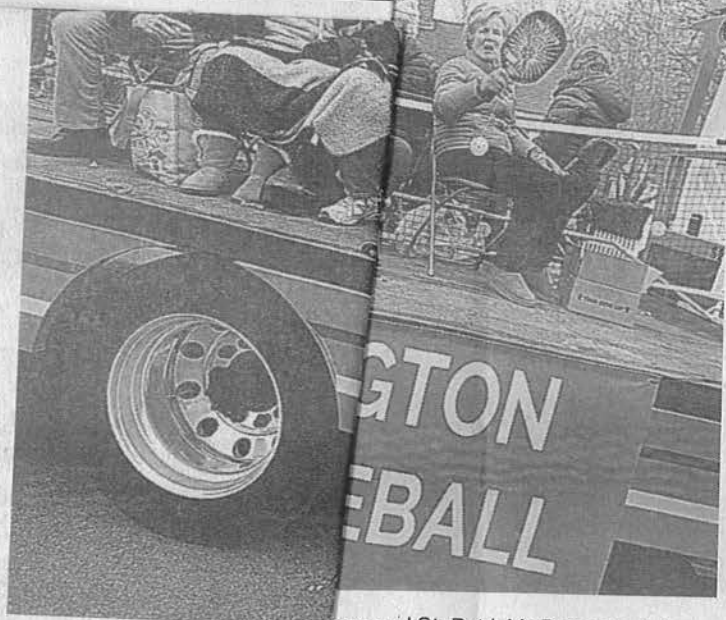
Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• Budget & Finance Committee • Requires consideration by Finance Committee • At their meeting held 1/24/17, the Town Council voted to postpone this measure to their next meeting (2/7/17). At their meeting held 2/7/17, the Town Council voted to postpone to their next meeting to provide additional information. This measure was not taken up 2/28/17 pending a presentation for 3/7/17. • This measure has been duly advertised for a public hearing in the Enterprise and on the Town's website and may be finally considered at the conclusion of the hearing.	• 11/28/16: vote 3-0 to return to full Council for discussion and possible passage. • 1/23/17: Vote 5-0 approve.

LOCAL

The Enterprise, **MONDAY, March 20, 2017** 7

Find more at www.enterpriseneeds.com



Members of the Abington pick Abington on Sunday.

annual St. Patrick's Day parade in

LEGAL NOTICES

Town Of Bridgewater Town Council Public Hearing Notice

Pursuant to section 6-4 of the Bridgewater Home Rule Charter, notice is given that the Bridgewater Town Council will hold a public hearing on April 4, 2017 at 7:35 p.m. in the Academy Building Council Chambers, 66 Central Square, Bridgewater, MA 02324, to receive public input and consider for action the following Transfer Order:

• Order O-2016-029: Procure Services for Strategic Planning: Transfer \$15,000 from Free Cash to hire a consultant to guide the first phase of a strategic planning process.

The detailed Order is available on the Town's website at www.bridgewater-ma.org, and on file with the Town Council Clerk.

Public Hearing on the Proposed FY'18 School Department Budget

In accordance with M.G.L. c71 §38N, the East Bridgewater School Committee will hold a Public Hearing on the proposed 2017-2018 School Department Budget at 7:00 P.M. on Tuesday, March 28, 2017 in the Dr. Judith A. Riordan Performing Arts Center at the East Bridgewater Junior/Senior High School. The public is welcome to attend. A copy of the proposed budget will be available on Friday, March 24, 2017 for public review at the Office of the Superintendent of Schools, 143 Plymouth Street, East Bridgewater.

NW/CN13546066

lot of districts, including ours, incl
ng enrollment, which currently incl
dents.

ET/FROM PAGE 5

and approve school budget unanimously

ay 10 town meeting, since the
seeking to keep the land und
the town.
Tom Gorman at
twickedlocal.com

OFF THE ROO



MILTON
ost people on the South
during Tuesday's
nor'easter, but Cecilia
Borries-Stigle put on her
boots, buttoned up her coat and
ventured outside - multiple times.
Borries-Stigle, chief weather ob-
server at the Blue Hill Observatory
and Science Center in Milton, climbs

By Zane Razzag
THE PATRIOT LEDGER

OF \$34K TO PLAN STREET
IMPROVEMENTS
ROCKLAND - A \$34,326
state grant is helping
Rockland develop a five-year
plan to improve streets in
town. The grant was awarded
by the Highway Division of
the Massachusetts
Department of
Transportation, through the
state's Complete Streets
program. The town will work
with consultant Beta
Engineering Group to identify
15 streets as priorities. Work
on the plan started in January
and will be completed by
June. Once the project list is
complete, Rockland will be
eligible for additional grant
funding to carry out
improvements.



Bridgewater Town Council

In Town Council, Tuesday, April 4, 2017

Council Order: # O-2017-008

Introduced By:	Councilor Sandra Wright
Date Introduced	January 24, 2017
First Reading:	January 24, 2017
Second Reading/Public Hearing:	April 4, 2017
Third Reading:	
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Proposed Order #O-2017-008

LAYING OUT AND ACCEPTANCE OF PRIVATE WAY(S) – HARTSWOOD WAY AND DOE BROOK CIRCLE

WHEREAS, the owners of the subdivision known as Cherrywood Subdivision, 5P Forester Real Estate Trust, Priscilla S. Lehtola and Patricia L. Lee, Trustees., have requested the Town of Bridgewater lay out and accept Hartswood Way and Doe Brook Circle as a public way(s); it is therefore;

ORDERED: that the common necessity and convenience of the inhabitants of the Town of Bridgewater require the laying out of Hartswood Way and Doe Brook Circle and for that purpose it is necessary to take an easement for Highway purposes and lay out as a public street or way of said Town of Bridgewater, said easement passing by or over lands of those persons shown on “EXHIBIT A”, attached hereto, and parties unknown.

ROLL CALL VOTE

Said layout of said street, Hartswood Way, is bounded as described as follows:

Hartswood Way

Beginning at a concrete bound with drill hole (CBDH) on the northerly sideline of Cherry Street thence with a curve turning to the left with an arc length of 31.42', with a radius of 20.00' to a drill hole set in the concrete sidewalk;
thence N 03°16'44" W a distance of 278.85' to a CBDH;
thence with a curve turning to the right with an arc length of 62.49', with a radius of 220.00' to a CBDH;
thence N 12°59'45" E a distance of 264.52' to a CBDH;
thence with a curve turning to the right with an arc length of 211.69', with a radius of 220.00' to a CBDH;
thence with a reverse curve turning to the left with an arc length of 209.14', with a radius of 180.00' to a CBDH;
thence N 01°33'29" E a distance of 113.79' to a CBDH;
thence with a curve turning to the right with an arc length of 310.13', with a radius of 65.00' to a CBDH;
thence with a reverse curve turning to the left with an arc length of 32.59', with a radius of 20.00' to a CBDH;
thence S 01°33'29" W a distance of 28.94' to a CBDH;
thence with a curve turning to the right and intersection with Dow Brook Circle with an arc length of 255.61', with a radius of 220.00' to a CBDH;
thence with a reverse curve turning to the left with an arc length of 173.20', with a radius of 180.00' to a CBDH;
thence S 12°59'45" W a distance of 264.52' to a CBDH;
thence with a curve turning to the left with an arc length of 51.13', with a radius of 180.00';
thence S 03°16'44" E a distance of 278.85' to a CBDH;
thence with a curve turning to the left with an arc length of 31.42', with a radius of 20.00';
thence along Cherry Street S 86°43'16" W a distance of 80.00' to a CBDH;
which is the point of beginning,
having an area of 58186 square feet, 1.34 acres as shown on Plan Book 50,
Page 680

Said layout of said street, Doe Brook Circle, is bounded as described as follows:

Doe Brook Circle

Beginning at a concrete bound with drill hole (CBDH) on the easterly sideline of Hartswood Way;
thence with a curve turning to the left with an arc length of 27.22', with a radius of 20.00' to a CBDH;
thence S 73°50'52" E a distance of 276.94' to a CBDH;
thence with a curve turning to the left with an arc length of 21.62', with a radius of 20.00' to a CBDH;
thence with a reverse curve turning to the right with an arc length of 344.71', with a radius of 65.00' to a CBDH;
thence with a reverse curve turning to the left with an arc length of 21.62', with a radius of 20.00' to a CBDH;
thence N 73°50'52" W a distance of 270.27' to a CBDH;
thence with a curve turning to the left with an arc length of 29.71', with a radius of 20.00' to a CBDH;
thence along Hartswood Way with a compound curve turning to the left with an arc length of 74.76', with a radius of 220.00';
which is the point of beginning,
having an area of 25518 square feet, 0.59 acres as shown on Plan Book 50,
Page 680

Hartswood Way and Doe Brook Circle

All the land within the limits of a private ways known as Hartswood Way and Doe Brook Circle, supposed to belong to 5P Forester Real Estate Trust, Priscilla S. Lehtola and Patricia; L. Lee, Trustees and others, or parties unknown, being a strip of land extending from.

And; the following drainage parcels necessary for the proper functioning of the designed drainage system:

Drainage Lot

DRAINAGE LOT MAP 52, LOT 12

beginning at a ;

thence N 41°14'41" W a distance of 229.97' ;

thence N 49°42'14" E a distance of 249.65' ;

thence S 41°14'41" E a distance of 225.84' ;

thence S 48°45'22" W a distance of 249.61' ;

which is the point of beginning,

having an area of 56,889 square feet, 1.31 acres as shown on Plan Book 50, Page 681

And we have considered and estimated that the damages sustained by all persons who have not waived damages in their several estates as follows:

NO AWARDS.

Explanation:

Approval of this Order would formally affect the layout and acceptance of Hartswood Way and Doe Brook Circle by the Town for future maintenance and ownership.

Committee Referrals and Dispositions:

<i>Referral(s)</i>	<i>Disposition(s)</i>
• 1/24/17: Unanimous vote by Town Council that the Town intends to take the ways and to refer to the Planning Board. • Planning Board • Community & Economic Development Committee • A public hearing for this measure has been duly advertised in the Enterprise, on the Town's Website and abutter's notifications mailed. • This measure may be finally considered at the conclusion of the public hearing.	• 2/15/17: Vote unanimously to recommend • 2/15/17: Vote unanimously to recommend

ROLL CALL VOTE



LEHTOLA HOMES, INC.

LEHTOLA REAL ESTATE

P.O.Box 712, 640 Auburn Street, Bridgewater, MA 02324

Office: 508.697.4346 / FAX: 508.697.7767

November 10, 2016

RE: Cherry Woods subdivision

To: Bridgewater Town Manager

Dear Mr. Dutton,

Lehtola Homes, Inc. is requesting that the Town Council accept the streets, Hartswood Way and Doe Brook Circle, in the Cherrywoods subdivision.

On Monday, November 7, 2016, the Planning Board voted to release \$162,520.00 from the \$205,024.00 bond on file for the Cherrywoods Subdivision. Currently \$42,504.00 is being retained by the Town of Bridgewater.

Silva Engineering has placed the monuments and lot corners, and is currently completing the as-built plan for the subdivision. Lehtola Homes will request \$10,200.00 from the remaining bond when this has been completed. This will leave \$32,304.00 of the bond money.

Highway Superintendent, Ron Ladue, is planning to request a hold back of an amount to be determined, for the detention basin of the Cherrywoods subdivision because the new Oldfield Estates subdivision's detention basin is an extension of the current Cherrywoods basin.

We, Lehtola Homes, are unfamiliar with the street acceptance process. Please let us know how to proceed in this process.

Paula A. Lehtola, Treasurer

Lehtola Homes, Inc.

Email: office@Lehtola-Homes.com

Phone: 508-697-4346

Fax: 508-697-7767

If you have question that need immediate answers, please call Sue Lehtola,

Cell 508-577-2420

The Cherrywoods subdivision streets, Hartswood Way and Doe Brook Circle,
currently owned by

5P Forester Real Estate Trust

The Trustees are Priscilla S. Lehtola and Patricia L. Lee

Cherry Woods Subdivision

Hartswood Way

Beginning at a concrete bound with drill hole (CBDH) on the northerly sideline of Cherry Street thence with a curve turning to the left with an arc length of 31.42', with a radius of 20.00' to a drill hole set in the concrete sidewalk;
thence N 03°16'44" W a distance of 278.85' to a CBDH;
thence with a curve turning to the right with an arc length of 62.49', with a radius of 220.00' to a CBDH;
thence N 12°59'45" E a distance of 264.52' to a CBDH;
thence with a curve turning to the right with an arc length of 211.69', with a radius of 220.00' to a CBDH;
thence with a reverse curve turning to the left with an arc length of 209.14', with a radius of 180.00' to a CBDH;
thence N 01°33'29" E a distance of 113.79' to a CBDH;
thence with a curve turning to the right with an arc length of 310.13', with a radius of 65.00' to a CBDH;
thence with a reverse curve turning to the left with an arc length of 32.59', with a radius of 20.00' to a CBDH;
thence S 01°33'29" W a distance of 28.94' to a CBDH;
thence with a curve turning to the right and intersection with Dow Brook Circle with an arc length of 255.61', with a radius of 220.00' to a CBDH;
thence with a reverse curve turning to the left with an arc length of 173.20', with a radius of 180.00' to a CBDH;
thence S 12°59'45" W a distance of 264.52' to a CBDH;
thence with a curve turning to the left with an arc length of 51.13', with a radius of 180.00';
thence S 03°16'44" E a distance of 278.85' to a CBDH;
thence with a curve turning to the left with an arc length of 31.42', with a radius of 20.00';
thence along Cherry Street S 86°43'16" W a distance of 80.00' to a CBDH;
which is the point of beginning,
having an area of 58186 square feet, 1.34 acres as shown on Plan Book 50,
Page 680

Doe Brook Circle

Beginning at a concrete bound with drill hole (CBDH) on the easterly sideline of Hartswood Way;
thence with a curve turning to the left with an arc length of 27.22', with a radius of 20.00' to a CBDH;
thence S 73°50'52" E a distance of 276.94' to a CBDH;
thence with a curve turning to the left with an arc length of 21.62', with a radius of 20.00' to a CBDH;
thence with a reverse curve turning to the right with an arc length of 344.71', with a radius of 65.00' to a CBDH;
thence with a reverse curve turning to the left with an arc length of 21.62', with a radius of 20.00' to a CBDH;
thence N 73°50'52" W a distance of 270.27' to a CBDH;
thence with a curve turning to the left with an arc length of 29.71', with a radius of 20.00' to a CBDH;
thence along Hartswood Way with a compound curve turning to the left with an arc length of 74.76', with a radius of 220.00';
which is the point of beginning,
having an area of 25518 square feet, 0.59 acres as shown on Plan Book 50,
Page 680

Cherry Woods Subdivision

DRAINAGE LOT MAP 52, LOT 12

beginning at a ;

thence N $41^{\circ}14'41''$ W a distance of 229.97';

thence N $49^{\circ}42'14''$ E a distance of 249.65';

thence S $41^{\circ}14'41''$ E a distance of 225.84';

thence S $48^{\circ}45'22''$ W a distance of 249.61';

which is the point of beginning,

having an area of 56,889 square feet, 1.31 acres as shown on Plan Book 50,
Page 681

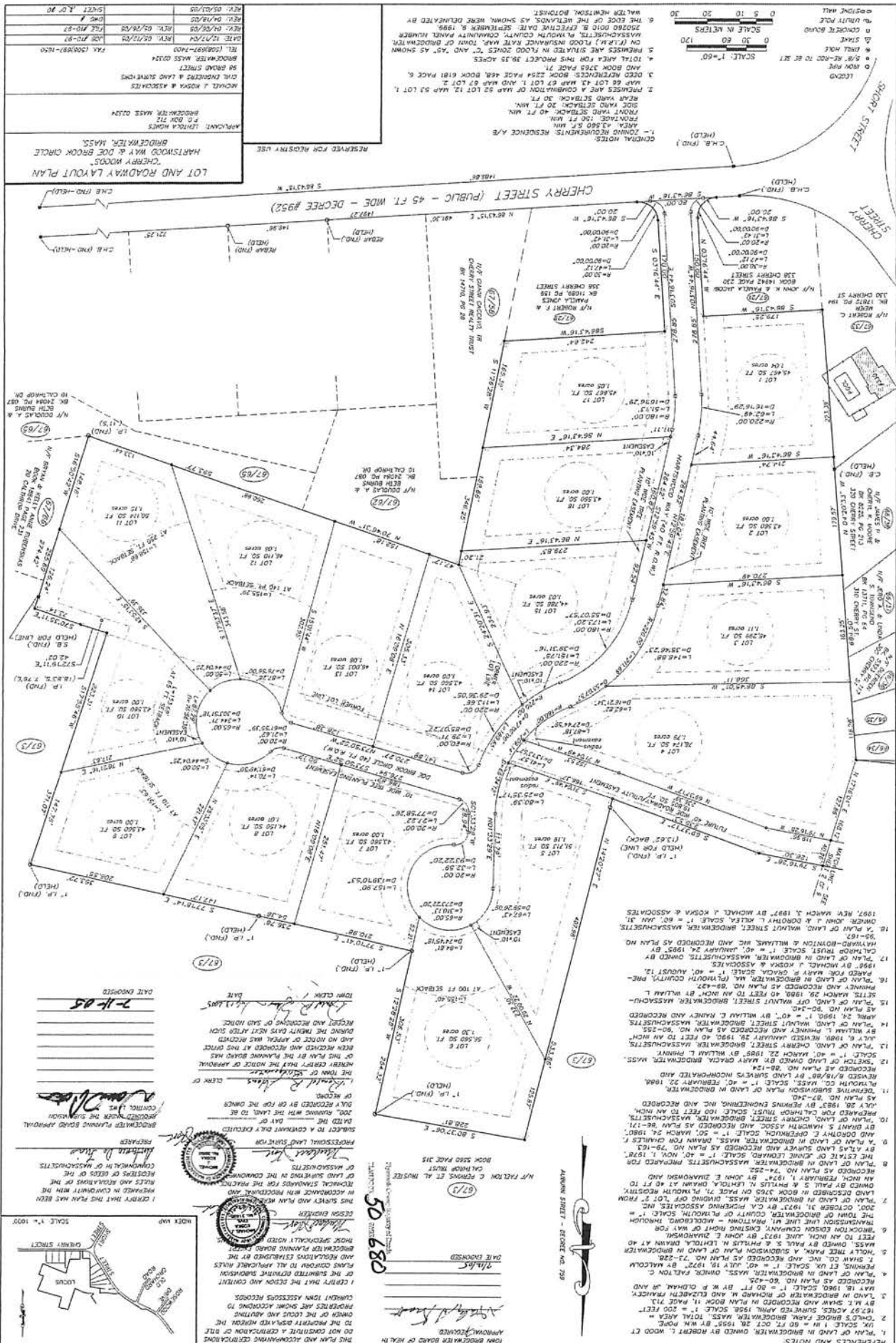
Cherry Woods Subdivision

FUTURE 40' WIDE ROADWAY/UTILITY EASEMENT MAP 67, LOT 79

beginning at an iron rod on the westerly line sideline of Hartswood Way ;
thence N 71°04'49" W a distance of 152.53' to an iron rod;
thence N 69°37'17" W a distance of 236.39';
thence N 79°16'12" W a distance of 99.10';
thence N 17°16'04" E a distance of 40.26';
thence S 79°16'28" E a distance of 97.89';
thence S 69°37'17" E a distance of 235.53';
thence S 71°04'49" E a distance of 166.37';
thence along Hartswood Way with a curve turning to the right with an arc
length of 41.57', with a radius of 180.00';
which is the point of beginning,
having an area of 19,804 square feet, 0.45 acres as shown on Plan Book 50,
Page 680

UTILITY EASEMENT

beginning at a ;
thence N 79°16'28" W a distance of 20.86';
thence S 86°36'37" W a distance of 119.54';
thence N 69°26'04" W a distance of 121.16';
thence N 40°17'46" W a distance of 805.38';
thence with a curve turning to the left with an arc length of 6.93', with a
radius of 180.00';
thence N 47°29'50" E a distance of 40.00';
thence with a curve turning to the left with an arc length of 30.65', with a
radius of 20.00';
thence N 49°42'14" E a distance of 156.21';
thence N 39°16'30" W a distance of 107.80';
thence N 48°45'19" E a distance of 260.66';
thence S 41°14'41" E a distance of 55.00';
thence S 48°45'19" W a distance of 182.51';
thence S 39°16'30" E a distance of 179.06';
thence N 82°47'27" W a distance of 36.00';
thence with a curve turning to the left with an arc length of 149.24', with a
radius of 180.00';
thence S 49°42'14" W a distance of 76.78';
thence with a curve turning to the left with an arc length of 31.42', with a
radius of 20.00';
thence S 40°17'46" E a distance of 724.22';
thence S 69°26'04" E a distance of 102.27';
thence N 86°36'37" E a distance of 116.01';
thence S 79°16'28" E a distance of 30.41';
thence S 17°16'04" W a distance of 40.26';
which is the point of beginning,
having an area of 75,785 square feet, 1.74 acres as shown on Plan Book 50,
Page 681





Bridgewater Town Council

In Town Council, Tuesday, April 4, 2017

Council Ordinance: D-2017-006

Introduced By: Councilor Frank Souza

Date Introduced: April 4, 2017

First Reading: April 4, 2017

Second Reading:

Amendments Adopted:

Third Reading:

Date Effective:

Ordinance D-2017-006

Be it ordained by the Town Council of the Town of Bridgewater, as follows:

Ordinance D-2016-005. DEMOLITION DELAY ORDINANCE. is hereby amended by deleting such Ordinance in its entirety.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)



Bridgewater Town Council

In Town Council, Tuesday, June 21, 2016

Council Ordinance: D-2016-005

Introduced By:	Councilor Peter Colombotos
Date Introduced:	March 8, 2016
First Reading:	March 8, 2016
Second Reading:	May 10, 2016
Amendments Adopted:	May 10, 2016
Third Reading:	June 7, 2016
Fourth Reading:	June 21, 2016
Date Adopted:	June 21, 2016
Date Effective:	July 22, 2016

Ordinance D-2016-005

DEMOLITION DELAY ORDINANCE

ORDERED that; pursuant to M.G.L., Chapter 40A, Section 5, the Town Council of the Town of Bridgewater, Massachusetts in Town Council assembled vote to amend the Bridgewater Zoning Bylaws, as follows:

.01 Intent and Purpose

This ordinance is enacted to preserve and protect significant buildings within the Town of Bridgewater and to limit the detrimental effect of demolition on the character of the Town of Bridgewater. By preserving and protecting significant structures, streetscapes and neighborhoods, this ordinance promotes the public welfare by making the Town of Bridgewater a more attractive and desirable place to visit, live and work. Through implementation of this ordinance, owners of preferably preserved structures are encouraged to seek out alternative options that will preserve, rehabilitate or restore such structures and residents of the Town of Bridgewater are alerted to impending demolitions of significant structures. The issuance of demolition permits is regulated through this ordinance.

During the period of demolition delay, the Historical Commission shall assist the owner of a preferably preserved building in identifying opportunities to move, restore, reuse or otherwise protect and preserve a building so deemed.

.02 Definitions

“Applicant” means any person or entity who files an application for a demolition permit. If the applicant is not the owner of the property where the building is situated, the owner must endorse filing the application.

“Application” means the forms, fees and process for permission to demolish a structure.

“Building” means any three dimensional enclosure by any building materials of any space, for any use or occupancy, temporary or permanent, and shall include foundations in the ground, also all parts of any kind of structure above ground, except fences and field or garden walls or embankment retaining walls.

“Building Official” means the person occupying the Office of Building Official, or any designee authorized to issue demolition permits.

“Commission” means the Town of Bridgewater Historical Commission.

“Demolition” means the act of pulling down, destroying, removing, dismantling or razing a structure in full or in part.

“Demolition permit” means the permit issued by the Building Official for the demolition of a structure, excluding any permit issued solely for the demolition of the interior of a structure.

“Preferably preserved” means a significant structure that the Commission determines, following a public hearing, is in the public interest to preserve rather than demolish. A preferably preserved structure is subject to the sixty day demolition delay period of this ordinance.

“Significant” structure means any structure within the Town of Bridgewater constructed in the year 1920, or prior, that is determined by the Historical Commission to be significant based on any of the following criteria:

- The structure is listed in, or is within an area listed in, the National Register of Historic Places; or
- The structure is eligible for the National Register of Historic Places; or
- The structure is historically or architecturally important (in terms of period, architectural style, method of construction or association with a universally recognized architect or builder) either by itself or in the context of a group of structures.

.03 Procedure

For any structure constructed in the year 1920, or prior, no demolition permit shall be issued without complying with the provisions of this ordinance.

An applicant proposing to demolish a structure subject to this ordinance shall file with the Building Official an application containing the following information:

- Official Town of Bridgewater demolition permit application.
- The address of the structure slated for demolition.
- The property owner's name, address, email address and telephone number.
- A description of the structure, including year constructed.
- The specific reasons for requesting a demolition permit.
- A description of the proposed reuse, reconstruction or replacement of the structure.
- Images of the structure.

Initial Determination -- The Building Official shall within seven calendar days of receipt of an application forward a copy of the application to the Commission. The Commission shall within fourteen calendar days

after receipt of the application hold a meeting and make a written determination of whether the structure is significant.

Determination of Not Significant -- Upon determination by the Commission that the structure is not significant, the Commission shall immediately notify the Building Official and applicant in writing. The Building Official shall then issue the demolition permit.

Determination of Significance -- Upon determination by the Commission that the structure is significant, the Commission shall immediately notify the Building Official and the applicant in writing. No demolition permit may be issued unless the Building Official determines the building an imminent threat to public safety as set forth herein or otherwise outlined in the building code or general laws. If the Commission does not notify the Building Official within fourteen calendar days of receipt of the application, the Building Official shall proceed to issue the demolition permit.

Should the Commission find that the structure is significant, it shall hold a public hearing within twenty-one calendar days of the written notification to the Building Official. If agreed to in writing by the applicant, the determination of the Commission may be continued beyond the twenty-one calendar days. At the public hearing the Commission shall decide whether the structure should be preferably preserved.

If the Commission determines that the building is not suitable to be preferably preserved, the Commission shall immediately notify the Building Official and applicant in writing. The Building Official shall then issue the demolition permit.

If the Commission determines that the structure is to be preferably preserved, the Commission within fourteen calendar days shall notify the Building Official and applicant in writing. No demolition permit shall be issued for a period, not to exceed, sixty days from the date of the determination unless otherwise agreed to by the Commission. If the Commission does not so notify the Building Official in writing within fourteen calendar days of the public hearing, the Building Official shall issue the demolition permit provided all other requirements of the demolition permit are fulfilled.

Upon a determination by the Commission that any structure subject of an application is a preferably preserved structure, no building permit for new construction or alterations on the premises shall be issued for a period of sixty days from the date of the determination unless otherwise agreed to by the Commission.

No permit for demolition of a structure determined to be a preferably preserved structure shall be granted until all plans for future use and development of the site have been filed with the Building Official and have found to comply with all laws pertaining to the issuance of a building permit or if for a parking lot, an approved site plan for that site. All approvals necessary for the issuance of such building permit or certificate of occupancy including without limitation any necessary zoning variances or special permits, must be granted and all appeals from the granting of such approvals must be concluded, prior to the issuance of a demolition permit under this section.

The Building Official shall issue a demolition permit or a building permit for a preferably preserved structure within sixty days if the Commission notifies the Building Official in writing that the Commission finds that the

intent and purpose of this ordinance is served even with the issuance of the demolition permit or the building permit.

Following the sixty day delay period, the Building Official shall issue the demolition permit.

.04 Administration

The Commission may adopt such rules and regulations as are necessary to administer the terms of this ordinance.

The Town Council is authorized to adopt a schedule of reasonable fees to cover the costs associated with the administration of this ordinance.

The Commission may delegate authority to make initial determinations of significance to one or more members of the Commission or to a staff member of the Town of Bridgewater.

.05 Emergency Demolition

Upon determination of imminent danger to the public health or safety, the Building Official shall issue an emergency demolition permit to the owner of the structure. Nothing in this ordinance shall subvert the statutory authority of the Building Official or otherwise preclude the Building Official from executing the duties and responsibilities of that office.

.06 Enforcement and Remedies

Any owner of a structure subject to this ordinance that demolishes a structure without first obtaining a demolition permit in accordance with the provisions of this ordinance shall be subject to a fine of not more than Three-Hundred (\$300) Hundred Dollars. Each day the violation exists shall constitute a separate offense until a faithful restoration of the demolished structure is completed as determined by the Commission or unless otherwise agreed to by the Commission.

If a structure subject to this ordinance is demolished without first obtaining a demolition permit, no building permit shall be issued for a period of two years from the date of the demolition on the subject parcel of land or any adjoining parcels of land under common ownership and control unless the building permit is for the faithful restoration referred to above or unless otherwise agreed to by the Commission.

.07 Historic District Act

Nothing in this ordinance shall be deemed to conflict with the provisions of the Historic District Act, Massachusetts General Laws Chapter 40C. If any of the provisions of this ordinance do so conflict, that act shall prevail.

.08 Severability

Should any phrase, clause, sentence, paragraph or section of this chapter be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this chapter.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• Community & Economic Development Committee • Planning Board • Duly advertised in Enterprise 5/27/16 and on Website • At their meeting held 6/7/16, the Town Council voted to postpone this measure to their next meeting.	• Joint Public Hearing scheduled for 4/4/16 at 7:00 p.m. for CEDC and Planning Board. Hearing continued to 5/2/16. Recommend adoption of ordinance as amended.

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, June 21, 2016, to approve the aforementioned Ordinance by a Roll Call vote (6-2) (Councilors Wright and Sousa in the dissent, Councilor Haley absent).

A TRUE COPY ATTEST:

Ann M. Holmberg
Town Council Clerk



Bridgewater Town Council

In Town Council, Tuesday, April 4, 2017

Council Order: # O-2017-011

Introduced By:	Councilor Kevin Perry
Date Introduced	April 4, 2017
First Reading:	April 4, 2017
Second Reading:	
Third Reading:	
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Proposed Order #O-2017-011

LAYING OUT AND ACCEPTANCE OF PRIVATE WAY(S) – FERN HOLLOW AND HILLSIDE LANE

WHEREAS, the owners of the subdivision known as Laurel Heights, Winter Hill Realty Trust, Peter S. Lehtola and James A. Perry, Trustees., have requested the Town Bridgewater lay out and accept Fern Hollow Road and Hillside Lane of the Laurel Heights subdivision as public way(s); it is therefore;

ORDERED: that the common necessity and convenience of the inhabitants of the Town of Bridgewater require the laying out of Fern Hollow Road and Hillside Lane and for that purpose it is necessary to take an easement for Highway purposes and lay out as a public street or way of said Town of Bridgewater, said easement passing by or over lands of those persons shown on "EXHIBIT A", attached hereto, and parties unknown.

Said layout of said street, Fern Hollow Road, is bounded as described as follows:

Lot: FERN HOLLOW ROAD

Beginning at a concrete bound with a drill hole on the westerly sideline of Laurel Street;
thence with a curve turning to the left with an arc length of 22.18', with a radius of 15.00' to a concrete bound with a drill hole;
thence N 70°05'53" W a distance of 198.34' to a concrete bound with a drill hole;
thence with a curve turning to the left with an arc length of 286.83', with a radius of 200.00' to a concrete bound with a drill hole;
thence with a reverse curve turning to the right with an arc length of 295.63', with a radius of 240.00' to a concrete bound with a drill hole;
thence N 81°41'38" W a distance of 135.86' to a concrete bound with a drill hole;
thence with a curve turning to the right with an arc length of 310.13', with a radius of 65.00' to a concrete bound with a drill hole;
thence with a reverse curve turning to the left with an arc length of 32.59', with a radius of 20.00' to a concrete bound with a drill hole;
thence S 81°41'38" E a distance of 51.01' to a concrete bound with a drill hole;
thence with a curve turning to the left with an arc length of 246.36', with a radius of 200.00' to a concrete bound with a drill hole;
thence along Hillside Lane with a reverse curve turning to the right with an arc length of 79.26', with a radius of 240.00' to a concrete bound with a drill hole;
thence with a compound curve turning to the right with an arc length of 264.94', with a radius of 240.00' to a concrete bound with a drill hole;
thence S 70°05'53" E a distance of 208.32' to a concrete bound with a drill hole;
thence along Laurel Street S 14°37'35" W a distance of 53.85' to a concrete bound with a drill hole;
which is the point of beginning,
having an area of 49,003 square feet, 1.12 acres as shown on Plan Book 51,
Page 1186

Said layout of said street, Hillside Lane, is bounded as described as follows:

Lot: HILLSIDE LANE

Beginning at a concrete bound with a drill hole on the northerly side of Fern Hollow Road;
thence with a curve turning to the left with an arc length of 20.92', with a radius of 20.00' to a concrete bound with a drill hole;
thence N 30°41'22" W a distance of 56.49' to a concrete bound with a drill hole;
thence with a curve turning to the right with an arc length of 174.20', with a radius of 240.00' to a concrete bound with a drill hole;
thence with a reverse curve turning to the left with an arc length of 19.31', with a radius of 20.00' to a concrete bound with a drill hole;
thence with a reverse curve turning to the right with an arc length of 344.09', with a radius of 65.00' to a concrete bound with a drill hole;
thence with a reverse curve turning to the left with an arc length of 24.72', with a radius of 20.00' to a concrete bound with a drill hole;
thence with a compound curve turning to the left with an arc length of 135.27', with a radius of 200.00' to a concrete bound with a drill hole;
thence S 30°41'22" E a distance of 26.40' to a concrete bound with a drill hole;
thence with a curve turning to the left with an arc length of 35.31', with a radius of 20.00' to a concrete bound with a drill hole;
thence along Fern Hollow Road with a reverse curve turning to the left with an arc length of 79.26', with a radius of 240.00' to a concrete bound with a drill hole;
which is the point of beginning,
having an area of 22,526 square feet, 0.52 acres as shown on Plan Book 51,
Page 1186

Fern Hollow Road and Hillside Lane

All the land within the limits of a private ways known as Fern Hollow Road and Hillside Lane, supposed to belong to Winter Hill Realty Trust, Peter S. Lehtola and James A. Perry, Trustees, and others, or parties unknown, being a strip of land extending from.

And; the following drainage parcels necessary for the proper functioning of the designed drainage system:

Drainage Lot

Lot: DRAINAGE LOT A

Beginning at a point on the north side of the Fern Hollow Road cul-de-sac;
thence N 33°07'28" W a distance of 45.24' to a point;
thence N 62°52'31" E a distance of 134.59' to a point;
thence S 01°00'14" W a distance of 120.30' to a point;
thence S 62°15'40" W a distance of 27.37' to a point;
thence along Fern Hollow Road with a reverse curve turning to the left with an arc length of 81.89', with a radius of 65.00' to a point;
which is the point of beginning,
having an area of 10,100 square feet, 0.23 acres as shown on Plan Book 55, Page 716

Lot: DRAINAGE LOT B

Beginning at an iron rod set on the northeasterly side of Hillside Lane;
thence N 57°35'50" E a distance of 154.64' to an iron rod;
thence S 23°08'25" E a distance of 13.50' to a point;
thence S 68°22'25" E a distance of 147.50' to a point;
thence S 14°37'35" W a distance of 90.23' to an iron rod;
thence N 72°01'35" W a distance of 226.16' to an iron rod;
thence S 57°35'50" W a distance of 33.97' to an iron rod;
thence along Hillside Lane with a curve turning to the left with an arc length of 20.73', with a radius of 65.00' to an iron rod;
which is the point of beginning,
having an area of 20,544 square feet, 0.47 acres as shown on Plan Book 51, Page 1186

Lot: DRAINAGE EASEMENT A

Beginning at a point on the westerly side of Laurel Street;
thence N 68°22'25" W a distance of 30.23' to a point;
thence N 14°37'35" E a distance of 104.90' to a point;
thence along Fern Hollow Road S 70°05'53" E a distance of 16.45' concrete bound with a drill hole;
thence along Fern Hollow Road with a curve turning to the right with an arc length of 22.18', with a radius of 15.00' to a concrete bound with a drill hole;
thence along Laurel Street S 14°37'35" W a distance of 92.13' to a point;
which is the point of beginning,
having an area of 3,122 square feet, 0.07 acres as shown on Plan Book 51, Page 1186

Lot: DRAINAGE EASEMENT B

Beginning at a point on the northerly side of Fern Hollow Road;
thence N 14°37'35" E a distance of 75.32' to a point;
thence N 09°51'27" E a distance of 72.98' to a point;
thence S 72°01'35" E a distance of 26.11' to an iron rod;
thence S 14°37'35" W a distance of 144.33' to a point;
thence along Fern Hollow Road with a curve turning to the left with an arc length of 20.13', with a radius of 240.00' to a point;
which is the point of beginning,
having an area of 3,137 square feet, 0.07 acres as shown on Plan Book 54, Page 415

Lot: ACCESS & UTILITY EASEMENT C

Beginning at a concrete bound with a drill hole set on the southerly side of Fern Hollow Road;

thence S 54°00'16" W a distance of 50.00' to a point;

thence N 33°07'28" W a distance of 349.80' to a point;

thence N 56°52'32" E a distance of 20.00' to a point;

thence S 33°07'28" E a distance of 246.60' to a point;

thence along Fern Hollow Road with a curve turning to the left with an arc length of 92.76', with a radius of 65.00' to a concrete bound with a drill hole;

thence along Fern Hollow Road S 81°41'38" E a distance of 24.75' to a concrete bound with a drill hole;

which is the point of beginning,

having an area of 6,903 square feet, 0.16 acres as shown on Plan Book 51, Page 1186

And we have considered and estimated that the damages sustained by all persons who have not waived damages in their several estates as follows:

NO AWARDS.

Explanation:

Approval of this Order would formally affect the layout and acceptance of Fern Hollow Road and Hillside Lane by the Town for future maintenance and ownership.

Committee Referrals and Dispositions:

<i>Referral(s)</i>	<i>Disposition(s)</i>
•	•

WINTER HILL REALTY TRUST
Peter S. Lehtola, Tr.
James A. Perry, Tr.
1199 Auburn Street
Bridgewater, MA 02324
508.697.8926

December 20, 2016

Ms. Ann Holmberg
Town Council Clerk
66 Central Square
Bridgewater, MA 02324

RE: Laurel Heights Subdivision

Dear Ms. Holmberg,

We, the trustees of Winter Hill Realty Trust, are writing to petition the Town Council to accept the streets Fern Hollow Road and Hillside Lane of the Laurel Heights subdivision.

The current ownership of the road layout is:

Winter Hill Realty Trust
Peter S. Lehtola, Tr.
James A. Perry, Tr.
1199 Auburn St.
Bridgewater, MA 02324

Point of Contact:
Peter or Kate Lehtola, 1199 Auburn St., Bridgewater, MA
Email: rllehtola@verizon.net
Office Telephone: 508-697-8926

An abutters list, as-built and accompanying description are attached.

Sincerely,

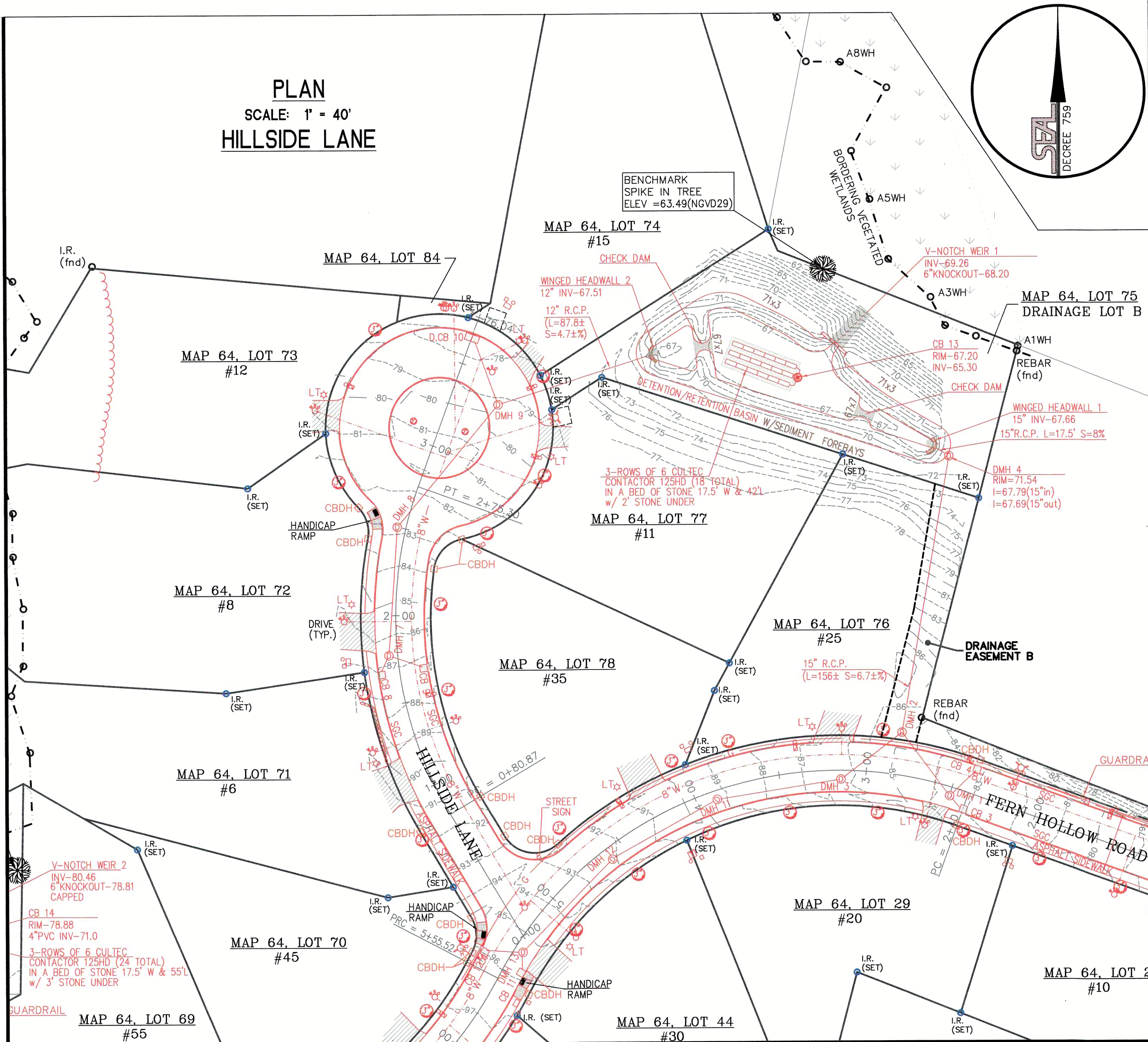
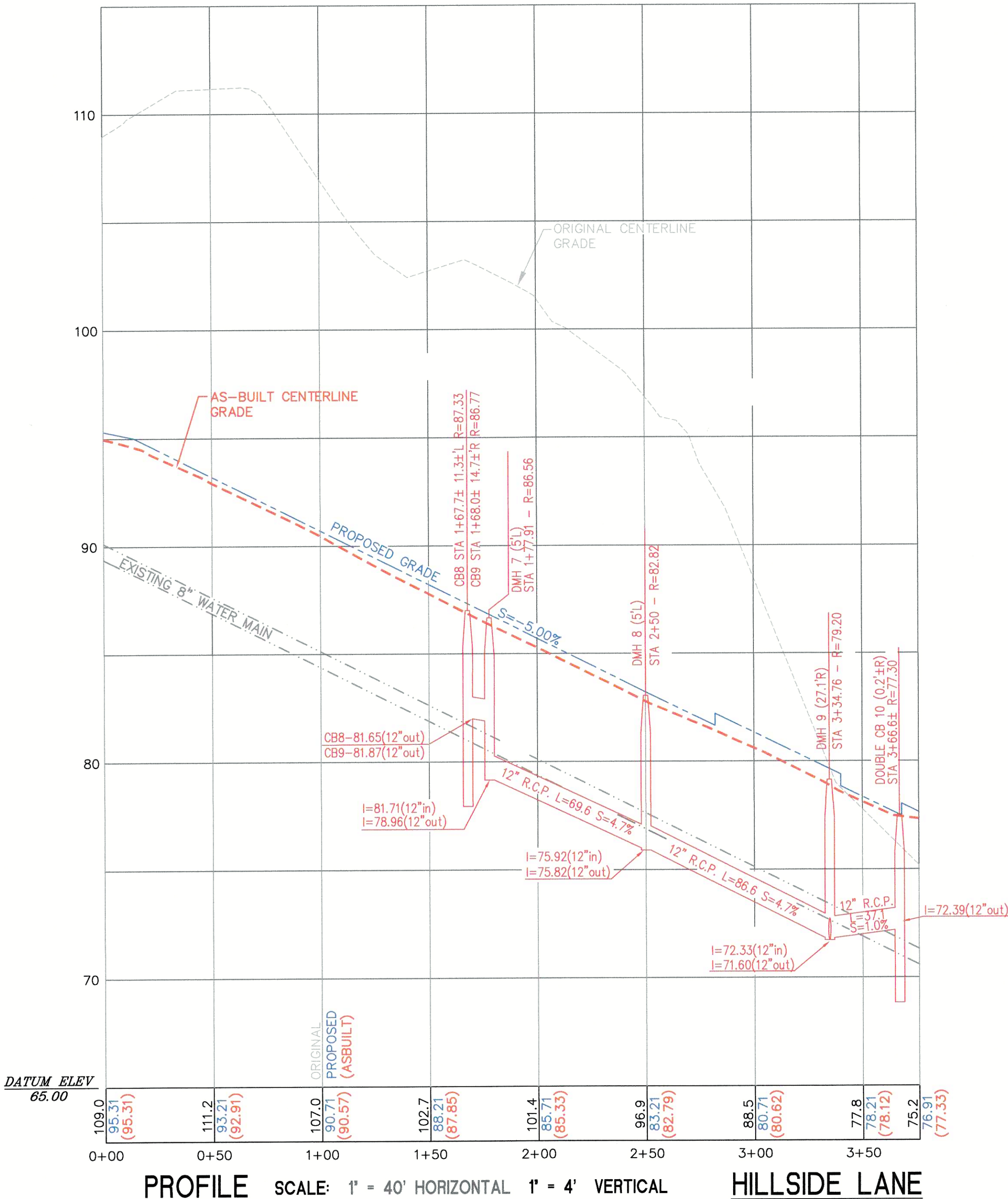

Peter S. Lehtola

cc: Ms. Kimberly Williams

Enc.: As-built with description
Abutters list

LEGEND

- PROPERTY LINE
- WETLAND LINE
- CONTOUR
- GAS LINE
- WATER LINE
- HYDRANT
- WATER SHUT OFF
- DRAIN MANHOLE
- CATCHBASIN
- TRANSFORMER
- ELEC/TEL/CATV
- DRIVEWAY LANTERN
- STREET TREE
- MAILBOX



- PLAN REFERENCES:
1. LOT NUMBERS REFER TO THE TOWN OF BRIDGEWATER ASSESSOR'S MAP AND LOT NUMBERS.
 2. WETLAND DELINEATION BY WALTER HEWITSON P.H.D. ON APRIL 19, 2005.
 3. FIELD SURVEY WAS COMPLETED BY SILVA ENGINEERING ASSOCIATES ON OCTOBER 14, 2015.
 4. THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE ; AREAS OF MINIMAL FLOODING; COMMUNITY PANEL No. 250230303K; DATED JULY 16, 2015.
 5. PRELIMINARY ASBUILT PLAN "FERN HOLLOW ROAD"; PREPARED FOR WINTERHILL REALTY TRUST; PREPARED BY SILVA ENGINEERING ASSOCIATES; DATED JULY 11, 2007.
 6. PROPERTY LINE ILLUSTRATED ON THIS PLAN WAS TAKEN FROM FOLLOWING:
 - PLAN BOOK 53, PAGE 585
 - PLAN BOOK 54, PAGE 415
 - PLAN BOOK 55, PAGES 716 & 948
 - PLAN BOOK 56, PAGE 372
 - PLAN BOOK 58, PAGE 36

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TOWN OF BRIDGEWATER PLANNING BOARD, EXCEPT WHERE WAIVERS WERE REQUESTED AND IN SUBSTANTIAL COMPLIANCE WITH DESIGN PLANS WITH THE FOLLOWING EXCEPTIONS:

LAWRENCE P. SILVA, P.E. REG No. 33381-C

DATE 12-14-2016

JONATHAN J. PINK, P.L.S. REG. NO. 41787

DATE 12-14-16

REVISIONS		
DATE	DRAWN	DESCRIPTION
12/14/16	MBG	CORRECT DRAINAGE EASEMENT B

'LAUREL HEIGHTS' SUBDIVISION

ASBUILT PLAN 'HILLSIDE LANE'

SITE:

ASSESSORS MAP 64, LOTS 28, 29, 44 & 45
OFF LAUREL STREET
BRIDGEWATER, MASSACHUSETTS

PREPARED FOR:
WINTERHILL REALTY TRUST
1199 AUBURN STREET
BRIDGEWATER, MASSACHUSETTS 02324

SILVA ENGINEERING ASSOCIATES, P.C.

CIVIL ENGINEERS, LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS

1615 BEDFORD STREET
BRIDGEWATER, MA. 02324
PHONE (508) 697-3100 FAX (508) 697-3136
www.silvaeng.com

SCALE	DRAWN	DATE	ACAD FILE	SHEET
1" = 40'	MRE	11/01/16	04051SAB2	2 OF 2

Laurel Heights Subdivision

Lot: FERN HOLLOW ROAD

Beginning at a concrete bound with a drill hole on the westerly sideline of Laurel Street;

thence with a curve turning to the left with an arc length of 22.18', with a radius of 15.00' to a concrete bound with a drill hole;

thence N 70°05'53" W a distance of 198.34' to a concrete bound with a drill hole;

thence with a curve turning to the left with an arc length of 286.83', with a radius of 200.00' to a concrete bound with a drill hole;

thence with a reverse curve turning to the right with an arc length of 295.63', with a radius of 240.00' to a concrete bound with a drill hole;

thence N 81°41'38" W a distance of 135.86' to a concrete bound with a drill hole;

thence with a curve turning to the right with an arc length of 310.13', with a radius of 65.00' to a concrete bound with a drill hole;

thence with a reverse curve turning to the left with an arc length of 32.59', with a radius of 20.00' to a concrete bound with a drill hole;

thence S 81°41'38" E a distance of 51.01' to a concrete bound with a drill hole;

thence with a curve turning to the left with an arc length of 246.36', with a radius of 200.00' to a concrete bound with a drill hole;

thence along Hillside Lane with a reverse curve turning to the right with an arc length of 79.26', with a radius of 240.00' to a concrete bound with a drill hole;

thence with a compound curve turning to the right with an arc length of 264.94', with a radius of 240.00' to a concrete bound with a drill hole;

thence S 70°05'53" E a distance of 208.32' to a concrete bound with a drill hole;

thence along Laurel Street S 14°37'35" W a distance of 53.85' to a concrete bound with a drill hole;

which is the point of beginning,

having an area of 49,003 square feet, 1.12 acres as shown on Plan Book 51, Page 1186

Laurel Heights Subdivision

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thence with a reverse curve turning to the left with an arc length of 19.31', with a radius of 20.00' to a concrete bound with a drill hole;

thence with a reverse curve turning to the right with an arc length of 344.09', with a radius of 65.00' to a concrete bound with a drill hole;

thence with a reverse curve turning to the left with an arc length of 24.72', with a radius of 20.00' to a concrete bound with a drill hole;

thence with a compound curve turning to the left with an arc length of 135.27', with a radius of 200.00' to a concrete bound with a drill hole;

thence S 30°41'22" E a distance of 26.40' to a concrete bound with a drill hole;

thence with a curve turning to the left with an arc length of 35.31', with a radius of 20.00' to a concrete bound with a drill hole;

thence along Fern Hollow Road with a reverse curve turning to the left with an arc length of 79.26', with a radius of 240.00' to a concrete bound with a drill hole;

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Page 1186

Laurel Heights Subdivision

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thence N 62°52'31" E a distance of 134.59' to a point;
thence S 01°00'14" W a distance of 120.30' to a point;
thence S 62°15'40" W a distance of 27.37' to a point;
thence along Fern Hollow Road with a reverse curve turning to the left with
an arc length of 81.89', with a radius of 65.00' to a point;
which is the point of beginning,
having an area of 10,100 square feet, 0.23 acres as shown on Plan Book 55,
Page 716

Lot: DRAINAGE LOT B

Beginning at an iron rod set on the northeasterly side of Hillside Lane;
thence N 57°35'50" E a distance of 154.64' to an iron rod;
thence S 23°08'25" E a distance of 13.50' to a point;
thence S 68°22'25" E a distance of 147.50' to a point;
thence S 14°37'35" W a distance of 90.23' to an iron rod;
thence N 72°01'35" W a distance of 226.16' to an iron rod;
thence S 57°35'50" W a distance of 33.97' to an iron rod;
thence along Hillside Lane with a curve turning to the left with an arc
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Page 1186

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thence S 72°01'35" E a distance of 26.11' to an iron rod;
thence S 14°37'35" W a distance of 144.33' to a point;
thence along Fern Hollow Road with a curve turning to the left with an arc
length of 20.13', with a radius of 240.00' to a point;
which is the point of beginning,
having an area of 3,137 square feet, 0.07 acres as shown on Plan Book 54,
Page 415

Laurel Heights Subdivision

Lot: ACCESS & UTILITY EASEMENT C

Beginning at a concrete bound with a drill hole set on the southerly side of Fern Hollow Road;

thence S 54°00'16" W a distance of 50.00' to a point;

thence N 33°07'28" W a distance of 349.80' to a point;

thence N 56°52'32" E a distance of 20.00' to a point;

thence S 33°07'28" E a distance of 246.60' to a point;

thence along Fern Hollow Road with a curve turning to the left with an arc length of 92.76', with a radius of 65.00' to a concrete bound with a drill hole;

thence along Fern Hollow Road S 81°41'38" E a distance of 24.75' to a concrete bound with a drill hole;

which is the point of beginning,

having an area of 6,903 square feet, 0.16 acres as shown on Plan Book 51, Page 1186