



Town of Bridgewater
Town Council Meeting
Meeting Minutes
Tuesday, July 11, 2017

CALL TO ORDER:

A quorum being duly present, Town Council President Timothy Fitzgibbons called the meeting of the Bridgewater Town Council to order at 7:30 pm, on July 11, 2017 in the Academy Building Council Chambers, 66 Central Square, Bridgewater, Massachusetts.

PRESENT:

Council members present were, Aisha Losche, Kevin Perry, Edward Haley, Timothy Fitzgibbons, Francis Sousa, Dennis Gallagher, Peter Colombotos (arriving at 7:35 p.m.), and Shawn George. Town Manager Michael Dutton and Town Attorney Jason Rawlins were also present.

ABSENT:

- Councilor William Wood

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

A moment of silence was held for all veterans who have passed including:

- John A. McCourt

APPROVAL OF MINUTES

- June 27, 2017

Motion: A motion to approve was made by Councilor Gallagher. The motion was seconded by Councilor Sousa.

Discussion: None

A voice vote was taken and the motion passed 7-0.

ANNOUNCEMENTS FROM THE PRESIDENT

PROCLAMATIONS - *None*

CITIZENS OPEN FORUM – *None*

APPOINTMENTS

- Annual Reappointments
 1. William Callahan - Affordable Housing Trust
 2. Patrick Driscoll - Affordable Housing Trust
 3. Scott Rubin - Board of Assessors
 4. Milton Morris - Board of Assessors
 5. John Sharland - Board of Health
 6. Michael Flaherty - Parks & Recreation
 7. Melissa Desjardins – Community Preservation Committee
 8. Harold Estabrook, III - Conant Trust
 9. Harry Bailey - Conservation Commission
 10. Marilyn MacDonald - Conservation Commission
 11. Tina Leo-Bianco - Conservation Commission
 12. Nora Tarr - Cultural Council
 13. Matt Putnam - Cultural Council
 14. William Smith - Historic District Commission
 15. Nicholas Palmieri - Historic District Commission
 16. Gina Guasconi - Parks and Rec Commission
 17. James Campbell - Parks and Rec Commission
 18. Thomas Arrighi - Parks and Rec Commission
 19. Daniel Buron - Parks and Rec Commission
 20. Darryl Vaci - Water-Sewer Board
 21. Luigi Primavera - Veterans' Council



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22. Charles Chisholm - Veterans' Council
23. Louis Almond - Veterans' Council
24. Pauline Grenier - Veterans' Council
25. Anthony Aveni - Zoning Board of Appeals

Motion: A motion to approve was made by Councilor Gallagher. The motion was seconded by Councilor George.

Discussion: Councilors Gallagher and George thanked the volunteers.

A voice vote was taken and the motion passed 7-0.

HEARINGS - None

LICENSE TRANSACTIONS - None

PRESENTATIONS

- Community & Economic Development/Housing Production Plan Update – Andrew Delonno
Community & Economic Development Director, Andrew Delonno gave updates on several initiatives including:

**7:35 p.m.: Councilor Colombotos entered the meeting.*

The MassWorks Grant: they know what some of the errors were in last year's submission, therefore can work to correct those. The MassWorks Grant is geared towards economic development and achieving housing goals. In our case the priority is Elm Street. One critical component is 25% engineering drawings. They will accept a commitment from the Town that the 25% drawings would be funded.

Planning Board – Mr. Delonno has proposed to the Planning Board that new developments with 10 or fewer homes be required to have an arrangement to keep those Ways private.

Over the next couple of years, the town will meet or exceed the 10% affordable housing requirement. It will be important for the Town to come up with an inclusionary zoning component so we can maintain at 10% and utilize those resources. Mr. Delonno then briefly updated on the status of 40B developments, VIVA, Duxborrow Estates and Prattown Village.

Paid Parking Program: Mr. Delonno feels it's imperative to have a paid parking program to utilize those revenues for infrastructure in and around downtown.

Zoning Code: The Zoning Code needs to be revamped. The Zoning Code, currently is out of date and poorly formatted. There are errors and inconsistencies. To keep it out of the political arena, it should be handled by an outside person.

Easy Street: Mr. Delonno spoke about Easy Street which is zoned as Industrial A, which is incorrect. It should be rezoned as Residential A/B. That will come before the Council in the near future.

Complete Streets: Howard, Stein, Hudson is moving right along.

Downtown Redevelopment: The existing downtown master plan is mainly predicated on private development. The key to that is residential density. We don't see any projects that take advantage of the increased residential density.

Councilor Questions:

- Councilor George asked how much the 25% related to the MassWorks Grant will cost. Mr. Delonno is not sure yet, but should have a better idea in a couple of weeks. Mr. George then asked if there is a commercial component to the Claremont development. Mr. Delonno explained they are preparing to build a new four-story office building, but it's not part of the 40B application. Councilor George asked if there was anything coming online with Downtown Development and mentioned several vacant sites. Mr. Delonno responded; private developers have had numerous conversations with the building owner.
- Councilor Sousa asked about the Claremont's proposal for upscale apartments. Mr. Delonno responded, it's a 40B application for 300 units, some of which is affordable.



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- Councilor Haley asked if there is any prevention after a period of time for private ways to become public ways. Mr. Delonno responded there would have to be associations or other mechanisms to not be considered for public ways.
- Councilor Perry asked if there was a timeframe for the parking program? Mr. Delonno responded it's a matter of getting Councilor buy in to propose an Ordinance.
- Councilor Losche asked how the town is attracting new business and are there any statistics on organizations we've lost and why. Mr. Delonno responded; we do not have an active marketing program - we don't have the resources. We have worked hard to streamline permitting to help get people through the process and thinks we've had some success, citing Elm Street, Devaney Propane as examples. Mr. Delonno noted they have had conversations with some other businesses that would make great additions to the Elm Street corridor. He pointed out that it's hard to tell when a business just doesn't consider you.
- At Councilor Colombotos' request, Mr. Delonno explained how improving our zoning helps with economic development. He explained, 90% of our current zoning is open to interpretation. Co-Parts was hesitant to even go into permitting because of the ambiguity. There are important corridors that have the potential for mixed use and there are things that we've not even considered like online sales. Businesses like predictability. Councilor Colombotos asked how Complete Streets can help CED initiatives. Mr. Delonno responded, having a livable downtown is key.
- Councilor Haley asked if Mr. Delonno hears reasons from folks who choose not to come here. Mr. Delonno responded he hears periodically from companies, sometimes it's lack of space or their use isn't allowed.

President Fitzgibbons then recognized the Mandela Washington Fellows who were in attendance. Several of the students came forward and spoke briefly about their roles back in their homeland.

- **Skips Liquors Update**

Skips owner, Yogi Patel came forward and gave an update noting that in February he told the Council the store would be complete and open in August, however, lots of things went wrong and he has lost a lot of money in process. They will be pouring concrete tomorrow and expect to be done by end of October and open in November. President Fitzgibbons explained the Council's concern that the store has been closed for quite some time and the liquor license is a valuable item.

- **Senior Center – Town Manager**

Mr. Dutton provided an update on the Senior Center kitchen and bath renovation. He walked through history and showed pictures of kitchen and bathrooms. Mr. Dutton listed capital and maintenance needs and approximate costs. He showed pictures of various areas needing repair in the parking lot and inside the building. The total parking lot cost estimate was \$100,000. Mr. Dutton showed an organizational chart and spoke about staffing levels outlining the Elder Affairs Director responsibilities and the uses and programs for the Senior Center. Finally, Mr. Dutton noted the most pressing needs as a vehicle and generator.

Councilor Questions:

- Councilor Perry asked if the van was purchased new in 2005. Mr. Dutton responded, his recollection is that it was purchased new and the university funded some of it. Councilor Perry followed up asking if leasing is a better deal. Mr. Dutton thought that was a good idea. He is also in touch with BAT who recycles their vehicles. Councilor Perry asked if there is any way to patch the parking lot. Mr. Dutton responded, for the safety aspect we can patch the cracks in front but the rear is a much bigger area to cut and patch.
- Councilor Colombotos asked if the seniors use it mostly during the day and other groups use it in evening. It seems to Mr. Colombotos that there's a greater opportunity for funding if more organizations use it.
- Councilor Fitzgibbons pointed out that we have to budget for maintenance.



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- Department of Public Works (DPW) – Town Manager
Mr. Dutton outlined the five departments which make up the Department of Public Works (DPW). Water Supply, Roadways, Water Pollution Control, Structures & Grounds and Solid Waste. He briefly described what each department does and challenges they are facing; showing an organizational chart for each department including current FTEs. Mr. Dutton spoke about a DPW Director position and what the responsibilities would be, noting the position is not funded for FY18, but they will look to fill it in FY19 or FY20. Mr. Dutton briefly addressed some frequently asked questions about a DPW and spoke about needs going forward.

Councilor Questions:

- Councilor Colombotos asked if we done any maintenance on parks. Mr. Dutton responded we've been relying on our Park Stewards. We currently have an MPA student intern looking at an implementation plan on the passive recreation and recreational needs plan.
- Councilor Perry asked how a DPW Department exists without a DPW Director. Mr. Dutton responded; the DPW exists now and all the departments work very well together. We miss having that one person to drive the department. Councilor Perry noted his concerns about the gazebo at Legion Field. Mr. Dutton advised Charlie Simonds has received quotes on railings.
- Councilor Haley asked for an update on electronic metering. Mr. Dutton responded they have done a test phase and over the next three years we will try to secure funding.

TOWN MANAGER'S REPORT

- Mr. Dutton briefly outlined the items his office will be working on this summer: McElwain, Town Hall, Spring Street Garage, continue to work on Memorial Building improvements, plan for Highway Barn renovations, plan for Fire Station replacement, Mitchell School planning work, finalize the Housing Production Plan, finalize the Complete Streets plan, find funding for the 25% design for Elm Street, finalizing the forecasting tool and will be brining a 5-year projection in the fall. Will be reaching out to committees and working with them on strengthening their land use decisions so they can stand up to legal challenges.

Councilor Questions:

- Councilor Sousa asked if the speed limit in downtown is too high, noting he had received a call from a constituent. Mr. Dutton responded we can check the speed limits, noting the Police Chief does a good job of patrolling. He added; Complete Streets will have some traffic calming methods. Mr. Sousa also noted he thought the School Zone posting of 20 MPH is not working.
- Councilor Colombotos noted he observed the striping at the entrances for pharmacies and over by Bridgewater Farm Supply, seems non-existent asking if we can we look at that. Mr. Dutton stated we have the striping company coming in, but he is not sure when. At Councilor Colombotos' request, Mr. Dutton provided a brief update on the Municipal Parking Lot noting, the short-term plan is to clear it, take out obstructions and reconfigure the lot to accommodate more vehicles, but are waiting on funding.
- Councilor Gallagher asked for an update on the Treasurer/Collector position. Mr. Dutton advised; the consultant will stay on for a while longer and we are getting a revised posting up. Councilor Gallagher asked if there were candidates from the previous pool that you want to seek out? Mr. Dutton responded they are looking. Councilor Gallagher asked for an update on the RFPs for the McElwain. Mr. Dutton responded; he is completing them and will circulate. He is looking for a 9/6 return date for RFPs.

DISCUSSIONS

SUBCOMMITTEE REPORTS

LEGISLATION FOR ACTION

- Order O-2017-040: Creation of an Informational Postcard
Motion: A motion to approve was made by Councilor Losche. The motion was seconded by Councilor Haley.
Discussion: None



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Motion: A motion to amend was made by Councilor Losche to strike “date: from the order. The motion was seconded by Councilor Haley.

A voice vote was taken and the motion to amend passed 8-0.

A roll call vote was taken with results recorded as follows:

Losche – YEA; Wood – ABSENT; Perry – YEA; Haley – YEA; Fitzgibbons – YEA; Sousa – YEA; Gallagher – YEA; Colombotos – YEA; George - YEA. The motion passed, as amended, 8-0.

- Order O-2017-041: Tree Removal - Downtown

Motion: A motion to approve was made by Councilor Sousa. The motion was seconded by Councilor George.

Discussion: None

A roll call vote was taken with results recorded as follows:

George – YEA; Colombotos – YEA; Gallagher – YEA; Sousa – YEA; Fitzgibbons – YEA; Haley – YEA; Perry – YEA; Wood – ABSENT; Losche - YEA. The motion passed 8-0.

OLD BUSINESS - None

NEW BUSINESS

- D-FY18-001 – Establish a Stabilization Fund

President Fitzgibbons briefly explained the ordinance.

Motion: A motion was made by Councilor Haley to refer to the Budget & Finance and Finance Committees. The motion was seconded by Councilor Gallagher.

Discussion: None

A voice vote was taken and the motion passed 8-0.

- O-FY18-001 – Acceptance of a Gift – Bridgewater State University

Motion: A motion was made by Councilor Sousa to refer to the Budget & Finance and Finance Committees. The motion was seconded by Councilor Losche.

Discussion: None

A voice vote was taken and the motion passed 8-0.

CITIZEN COMMENTS

- Bridget Boyle: Ms. Boyle complimented Mr. Dutton on his presentation. Spoke about staffing noting many staff members aren't paid for by Town of Bridgewater. The disrepair has been going on for years. Wants to know when the improvements will happen. Spoke about an incident that occurred today with a hood vent over the stove.
- Dr. Carlton Hunt, 80 Austin Street: Regarding the Sewer Treatment upgrade – Dr Hunt noted that is an incredibly expensive upgrade. He is concerned the state is requiring us to remove phosphorus when it's not needed and there may be other options. Regarding the Senior Center – Dr. Hunt suggested looking at Green Communities funding; anything classified as energy efficient can be considered for the budget. He also asked if solar can be used at the Senior Center since it's not too close to trees, particularly behind the meter. Dr. Hunt briefly spoke about the Mandela Washington Scholars.

COUNCIL COMMENTS

- Councilor Losche: The Mandela Fellows were great to meet tonight. Mrs. Losche thanked the 4th of July Committee for a great day.
- Councilor Wood: Absent
- Councilor Perry: Thanked all the people being reappointed this evening.
- Councilor Haley: The 4th of July was great. Mr. Haley had the pleasure of meeting the Mandela Washington Fellows several times. He thanked the roadways worker who was shoveling out drainage today in the pouring rain.
- Councilor Sousa: Thanked the Mandela Washington scholars for attending this evening.
- Councilor Gallagher: Thanked Mandela Scholars for attending this evening and thanked the 4th of July Committee for a great, festive day.
- Councilor Colombotos: Nothing



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- Councilor George: Mr. George was glad to meet some of the Mandela Scholars last evening. He thanked the 4th of July Committee.
- Councilor Fitzgibbons: Thanked 4th of July Committee noting; they're a small group who raises a lot of money. He thanked the Mandela Washington Scholars for attending this evening and speaking about their public service in their home countries.

EXECUTIVE SESSION – *No Executive Session was held.*

ADJOURNMENT

Motion: A motion to adjourn was made by Councilor Losche. The motion was seconded by Councilor Haley. A voice vote was taken and the motion passed 8-0.

The meeting adjourned at 10:00 p.m.
Minutes submitted by: Ann Holmberg

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, August 8, 2017, to approve the aforementioned minutes, as submitted by a voice vote (4-0-1) (Councilor Wood abstained).

A TRUE COPY ATTEST:

Ann M. Holmberg
Town Council Clerk