



BRIDGEWATER TOWN COUNCIL

Tuesday, May 8, 2018

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) April 24, 2018

B. ANNOUNCEMENTS FROM THE PRESIDENT

- a) Reorganization of the Council

C. PROCLAMATIONS

- a) Bridgewater-Raynham Robotics Team - TJ Squared

D. CITIZEN OPEN FORUM

E. APPOINTMENTS - None

F. HEARINGS - None

G. LICENSE TRANSACTIONS - None

H. PRESENTATIONS

- a) Hometown Hero Project - David Moore

I. TOWN MANAGER'S REPORT

J. DISCUSSIONS - None

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

- a) Order O-FY18-032: Purchase and Sale Agreement - McElwain Property

This measure was referred to the Budget & Finance and Finance Committees. The committees meet 5/7/18. Dispositions will be provided upon receipt. 14 days has elapsed per Section XVIII of the Council Rules & Procedures, therefore pending the dispositions of both committees; this measure may be finally voted this evening

- b) Order O-FY18-034: Acceptance of Other One-Time Revenue for Special Purpose - Long Built Homes

This measure was referred to the Budget & Finance and Finance Committees. At their meeting held 4/23/18, Budget & Finance Committee voted 2-0 to recommend approval. Finance Committee meets 5/7/18. Their disposition will be provided upon receipt. 14 days has elapsed per Section XVIII of the Council Rules & Procedures, therefore pending the dispositions of Finance Committee; this measure may be finally voted this evening

- c) Order O-FY18-035: Acceptance of Other One-Time Revenue for Special Purpose - Bridgewater Homes, LLC

This measure was referred to the Budget & Finance and Finance Committees. At their meeting held 4/23/18, Budget & Finance Committee voted 2-0 to recommend approval. Finance Committee meets 5/7/18. Their disposition will be provided upon receipt. 14 days has elapsed per Section XVIII of the Council Rules & Procedures, therefore pending the dispositions of Finance Committee; this measure may be finally voted this evening

- d) Order O-FY18-037: CPC Transfer - Preservation Assessment of Two Old Bridgewater Historical Society Buildings and their Collections

This measure was referred to the Budget & Finance and Finance Committees. At their meeting held 4/23/18, Budget & Finance Committee voted 2-0 to recommend approval. Finance Committee meets 5/7/18. Their disposition will be provided upon receipt. 14 days has elapsed per Section XVIII of the Council Rules & Procedures, therefore pending the dispositions of Finance Committee; this measure may be finally voted this evening

- e) Order O-FY18-038: Transfer Order - Sewer Enterprise Capital Special Purpose Transfers

This measure was referred to the Budget & Finance and Finance Committees. At their meeting held 4/23/18, Budget & Finance Committee voted 2-0 to recommend approval. Finance Committee meets 5/7/18. Their disposition will be provided upon receipt. 14 days has elapsed per Section XVIII of the Council Rules & Procedures, therefore pending the dispositions of Finance Committee; this measure may be finally voted this evening

M. OLD BUSINESS - None

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TOWN CLERKS OFFICE
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N. NEW BUSINESS

- a) Ordinance D-FY18-015: Zoning Ordinance - Zoning Map Amendment South Business District - Lyman Place Area (*Councilor Losche*)

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT



Bridgewater Town Council

In Town Council, Tuesday, May 8, 2018

Council Order: O-FY18-032

Introduced By: Town Manager
Date Introduced: March 27, 2018
First Reading: March 27, 2018
Second Reading: May 8, 2018
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY18-032

PURCHASE AND SALE AGREEMENT – McELWAIN PROPERTY

WHEREAS, The Town Manager has negotiated a Purchase and Sale Agreement (PSA) for the disposition of the McElwain School with MPZ Development LLC and Capstone Communities Development LLC;

WHEREAS, the PSA proposes to transfer the building and land for one dollar, and contemplates that the respondent expend more than \$20 million to renovate the existing structure and to build a second structure on the same property to accommodate a total of 52 housing units, all of which will be added to the Town's subsidized housing inventory;

WHEREAS, the Town and the Respondent propose a Public Private Partnership ("PPP") to collaborate as a means to securing the necessary Local, State and Federal resources;

ORDERED, that the Town Council ratify the attached Purchase and Sale Agreement, and further authorize the Town Manager to negotiate any other agreements to mitigate or reduce the Town's obligation under the Purchase and Sale Agreement.

Explanation:

The Town Manager hired Attorney Mark Bobrowski, one of the state's leading land use attorney, to negotiate a Purchase and Sales Agreement with the successful respondent to the McElwain RFP. The attached agreement is the result of that negotiation. The P&S Agreement requires the respondent to make application to the Community Preservation Committee for funding, and the Zoning Board of Appeals for plan approval.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
- Budget & Finance Committee - Finance Committee	- Meet 5/7/18. Disposition will be provided upon receipt. - Meet 5/7/18. Disposition will be provided upon receipt.



Bridgewater Town Council

In Town Council, Tuesday, May 8, 2018

Council Order: O-FY18-034

Introduced By:	Town Manager <i>(at the request of the Finance Director)</i>
Date Introduced	April 10, 2018
First Reading:	April 10, 2018
Second Reading:	May 8, 2018
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY18-034

ACCEPTANCE OF OTHER ONE TIME REVENUE FOR SPECIAL PURPOSE

WHEREAS: Massachusetts General Laws, Chapter 40, §5B, requires the Town Council to accept and authorize the expenditure of revenue sources that are deemed one-time or mitigation revenues to fund one-time and/or unforeseen expenditures, and;

WHEREAS: The Town of Bridgewater has received a \$109,799.50 mitigation payment for minor modification from Long Built Homes for the Bridgewater Preserve Curbing and Project Phasing.

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the payment of \$109,799.50 from Long Built Homes to appropriate and reserve in accordance with stated purpose thereof.

Explanation:

This payment will be used in accordance with the Planning Board, CED Director, and Highway Superintendent, to specifically address the Cherry Street and Bridgewater Preserve roadway improvements as per the original plan approval process.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
- Budget & Finance Committee - Finance Committee	4/23/18: Vote 2-0 recommend approval. - Meet 5/7/18. Disposition will be provided upon receipt.



Bridgewater Town Council

In Town Council, Tuesday, May 8, 2018

Council Order: O-FY18-035

Introduced By: Town Manager *(at the request of the Finance Director)*
Date Introduced: April 10, 2018
First Reading: April 10, 2018
Second Reading: May 8, 2018
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY18-035

ACCEPTANCE OF OTHER ONE TIME REVENUE FOR SPECIAL PURPOSE – BRIDGEWATER HOMES, LLC

WHEREAS: Massachusetts General Laws, Chapter 40, §5B, requires the Town Council to accept and authorize the expenditure of revenue sources that are deemed one-time or mitigation revenue to fund one-time and/or unforeseen expenditures, or take any other action relative thereto and

WHEREAS: The Town of Bridgewater has received a \$7,000 payment as required under the Comprehensive Permit issued to Bridgewater Homes, LLC (or its predecessor) to offset the cost of planning for the production of affordable housing in the Town of Bridgewater;

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the payment of \$7,000 from Bridgewater Homes, LLC to appropriate and reserve in accordance with stated purpose thereof.

Explanation:

This payment will be used in accordance with the Zoning Board of Appeals condition #36 –“that a donation shall be made... in the amount of \$14,000, \$7,000 of which shall be paid to the issuance of the 10th certificate of occupancy and \$7,000 of which shall be paid prior to the issuance of the 25th certificate of occupancy.” Said donation shall be used for the purpose of enabling the Town to draft and adopt a plan for the production of affordable housing and/or for the development of affordable housing.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
- Budget & Finance Committee - Finance Committee	4/23/18: Vote 2-0 recommend approval. - Meet 5/7/18. Disposition will be provided upon receipt.

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



Bridgewater Town Council

In Town Council, Tuesday, May 8, 2018

Council Order: O-FY18-037

Introduced By: Town Manager
Date Introduced: April 10, 2018
First Reading: April 10, 2018
Second Reading: May 8, 2018
Amendments Adopted:
Date Adopted:
Date Effective:

Proposed Order O-FY18-037

CPC TRANSFER – PRESERVATION ASSESSMENT OF TWO OLD BRIDGEWATER HISTORICAL SOCIETY BUILDINGS AND THEIR COLLECTIONS

WHEREAS: A proposal to conduct professional preservation assessments of its historic collections and of both its historic structures: the Memorial Building, constructed c. 1900 and located at 162 Howard Street, West Bridgewater; and the Keith Parsonage, originally constructed in 1663 and inhabited by the Reverend James Keith in 1664, located at 199 River Street in West Bridgewater has been submitted and recommended by the Community Preservation Committee.

ORDERED, pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council vote to appropriate as required by Massachusetts General Laws, chapter 44B, and to meet this appropriation, transfer the sum of \$20,000 from the Community Preservation Fund (Historic Preservation) and that the Town Manager is authorized to take any other action necessary or relative thereto to complete this project.

Explanation: Funds for assessment will allow for the study and reporting on both of OBHS's historic buildings and building systems, the storage conditions of the diverse collections housed in the Memorial Building, and the policies and procedures relating to collections care. The assessment involves a site visit by a professionally trained historic building assessor and a professionally trained collections assessor. After their visit comprehensive reports will be created that will outline the recommendations for improvements needed for the buildings and for collection care tailored specifically to the two buildings.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
- Budget & Finance Committee - Finance Committee	4/23/18: Vote 2-0 recommend approval. - Meet 5/7/18. Disposition will be provided upon receipt.

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



Bridgewater Town Council

In Town Council, Tuesday, May 8, 2018

Council Order: O-FY18-038

Introduced By:	Town Manager <i>(at the request of the Finance Director)</i>
Date Introduced	April 10, 2018
First Reading:	April 10, 2018
Second Reading:	May 8, 2018
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY18-038

SEWER ENTERPRISE TRANSFERS – CAPITAL SPECIAL PURPOSE TRANSFERS

ORDERED, pursuant to Section 6-4 of the of the Bridgewater Home Rule Charter, that the Town Council assembled vote to appropriate and transfer the sum of **\$300,000**

- from SWR Reserved Special Purpose -Capital account# **6100-358000**
- to SWR ROTATING BIOLOGICAL CONTACTOR (RBC) account# **61105-583003**

Explanation:

Emergency Replacement of RBC#1 and RBC#8 – Original Equipment installed in 1988 and repairs are not feasible due to the cost and age. Replacement is in the SWR Capital Plan for FY2019, however is necessary to replace now. Once these two units replaced, total of 11 out of 14 are completed and the remaining three units are scheduled for replacement next fall. The engineers believe that this same treatment process will continue to be used for the new facility.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• Budget & Finance Committee	• 4/23/18: Vote 2-0 recommend approval.
• Finance Committee	• Meet 5/7/18. Disposition will be provided upon receipt.



Bridgewater Town Council

In Town Council, Tuesday, May 8, 2018

Council Ordinance: D-FY18-015

Introduced By: Councilor Aisha Losche

Date Introduced: May 8, 2018

First Reading: May 8, 2018

Second Reading:

Amendments Adopted:

Date Adopted:

Date Effective:

Proposed Ordinance D-FY18-015

ZONING ORDINANCE – ZONING MAP AMENDMENT SOUTH BUSINESS DISTRICT – LYMAN PLACE AREA

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 Map in the Lyman Place Area as follows:

- Adjust the Zoning designation of the South Business District (SBD) adjacent to Lyman Place to better separate residential use land from that with potential for business development.
- Reduction in the depth of the SBD will result in an increase in the area identified as Residential A/B.
- The proposed change to the SBD from a 1,600-foot depth to a 1,200 foot depth extends from the Taunton River to Map 112, Lot 39 where it transitions back to the 1,600 foot depth.
- Parcels of land which will be impacted by this proposed zoning change are as follows:
 - Map 126, Lot7
 - Map 119, Lot 21
 - Map 119, Lot 36
 - Map 119, Lot 64
 - Map 119, Lot72
 - Map 119, Lot 54
 - Map 119, Lot 55
 - Map 119, Lot 56
 - Map 119, Lot 58
 - Map 112, Lot 2
 - Map 112, Lot 39

Explanation:

There are significant wetlands along the Saw Mill Brook watershed which provide a natural divide and separation of zoning uses. The proposed changes are illustrated on the attached "Exhibit: Proposed Zoning Change from South Business to Residential A/B" dated March 30, 2018, as prepared by Silva Engineering Associates, P.C.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

GREEN SHADED
AREA TO BECOME
RESIDENTIAL A/B

