



BRIDGEWATER TOWN COUNCIL

Tuesday, August 6, 2013

7:30 PM

BTV Studios, 80 Spring Street

AGENDA

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) July 2, 2013

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

a) Library Board of Trustees – Jim Kirkcaldy

F. HEARINGS

G. LICENSE TRANSACTIONS

a) Petition #P-2013-027: New Common Victualler License - Just Yo-Way, LLC, 19 Central Square

b) Petition #P-2013-028: Change of Manager for an Alcohol Licensee – The Portuguese Holy Ghost Society, Inc., 352 Broad Street

H. PRESENTATIONS

I. TOWN MANAGER'S REPORT

J. DISCUSSIONS

K. SUBCOMMITTEE REPORTS

L. LEGISLATION FOR ACTION - None

M. OLD BUSINESS

a) Ordinance #D-2013-003: Amend Zoning Bylaw: Article A. CBD Mixed Use Buildings

At a joint public hearing held July 19, 2013, the Planning Board voted to recommend the proposed ordinance and the Community and Economic Development Committee voted 3-0 to recommend approval. This measure requires advertising and may not be finally considered this evening.

b) Ordinance #D-2013-004: Amend Zoning Bylaw: Article B. CBD Mixed Use Buildings

At a joint public hearing held July 19, 2013, the Planning Board voted to recommend the proposed ordinance and the Community and Economic Development Committee voted 3-0 to recommend approval. This measure requires advertising and may not be finally considered this evening.

c) Ordinance #D-2013-005: Amend Zoning Bylaw: Article C. CBD Mixed Use Buildings

At a joint public hearing held July 19, 2013, the Planning Board voted to recommend the proposed ordinance and the Community and Economic Development Committee voted 3-0 to recommend approval. This measure requires advertising and may not be finally considered this evening.

d) Ordinance #D-2013-006: Amend Zoning Bylaw: Article D. CBD Mixed Use Buildings

At a joint public hearing held July 19, 2013, the Planning Board voted to recommend the proposed ordinance and the Community and Economic Development Committee voted 3-0 to recommend approval. This measure requires advertising and may not be finally considered this evening.

- e) Ordinance #D-2013-007: Amend Zoning Bylaw: Article E. CBD Mixed Use Conversion
At a joint public hearing held July 19, 2013, the Planning Board voted to recommend the proposed ordinance with one minor modification and the Community and Economic Development Committee voted 3-0 to recommend approval with the modification. This measure requires advertising and may not be finally considered this evening.
- f) Ordinance #D-2013-008: Amend Zoning Bylaw: Article F. Bed and Breakfast
At a joint public hearing held July 19, 2013, the Planning Board voted to recommend the proposed ordinance and the Community and Economic Development Committee voted 3-0 to recommend approval. This measure requires advertising and may not be finally considered this evening.
- g) Ordinance #D-2013-009: Amend Zoning Bylaw: Article G. Bed and Breakfast
At a joint public hearing held July 19, 2013, the Planning Board voted to recommend the proposed ordinance and the Community and Economic Development Committee voted 3-0 to recommend approval. This measure requires advertising and may not be finally considered this evening.
- h) Ordinance #D-2013-010: Amend Zoning Bylaw: Article H. Bed and Breakfast
At a joint public hearing held July 19, 2013, the Planning Board voted to recommend the proposed ordinance and the Community and Economic Development Committee voted 3-0 to recommend approval. This measure requires advertising and may not be finally considered this evening.
- i) Resolution #R-2013-002: Town Manager Goals (Councilor Whitaker)
The Council's Rules and Procedures Committee voted 2-0 to recommend approval with amendments submitted by Town Manager. This measure may be finally considered this evening pending any amendments voted by the Council.

N. NEW BUSINESS

- a) Ordinance #D-2013-013: Walnut Street – Zoning Change (Councilor Wright)
- b) Order #O-2013-029: Establish Charter Review Committee (Councilors Whitaker and Wood)
- c) Order #O-2013-030: Laying Out and Acceptance of a Private Way – Aldrich Place (At the request of the property owner)
- d) Transfer #T-2013-017: Relocation of Fiber Optic Cable Project
- e) Transfer #T-2013-018: Library Workers Transfer
- f) Transfer #T-2013-019: Unpaid Invoice for Police/Fire Medical Expense
- g) Olde Scotland Links Equipment Lease

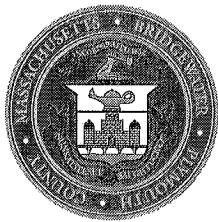
O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

Pursuant to M.G.L., Section 21A (3): To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

R. ADJOURNMENT



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Council Petition: P-2013-027

Date Introduced/Public Hearing: August 6, 2013

Amendments Adopted:

Date Adopted:

Date Effective:

Petition: P-2013-027

Relative to:

THE GRANTING OF A COMMON VICTUALLER LICENSE

WHEREAS, Just Yo-Way, LLC has submitted all applicable documentation as required for a new license to operate a food establishment at 19 Central Square, Bridgewater, Massachusetts; and

WHEREAS, Thomas X. Huynh is the owner and will serve as the manager of record and proposes to operate the business during the following hours:

Monday - Saturday	11:00 a.m. - 10:00 p.m.
Sunday	11:00 a.m. - 9:00 p.m.

and;

WHEREAS, the Building Inspector recommends that this request should be approved with the following stipulations:

- 1) All final inspections must be completed and approved from the following Departments / Boards:
 - Building Inspector
 - Deputy Fire Chief
 - Chief Electrical Inspector
 - Chief Plumbing & Gas Inspector
 - Health Agent

A Certificate of Inspection or Occupancy Permit may not be issued until all final inspections has been done and approved by all.

- 2) The Business will not be allowed to open until all relevant departments have performed their final inspections; all requisite permits have been pulled and paid for and a valid *Certificate of Inspection* has been issued.

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, Fire, Police, and Health 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 2 and section 6 respectively of the Massachusetts General Law (M.G.L.), in Town Council assembled approve the petition of Just Yo-Way, LLC be granted a license to operate a food establishment within the Town of Bridgewater.



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Council Petition: P-2013-028

Date Introduced/Public Hearing: August 6, 2013

Amendments Adopted:

Date Adopted:

Date Effective:

Petition: P-2013-028

Relative to:

CHANGE OF MANAGER OF AN ALCOHOL ESTABLISHMENT

WHEREAS, the Portuguese Holy Ghost Society of Bridgewater, Inc. has petitioned to change the manager of the alcohol establishment from Jose DeChaves to Edward Reis; and

WHEREAS, Approval of such request is required by Massachusetts General Law – Chapter 138 prior to the final submission to the Commonwealth's Alcohol Beverages Control Commission who must ratify such appointment; and

WHEREAS, Portuguese Holy Ghost Society of Bridgewater, Inc. has complied with the policies and requirements of the Town of Bridgewater; and

WHEREAS, the Bridgewater Town Council, acting as the Legislative body of the Town has such local licensing authority and with affirmative recommendation from Police Department, it appears that the public good so requires such petition be granted;

The Town Council of the Town of Bridgewater, Massachusetts, pursuant to Chapter 138 of the Massachusetts General Law (MGL), in Town Council assembled approve the petition of the Bridgewater Citizen's Club, Inc. to change its manager from Jose DeChaves to Edward M. Reis as requested.



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Council Ordinance: D-2013-003

Introduced By:	Councilors Timothy Fitzgibbons and William Wood
Date Introduced:	May 21, 2013
First Reading:	May 21, 2013
Second Reading:	August 6, 2013
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Proposed Ordinance D-2013-003

ZONING BYLAW AMENDMENT: Article A. CBD Mixed Use Buildings

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 Bylaw, Article A as follows:

Replace existing language with the following:

Section 6.10 Except as provided by law or in this Ordinance in each district no building, structure or land shall be used or occupied except for the purposes permitted as set forth in the accompanying Table of Use Regulations, Section 6.30. Any use not listed shall be construed to be not allowed. The use of lands within an aquifer protection district, shall in addition, be subject to section 15.40 of this Ordinance.

***Explanation:** The purpose of this ordinance is to allow for mixed use development in the downtown area. The primary change is allowing residential usage in the downtown area as has been recommended since 2002 by Master Plan.*

Committee Referrals and Dispositions:

<i>Referral(s)</i>	<i>Disposition(s)</i>
• This measure received a first reading 521/13. • This measure was referred to the Planning Board • This measure was referred to the Community and Economic Development Committee • A joint public hearing was conducted on 7/15/13 • Public Hearing notices were published and posted as required by MGL • This measure requires further advertising and therefore may not be finally considered.	



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Council Ordinance: D-2013-004

Introduced By:	Councilors Timothy Fitzgibbons and William Wood
Date Introduced:	May 21, 2013
First Reading:	May 21, 2013
Second Reading:	August 6, 2013
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Proposed Ordinance D-2013-004

ZONING BYLAW AMENDMENT: Article B. CBD Mixed Use Buildings

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 Bylaw, Article A as follows:

Create a new subsection below section 6.10

Section 6.11 Multiple uses Mixed use building or multiple uses on a property in the Central Business District may be allowed through the special permit process. The special permit granting authority may allow for more than one principal and/or accessory use if the property meets the requirements of Section 19.4 of the Mixed Use Ordinance. The parking requirements for each use shall apply to the portion of the building or land so used.

***Explanation:** The purpose of this ordinance is to allow for mixed use development in the downtown area. The primary change is allowing residential usage in the downtown area as has been recommended since 2002 by Master Plan.*

Committee Referrals and Dispositions:

<i>Referral(s)</i>	<i>Disposition(s)</i>
• This measure received a first reading 5/21/13. • This measure was referred to the Planning Board • This measure was referred to the Community and Economic Development Committee • A joint public hearing was conducted on 7/15/13 • Public Hearing notices were published and posted as required by MGL • This measure requires further advertising and therefore may not be finally considered.	• 7/15/13: Vote unanimous to recommend • 7/15/13: Vote 3-0 to recommend approval



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Council Ordinance: D-2013-005

Introduced By:	Councilors Timothy Fitzgibbons and William Wood
Date Introduced:	May 21, 2013
First Reading:	May 21, 2013
Second Reading:	August 6, 2013
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Proposed Ordinance D-2013-005

ZONING BYLAW AMENDMENT: Article C. CBD Mixed Use Buildings

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 Bylaw, Article A as follows:

Additional definitions to Section 2 Definitions

Use, Principal: The main or primary purpose for which a structure or lot is designed, arranged, or intended, or for which it may be used, occupied or maintained under this Ordinance. Only one principal use shall be allowed by-right for each lot.

Use, Accessory: A use incidental and subordinate to the principal use of a structure or lot, as identified in 6.30 Table of Use Regulations, i. Accessory Uses and Off-Street Parking. An accessory use by area shall not exceed 40 percent of the total area of the structure (s) and/or lot in which such use is located. Only one accessory use shall be allowed by-right for each lot.

Explanation: The purpose of this ordinance is to allow for mixed use development in the downtown area. The primary change is allowing residential usage in the downtown area as has been recommended since 2002 by Master Plan.

Committee Referrals and Dispositions:

<i>Referral(s)</i>	<i>Disposition(s)</i>
• This measure received a first reading 5/21/13. • This measure was referred to the Planning Board • This measure was referred to the Community and Economic Development Committee • A joint public hearing was conducted on 7/15/13 • Public Hearing notices were published and posted as required by MGL • This measure requires further advertising and therefore may not be finally considered.	• 7/15/13: Vote unanimous to recommend • 7/15/13: Vote 3-0 to recommend approval



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Council Ordinance: D-2013-006

Introduced By:	Councilors Timothy Fitzgibbons and William Wood
Date Introduced:	May 21, 2013
First Reading:	May 21, 2013
Second Reading:	August 6, 2013
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Proposed Ordinance D-2013-006

ZONING BYLAW AMENDMENT: Article D. CBD Mixed Use Buildings

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 Bylaw, Article A as follows:

To create a new Mixed Use (CBD) Section

Section 19 Mixed Use (CBD)

19.1 Purpose:

The purpose of this section is to allow for the redevelopment of the Central Business District to expand small retail and restaurant uses while providing flexibility to respond to changing household sizes and needs.

19.2 Powers and Administrative Procedures:

The Planning Board is hereby designated the Special Permit Granting Authority (SPGA) for Mixed Use Development. The SPGA shall adopt rules relative to the issuance of special permits for Mixed Use Development and file a copy with the Town Clerk. The SPGA shall follow the procedural requirements for special permits as set forth in Section 9 of M.G.L. Chapter 40A. After notice and public hearing and after due consideration of the reports and recommendations of other town boards, commissions and or departments, the SPGA may grant such a permit. The SPGA shall also impose, in addition to any applicable conditions specified in this section, such applicable conditions as the SPGA finds reasonably appropriate to improve the site design, housing, traffic flow, safety and or otherwise serve the purpose of this section. Such conditions shall be imposed in writing and the applicant may be required to post a bond or other surety for compliance with said conditions in an amount satisfactory to the SPGA.

19.3 Applicability:

No Mixed Use Development special permit shall be granted unless the application and site plan meet the requirements contained in Section 19.4 and the SPGAs Rules and Regulations for Mixed Use Development applications.

19.4 Requirements:

A Mixed Use Development shall be allowed by special permit, subject of the following requirements:

1. The proposal shall meet all the land space requirements table (Section 8.40);
2. The location, size and proposed uses of the development are properly located on the site;
3. Adjacent properties are protected from nuisance caused by noise, fumes, drainage, shading, traffic and/or glare of lights;
4. Significant natural features are preserved as much as possible;
5. Preservation of historic features or buildings;
6. Properties located within the Historic District shall comply with the rules and regulations of the Historic District Commission.
7. Commercial uses shall be required on the street frontage of the first floor;
8. Architectural details of new buildings and additions, textures of wall and roof materials, should be harmonious with the building's overall architectural style and should preserve and enhance the character of the surrounding area.
9. The mass, proportion and scale of the building, proportions and relationships between doors and windows should be harmonious among themselves and with those of the surrounding area.
10. The building's location shall be parallel or perpendicular to the street. The design of proposed buildings, structures and additions shall complement, whenever feasible, the general setback, roof line, roof pitch, arrangement of openings, color, exterior materials, proportion and scale of existing buildings in the vicinity.
11. Buildings should be placed close to the road and sidewalk to encourage pedestrian traffic; parking areas should be placed to the side or rear of buildings; long horizontal facades should be avoided by incorporating recesses and projections, of a minimum of two feet in depth; entrance ways should be emphasized by use of rooflines, changes in materials, landscape treatments or other architectural elements; franchise architecture with highly contrasting color scheme, non-traditional forms, reflective siding and roof materials should be avoided; drive-through elements should be architecturally incorporated into the building; drive-through elements generally should not face the street; the material used for additions should complement the materials of the original structure.
12. Rooflines: the use of flat roofs should be avoided, A-frame roofs are preferred; roof colors should be earth tones or a color that is darker than the facade and garish roof colors should not be used; visible roofing materials should complement the color and texture of the building's facade; roof mounted mechanical equipment should be screened from public view or grouped at the rear of the structure where visibility is limited.
13. Building Signs: sign colors should complement the colors on the building; carved wooded signs are encouraged; internally illuminated signs are not allowed; lighting fixtures illuminating signs should be located so light is directed only onto the sign facade.
14. A minimum of 60% of the building's street side facade shall contain windows. The windows should be divided by muntins and framed with a casing trim; awnings should be designed as an integral part of the building facade; metal awnings are discouraged.

15. The maximum number of residential units shall be five (5) units per acre, provided, however, that the SPGA, as a part of the special permit, may allow up to eight (8) units per acre if 25% of the total units are affordable (ownership or rental) as established by the Commonwealth's Division of Housing and Community Development or as revised by the Town.
- a) Affordable housing units shall be integrated with the rest of the development and shall be compatible in exterior design, exterior appearance, construction and use the same quality of materials with as the other units.
 - b) The SPGA shall require the applicant to comply with local preference requirements, if any, as established by the Town Council
 - c) Applicants under this Ordinance shall submit a marketing plan or other method approved by the SPGA, which describes how the affordable units will be marketed to potential homebuyers. This plan shall include a description of the lottery or other process to be used for selecting buyers.
 - d) Each affordable unit created in accordance with this Ordinance shall have the following limitations governing its resale. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for affordable income households. The resale/rent controls shall be established through a deed restriction on the property, recorded at the Plymouth County Registry of Deeds or the Land Court, and shall be in force for as long a period as is lawful.
 - e) The purchaser of an affordable housing unit developed as a result of this Ordinance shall agree to execute a deed rider prepared by the Town, granting, among other things, the Town's (or assignee) right of first refusal for a period not less than one hundred and eighty (180) days to purchase the property of assignment thereof, in the event that, despite diligent efforts to sell the property, a subsequent qualified purchaser cannot be located.
 - f) The SPGA shall require, as a condition for special permit approval under this Ordinance, that the deeds to the affordable housing units contain a restriction against renting, leasing or sub-leasing said affordable unit so that the rent does not exceed the maximum level as established by the Commonwealth's Division of Housing and Community Development (as may be revised) during the period for which the housing unit contains a restriction on affordability.
 - g) The SPGA shall require, as a condition for special permit approval under this Ordinance, that the applicant comply with the mandatory set-asides and accompanying restrictions on affordability, including the execution of the deed rider. The Zoning Enforcement Officer shall not issue an occupancy permit for any affordable unit until the deed restriction is recorded at the Plymouth County Registry of Deeds or the Land Court.
16. Two parking spaces per unit plus one visitor parking space for every three units shall be provided.
17. A properly screened dumpster shall be located that meet the following requirements; buffer adjacent residential uses, provides easy access for removal service, doesn't conflict with parking or interior vehicle access, plastic tops to reduce noise.
18. A suitable snow storage area shall be provided without loss of any of the required parking spaces or displacement of drainage basin, swales, etc. The snow storage area shall accommodate a six (6) inch storm event for the driveways and access ways, parking, loading and sidewalk areas contained within the development.
19. Drives and parking areas shall not be illuminated by lighting fixtures higher than twenty (20) feet. Sidewalks shall not be illuminated by lighting fixtures higher than fifteen (15) feet. All lighting

fixtures shall be shielded to have a total cutoff of all light at less than ninety (90) degrees. The total cutoff of all light shall occur within the property lines of the parcel to be developed.

- 20.** A Traffic Impact Assessment, Traffic Impact Statement and Regional Traffic Analysis shall be submitted as required by the Traffic Impact Study By-law.

19.5 Compliance:

An as -built, certified by a registered professional land surveyor or engineer shall be submitted to the SPGA and Building Inspector before the issuance of a permanent occupancy permit. The as-built plan shall attest to a development's conformity to its approved site plan by indicating landscaping, buildings, drainage flow, number of parking stalls, and limits of parking areas and drives.

Any changes in the approved special permit shall be submitted to the SPGA for review and approval prior to issuance of permanent occupancy permit.

The special permit is granted for a period of two years and shall lapse if substantial use or construction has not been commenced by such date, except for good cause shown and provided that said construction once begun shall be actively and continuously pursued to completion within a reasonable time. Good cause and reasonable time shall be determined by a vote of the SPGA.

19.6 Appeals:

Any person aggrieved by a decision of the SPGA under this section may appeal to the Superior Court, the Land Court or the District Court pursuant to Chapter 40A of the Massachusetts General Laws.

Explanation: The purpose of this ordinance is to allow for mixed use development in the downtown area. The primary change is allowing residential usage in the downtown area as has been recommended since 2002 by Master Plan.

Committee Referrals and Dispositions:

<i>Referral(s)</i>	<i>Disposition(s)</i>
• This measure received a first reading 5/21/13. • This measure was referred to the Planning Board • This measure was referred to the Community and Economic Development Committee • A joint public hearing was conducted on 7/15/13 • Public Hearing notices were published and posted as required by MGL • This measure requires further advertising and therefore may not be finally considered.	• 7/15/13: Vote unanimous to recommend • 7/15/13: Vote 3-0 to recommend approval



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Council Ordinance: D-2013-007

Proposed Amendment

Introduced By: Councilors Timothy Fitzgibbons and William Wood
Date Introduced: May 21, 2013
First Reading: May 21, 2013
Second Reading: August 6, 2013
Amendments Adopted:
Date Adopted:
Date Effective:

Proposed Ordinance D-2013-007

ZONING BYLAW AMENDMENT: Article E. CBD Mixed Use Buildings

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 Bylaw, Article A as follows:

Add new line in Section 6.30

Section 6.30, Table of Use Regulations, I, Accessory Uses, 11, to allow the conversion of existing buildings into mixed use :

I	Accessory Uses	Res A/B	Res C	Res D	CBD	SBD	Bus B	Ind A	IND B	PD	MHEC	GBD
11.	Conversion of existing structure into a mixed use with a maximum of one commercial use on the first floor and two residential units <u>* The conversion shall maintain the appearance of the existing structure.</u>	N	N	N	Y	N	N	N	N	N	N	N

~~* The conversion shall maintain the appearance of the existing structure.~~

Explanation: The purpose of this ordinance is to allow for mixed use development in the downtown area. The primary change is allowing residential usage in the downtown area as has been recommended since 2002 by Master Plan.

Committee Referrals and Dispositions:

<i>Referral(s)</i>	<i>Disposition(s)</i>
• This measure received a first reading 5/21/13. • This measure was referred to the Planning Board • This measure was referred to the Community and Economic Development Committee • A joint public hearing was conducted on 7/15/13 • Public Hearing notices were published and posted as required by MGL • This measure requires further advertising and therefore may not be finally considered.	• 7/15/13: Vote unanimous to recommend with amendment above. • 7/15/13: Vote 3-0 to recommend approval as amended.



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Council Ordinance: D-2013-008

Introduced By: Councilors Timothy Fitzgibbons and William Wood
Date Introduced: May 21, 2013
First Reading: May 21, 2013
Second Reading: August 6, 2013
Amendments Adopted:
Date Adopted:
Date Effective:

Proposed Ordinance D-2013-008

ZONING BYLAW AMENDMENT: Article F. CBD Bed and Breakfast

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 Bylaw, Article A as follows:

Add new line in Section 6.30

Section 6.30, Table Of Use Regulations, A, Residential Uses, 10A, Licensed Bed and Breakfast.

A	Residential Uses	Res A/B	Res C	Res D	CBD	SBD	Bus B	Ind A	IND B	PD	MHEC	GBD
10A.	Licensed Bed and Breakfast (see section 20)	SP	SP	SP	SP	SP	SP	N	N	N	N	SP

Explanation: *The purpose of this ordinance is to allow for Bed and Breakfast operations in certain districts within Town. This Ordinance changes the current bylaw from “by right” to a Special Permit process with specific criteria in certain districts.*

Committee Referrals and Dispositions:

<i>Referral(s)</i>	<i>Disposition(s)</i>
• This measure received a first reading 5/21/13. • This measure was referred to the Planning Board • This measure was referred to the Community and Economic Development Committee • A joint public hearing was conducted on 7/15/13 • Public Hearing notices were published and posted as required by MGL • This measure requires further advertising and therefore may not be finally considered.	• 7/15/13: Vote unanimous to recommend • 7/15/13: Vote 3-0 to recommend approval



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Council Ordinance: D-2013-009

Introduced By:	Councilors Timothy Fitzgibbons and William Wood
Date Introduced:	May 21, 2013
First Reading:	May 21, 2013
Second Reading:	August 6, 2013
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Proposed Ordinance D-2013-009

ZONING BYLAW AMENDMENT: Article G. Bed and Breakfast

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 Bylaw, Article A as follows:

Add a Bed and Breakfast definition

Bed and Breakfast: a private owner occupied residence with one to five guestrooms. The bed and breakfast is subordinate and incidental to the main residential use of the building. Individual guests are prohibited from staying at a particular bed and breakfast establishment for more than fourteen (14) days in any one-year period.

Explanation: The purpose of this ordinance is to allow for Bed and Breakfast operations in certain districts within Town. This Ordinance changes the current bylaw from "by right" to a Special Permit process with specific criteria in certain districts.

Committee Referrals and Dispositions:

<i>Referral(s)</i>	<i>Disposition(s)</i>
• This measure received a first reading 5/21/13. • This measure was referred to the Planning Board • This measure was referred to the Community and Economic Development Committee • A joint public hearing was conducted on 7/15/13 • Public Hearing notices were published and posted as required by MGL • This measure requires further advertising and therefore may not be finally considered.	• 7/15/13: Vote unanimous to recommend • 7/15/13: Vote 3-0 to recommend approval



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Council Ordinance: D-2013-010

Introduced By:	Councilors Timothy Fitzgibbons and William Wood
Date Introduced:	May 21, 2013
First Reading:	May 21, 2013
Second Reading:	August 6, 2013
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Proposed Ordinance D-2013-010

ZONING BYLAW AMENDMENT: Article H. Bed and Breakfast

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 Bylaw, Article A as follows:

Add a new Section 20. Bed and Breakfast.

Section 20 Bed and Breakfast

20.1 Purpose:

The purpose of this section is to preserve the existing housing stock and neighborhood character while providing efficient use of larger homes and providing flexibility to respond to changing household sizes and needs.

20.2 Powers and Administrative Procedures:

The Planning Board is hereby designated the Special Permit Granting Authority (SPGA) for Bed and Breakfast. The SPGA shall adopt rules relative to the issuance of special permits for Bed and Breakfast and file a copy with the Town Clerk. The SPGA shall follow the procedural requirements for special permits as set forth in Section 9 of M.G.L. Chapter 40A. After notice and public hearing and after due consideration of the reports and recommendations of other town boards, commissions and or departments, the SPGA may grant such a permit. The SPGA shall also impose, in addition to any applicable conditions specified in this section, such applicable as the SPGA finds reasonably appropriate to improve the site design, traffic flow, safety and or otherwise serve the purpose of this section. Such conditions shall be imposed in writing and the applicant may be required to post a bond or other surety for compliance with said conditions in an amount satisfactory to the SPGA.

20.3 Applicability:

No bed and breakfast special permit shall be granted unless the application and site plan meet the requirements contained in Section 20.4 and the SPGAs Rules and Regulations for Bed and Breakfast applications.

20.4 Requirements:

A bed and breakfast operation shall be allowed by special permit be subject of the following requirements:

- a. The Residential building hosting a bed and breakfast must be in existence prior to the approval of this by-law.
- b. In the R-A/B, SBD and GBD districts a bed and breakfast shall have a minimum lot size of 87,120 square feet and a minimum lot frontage of 300 feet
- c. In the CBD and Bus-B districts a bed and breakfast shall have a minimum lot size of 20,000 square feet and a minimum lot frontage of 120 feet.
- d. In the RC and RD districts a bed and breakfast shall have a minimum lot size of 37,000 square feet and a minimum lot frontage of 180 feet.
- e. The only meal to be provided guests shall be breakfast, and it shall only be served to guest taking lodging in the facility.
- f. Rooms used for sleeping shall be part of the primary residential structure and shall not have been specifically constructed for rental purposes.
- g. Exterior alterations other than sign (see i below) shall be in keeping with the character of the structure.
- h. The operation shall not use more than sixty (60%) percent of the floor area of the principal residence. Common areas such as the kitchens are not included in this calculation.
- i. For each bed and breakfast, one small-unlighted announcement sign not exceeding three square feet in area may be attached to and parallel with the front porch or wall of the building.
- j. One parking space (gravel) per guestroom plus two parking spaces for residence shall be provided.
- k. Guest spaces shall be setback a minimum of twenty feet from any property line and located to the side and rear of the building and shall be screened from adjacent properties by a four-foot high wood or masonry fence or by sight- obscuring vegetation of the same height.
- l. No areas shall be floodlit. Drives and parking areas shall not be illuminated by lighting fixtures higher than twenty (20) feet. Sidewalks shall not be illuminated by lighting fixtures higher than fifteen (15) feet. All lighting fixtures shall be shielded to have a total cutoff of all light at less than ninety (90) degrees. The total cutoff of all light shall occur within the property lines of the parcel to be developed.

20.5 Compliance:

- a. An as built, certified by a registered professional land surveyor or engineer shall be submitted to the SPGA and Building Inspector before the issuance of a permanent occupancy permit. The as-built plan shall attest to a developments conformity to its approved site plan by indicating landscaping, buildings, drainage flow, number of parking stalls, and limits of parking areas and drives.
- b. Any changes in the approved special permit shall be submitted to the SPGA for review and approval prior to issuance of permanent occupancy permit.
- c. The special permit is granted for a period of two years and shall lapse if substantial use or construction has not been commenced by such date, except for good cause shown and provided that said construction once begun shall be actively and continuously pursued to completion within a reasonable time. Good cause and reasonable time shall be determined by a vote of the SPGA.

20.6 Appeals:

Any person aggrieved by a decision of the SPGA under this section may appeal to the Superior Court, the Land Court or the District Court pursuant to Chapter 40A of the Massachusetts General Laws.

Explanation: The purpose of this ordinance is to allow for Bed and Breakfast operations in certain districts within Town. This Ordinance changes the current bylaw from "by right" to a Special Permit process with specific criteria in certain districts.

Committee Referrals and Dispositions:

<i>Referral(s)</i>	<i>Disposition(s)</i>
• This measure received a first reading 5/21/13. • This measure was referred to the Planning Board • This measure was referred to the Community and Economic Development Committee • A joint public hearing was conducted on 7/15/13 • Public Hearing notices were published and posted as required by MGL • This measure requires further advertising and therefore may not be finally considered.	• 7/15/13: Vote unanimous to recommend • 7/15/13: Vote 3-0 to recommend approval



Bridgewater Town Council

Proposed Amendment

In Town Council, Tuesday, Tuesday, May 21, 2013

Council Resolution: R-2012-002

Introduced By:	Councilor Sheila Whitaker
Date Introduced:	May 7, 2013
First Reading:	May 7, 2013
Second Reading:	
Amendments Adopted:	
Date Adopted:	
Effective Date:	

Resolution #R-2012-002

ESTABLISH TOWN MANAGER GOALS

WHEREAS; Section 4-9 of the Bridgewater Home Rule Charter sets forth "Annually, the council president shall cause the town council to prepare and deliver to the town manager a written evaluation of the town manager's performance"

WHEREAS; criteria for conducting a proper and meaningful evaluation includes, but is not limited to, goals set and agreed to by and between the Town Council and Town Manager.

BE IT RESOLVED: That the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the following Town Manager goals for the year 2013.



Town of Bridgewater DRAFT Town Manager Goals and Objectives

1. Financial Management The Town Manager provides leadership, timely updates and prudent advice on financial matters, gives effective assistance to the Board of Selectmen and other committees as appropriate, promotes coordination and cooperation among the town's financial departments, and develops capital and operating budgets in line with sound municipal practice and the town's bylaws.	
a. Executes a well-organized budget development process	11/1/13
b. Provide monthly updates on operating budget and capital budgets, consistent with the terms of the Charter.	Ongoing
c. Effective coordination of financial plans among Administration, Town Accountant, School Department and state agencies	Ongoing
d. Develop and execute corrective action plan of issues identified in the annual Audit Report, with status updates semi- annually to the Town Council, designed to improve the overall internal control environment to ensure the accuracy of financial transactions and statements.	Ongoing
e. Implement cost containment strategies to ensure long term financial stability of the town. Cost effective strategies include: - Creating a contract negotiation process that is designed to ensure balanced and financially sustainable agreements - Evaluation of regionalization opportunities or partnering with school district on shared resource model - Development of PILOT Strategies to compensate for revenue loss when real estate transactions pulls property off tax rolls. - Leverage benchmark data when evaluating operational budgeting plans and goals	12/15/13 Ongoing Ongoing Ongoing
2. Communications The Town Manager maintains and improves communications with the public and among town committees and departments, identifies and pursues opportunities for effective public communication, and is responsive to public and official inquiries.	
a. Timely notification of issues that require Town Council attention or action	Ongoing
b. Transparent and frequent public communication that is timely and comprehensive, leveraging the web site, a newsletter or BTv,	Ongoing
c. Regularly communicate progress on Goals and Objectives to Town Council	Quarterly
d. Design and implement appropriate communication protocol with School Districts, Bridgewater State University and Bridgewater Correctional Institution	3/1/14
3. Operations The Manager identifies opportunities to improve productivity, innovation, staff development and cost efficiencies; promotes a positive work environment, encourages accountability and cooperation within and between departments, and provides status reports while working to further major projects and initiatives.	
a. Identifies and proposes specific areas to improve productivity, service and cost-efficiency	1/15/13
b. Proposes staff development, training and accountability initiatives	Ongoing
c. Achieves goals within prescribed timelines	Ongoing
d. Delegates responsibility to department heads and staff as appropriate	Ongoing
e. Coordinates Bridgewater projects with legislative delegation, state and regional agencies, etc.	Ongoing
4. Long Range Planning The Town Manager participates in the strategic planning process, and acts in a way to protect the long-term financial, social economic and environmental interests of the community.	
a. Coordinates an annual strategic planning session with appropriate boards, committees, town employee and citizen involvement	2/1/13
b. Coordinates development efforts to involve appropriate boards, departments and the public	Ongoing
c. Prioritize and implements action steps in the approved Master Plan, Open Space Plan and other appropriate planning documents.	Ongoing
d. Participates in the next phase of strategic planning as directed by the Council	Ongoing
5. Short Term Response The Town Manager responds appropriately to unexpected and unforeseen conditions and events.	
a. Council members are informed of issues and consequences	Ongoing
b. Town and department level response is appropriate	Ongoing
c. The Town's response is coordinated with state and regional agencies	Ongoing
6. 2013-2014 Project Goals The Town Manager makes progress and provides updates on specific projects.	
a. Administrative Code: Support the data gathering of current state of organizational structure, of town operations, as well as best practice research; presenting organizational requirements and structure to Town Council.	10/1/13
b. Business Growth Improvement Plan: Assess current state of Bridgewater's resources and ability to attract	3/15/14

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

	new business. Identify best practices and structural needs to attract business. Execute a plan to become more business friendly with specific targets for increasing commercial revenue base. Analysis and recommendations on cost-saving initiatives, prioritizing collaboration with the School Department on facilities management, with quarterly status reports.	
c.	Implement performance evaluation for department heads and middle management, with mid-year status update	1/15/14
d.	Develop a performance dashboard to help facilitate the regular updates to Town Council on key strategic project, initiatives, operational initiatives and financial status. Research and propose sponsorship program for revenue generation (??)	12/15/13
e.	Leverage reports and analysis related to building improvements studies, to pull together a strategic plan for improvement, seek Town Council approval and Citizens support, execute and monitor.	Ongoing
f.	Redesign and update the web site and its content to be user friendly, transparent, and easy to navigate, creating a framework for ensuring current procedures and policies.	12/1/13
g.	Assess current state, identify operational performance issues and develop corrective action plan for Golf Course and Transfer Station.	10/15/13
7. Partnership: The Town Manager manages and cultivates partnership relationships between the Town and local University, Department of Corrections, and other local agencies.		Ongoing

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Council Ordinance: #D-2013-013

Introduced By: Councilor Sandra Wright

Date Introduced: August 6, 2013

First Reading: August 6, 2013

Second Reading:

Amendments Adopted:

Date Adopted:

Date Effective:

Proposed Ordinance #D-2013-013

ZONING MAP AMENDMENT: Residential C and Business B Districts in the Plymouth Street and Walnut Street 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 Plymouth, Walnut and Orange Street Area as follows:

- Adjust the Zoning designation of Residential C (R_C) in the area between Orange Street and Walnut Street to include Assessor's Map 37, Lots 34 and 38.
- Include the adjacent roadway areas of Orange and Walnut Streets within the Residential C District.
- Amend the Business B (B_B) boundary to remove the portion of Assessor's Map 37, Lot 21 currently in the B_B
- Amend the Business B to remove the residence and a portion of Map 37 Lot 34 and designate as Residential C.
- The Residential A/B District will follow the northerly property line of Map 37, Lot 35 and Lot 37.
- The proposed changes are illustrated on the attached "Proposed Zoning Change" overlay plan dated 7/2/2013, as prepared by Silva Engineering Associates.



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Council Order: O-2013-029

Introduced By:	Councilor Sheila Whitaker and Councilor William Wood
Date Introduced:	August 6, 2013
First Reading:	August 6, 2013
Second Reading:	
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Proposed Order #O-2013-029

ESTABLISHMENT OF BRIDGEWATER HOMERULE CHARTER REVIEW COMMITTEE

ORDERED: That pursuant to the Bridgewater Home Rule Charter, Section 9-4 (b) the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to require that a Bridgewater Home Rule Charter Committee be established and shall have seven (7) members as set forth in the Charter.

FURTHER ORDERED; That the Town Council shall appoint all members to the committee. Each member shall be appointed by an affirmative vote of 2/3 (6) of the full Council.

The Town Council shall appoint members of the committee from the citizenry of the Town of Bridgewater who possess skills in the following areas: planning, knowledge of the community, research oriented, and written/verbal communication skills. Individuals with knowledge and or expertise in the areas of law, municipal management, town government, legislative experience/knowledge, contracting and negotiations, and others, at the discretion of the Town Council, are a plus.

No person, or family member of a person, who is a town employee, town officer (elected or appointed), regional school committee member, or regional school employee shall be appointed to the Charter Review Committee. The Charter Review Committee may request that certain town and school employees participate, on an ad hoc basis, in providing information or opinions concerning their department (i.e., the task force will likely request the police chief to provide information, data, and his opinion relating to matters of public safety). However in such circumstances, town and school employees shall not be a member of the Charter Review Committee, but rather as a consultant or expert for the limited purpose and time period related to their expertise. Town and school employees, just as members of the general public, are entitled to attend any Charter Review Committee meeting for the purposes of observation.

*For the purposes of this legislative order, the term "family member" shall mean:

(A) a spouse, child, grandchild, parent, grandparent, sibling, uncle, aunt, nephew, or niece, of a town and school employee, whether related by blood, marriage, or adoption;

(B) A person who lives, or has previously lived, in a spousal relationship with a town and school employee;

NOT FOR ACTION – FIRST READING ONLY

(C) A person who lives in the same household as a town and school employee.

The Town Council, or the Town Manager at the direction of the Town Council, shall provide the Vharter Review Committee with a meeting place and other resources that the Town Council determines to be necessary and reasonable for the Charter Review Committee to conduct its work.

The committee meetings shall be open to the public. Each meeting shall include a period of public comment.

The members of the committee shall be volunteers and shall not be considered to be employees or officials of the town.

The committee may invite as guest speakers, at its discretion, experts or any other persons, including public officials from surrounding communities that the committee believes may be helpful or necessary to facilitate its work.

The committee shall appoint from its members, a Chairperson, a Vice Chairperson, and a Recording Secretary.

The committee shall prepare a study or report of its findings and recommendations to the voters of the Town of Bridgewater and to the Town Council. .

Appointments expire at the end of 18 months.

Explanation:

This new form of government has been in effect since May 2010with the first sitting council January 2012. There have been many times where Councilors and others have pointed out opportunities to improve the content of the charter. Gaps have also been identified. Where the Charter does support a regular review, the time is right to move forward on it.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Council Order: # O-2013-030

Introduced By:	At the request of the property owner.
Date Introduced	August 6, 2013
First Reading:	August 6, 2013
Second Reading:	
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Proposed Order #O-2013-030

LAYING OUT AND ACCEPTANCE OF A PRIVATE WAY – ALDRICH PLACE

WHEREAS, the owners of the subdivision known as Aldrich Place, Matthew Falconeri, have requested the Town of Bridgewater lay out and accept Aldrich Place as a public way; It is therefore;

ORDERED: that the common necessity and convenience of the inhabitants of the Town of Bridgewater require the laying out of Aldrich Place, from Aldrich Road, northeasterly, 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 is bounded as described as follows:

BEING a 4.30 -acre tract of land situated in the Town of Bridgewater, County of Plymouth, Massachusetts. Beginning on the Northerly side of Aldrich Road a public way of variable width.

BEGINNING at a drill hole set at the point of intersection of the northerly right-of-way line of Aldrich Road with the westerly right-of-way line of Aldrich Place, said point being the point of curvature of a curve to the left having a radius of 15.00 feet, a central angle of 101°07'40", and an arc distance of 26.48 feet to a concrete bound with drill hole set for the point of tangency;

THENCE NORTH 33°05'36" EAST a distance of 260.00 feet to a concrete bound with drill hole set for the point of curvature to the left having a radius of 20.00 feet;

THENCE northwesterly along said curve to the left, through a central angle of 61°55'39", an arc distance of 21.62 feet to a concrete bound with a drill hole set for the point of reverse curvature to the right having a radius of 65.00 feet;

THENCE southeasterly along said curve to the right, through a central angle of $303^{\circ}51'18''$, an arc distance of 344.71 feet to a concrete bound with a drill hole set for the point of reverse curvature to the left having a radius of 20.00 feet

THENCE southwesterly along said curve to the left, through a central angle of $61^{\circ}55'39''$, an arc distance of 21.62 feet to a concrete bound with a drill hole set for the point of tangency;

THENCE SOUTH $33^{\circ}05'36''$ WEST a distance of 269.66 feet to concrete bound with drill hole set for the point of curvature to the left having a radius of 20.00 feet;

THENCE southeasterly along said curve to the left, through a central angle of $78^{\circ}52'20''$, an arc distance of 27.53 feet to a concrete bound with a drill hole set for the point of tangency in the northerly right of way line of Aldrich Road.

THENCE NORTH $45^{\circ}46'44''$ WEST a distance of 75.45 feet along the Northerly right of way line of Aldrich Road to the point of beginning.

Aldrich Place

All the land within the limits of a private way known as Aldrich Place, supposed to belong to Matthew Falconeiri, and others, or parties unknown, being a strip of land extending from Aldrich Road, northeasterly, containing about .58 acres, more or less.

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

Drainage Lot

BEING a 0.25 -acre tract of land situated in the Town of Bridgewater, County of Plymouth, Massachusetts.

BEGINNING at a concrete bound with drill hole set at the westerly right-of-way line of Aldrich Place.

THENCE NORTH $32^{\circ}16'58''$ WEST a distance of 171.83 feet to an iron rod set for a point;

THENCE NORTH $33^{\circ}05'36''$ EAST a distance of 84.43 feet to a drill hole set for a point;

THENCE SOUTH $33^{\circ}55'25''$ EAST a distance of 148.00 feet to an iron rod set in the westerly right of way line of Aldrich Place;

THENCE southeasterly along a curve to the right, through a central angle of $100^{\circ}53'58''$, an arc distance of 114.47 feet to the point of beginning.

Said tract being shown as "Drainage Lot" on "Definitive Subdivision Plan – Aldrich Place, Lot Layout Sheet 1 of 6, Scale: 1"=40', Dated: 08/25/08, revised through 01/26/09", Prepared by Michael J. Koska & Associates Inc. and recorded at the Plymouth County Registry of Deeds in Plan Book 55, Page 156.

Drainage Easement Lot 1

Being a drainage easement being shown as part of Lot 1 on "Definitive Subdivision Plan – Aldrich Place, Lot Layout Sheet 1 of 6, Scale: 1"=40', Dated: 08/25/08, revised through 01/26/09", Prepared by Michael J. Koska & Associates Inc. and recorded at the Plymouth County Registry of Deeds in Plan Book 55, Page 156 and further described as follows.

BEGINNING 119.54 feet from a concrete bound with drill hole set along the westerly right-of-way line of Aldrich Place.

THENCE NORTH 45°46'44" WEST a distance of 19.98 feet to a point;
THENCE NORTH 33°05'36" EAST a distance of 12.23 feet to an iron rod;
THENCE NORTH 45°46'44" WEST a distance of 150.00 feet to a drill hole;
THENCE NORTH 34°02'17" EAST a distance of 144.22 feet to a drill hole;
THENCE NORTH 33°05'36" EAST a distance of 40.45 feet to a drill hole;
THENCE SOUTH 32°16'58" EAST a distance of 22.00 feet to point;
THENCE SOUTH 33°05'36" WEST a distance of 159.06 feet to a point;
THENCE SOUTH 45°46'44" EAST a distance of 149.60 feet to the westerly right of way line of Aldrich Place;
THENCE SOUTH 33°05'36" WEST a distance of 32.61 along the westerly right of way line of Aldrich Place to the point of beginning.

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 Aldrich Place by the Town for future maintenance and ownership.



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Council Transfer: #T-2013-017

Introduced By: Town Manager

Date Introduced: August 6, 2013

First Reading: August 6, 2013

Second Reading:

Amendments Adopted:

Date Adopted:

Date Effective:

Proposed Transfer: #T-2013-017

RELOCATION OF FIBER OPTIC CABLE PROJECT

ORDERED, in accordance with Section 6-4 (d) of the Bridgewater Home Rule Charter, that the Town Council vote to appropriate and transfer the sum of \$13,000.00 the following account(s):

FROM Account:	Number	Name	Amount
MIS/Computer Network	001-155-01-0101-511600	P/T Clerical Salaries	\$ 13,000.00
TO Account:	Number	Name	Amount
MIS/Computer Network	001-155-01-0103-585018	Fiber Relocation Project	\$ 13,000.00

This transfer is for the purpose of funding a project relative to relocation of the Town's fiber optic cables from the Academy Building and that the Town Manager is authorized to take any other action necessary or convenient to carry out this project.

Explanation: Given the rapidly deteriorating conditions in the Academy Building, it necessitates that the Town's fiber optic system be relocated to ensure there would be no damage to or interruptions in the town's network infrastructure. The transfer requested will allow the Town to procure services necessary to implement the solution.



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Transfer: T-2013-018

Introduced By: Town Manager

Date Introduced: August 6, 2013

Amendments Adopted:

Date Adopted:

Date Effective:

Proposed Transfer #T-2013-018

LIBRARY WORKERS TRANSFER

ORDERED, pursuant to M.G.L. Chapter 44 §68, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate and transfer the sum of \$6,141.59 from the following accounts and to be distributed to the following budget accounts to pay for settlement of a final settlement contractual issues or take any other action relative thereto.

FROM Account:	Name	Amount
001-610-01-0101-511453	LIBRARY AIDES	\$ 2,186.91
001-610-01-0101-511454	CIRCULATION LIBRARIAN	1,171.37
001-610-01-0101-511456	REFERENCE LIBRARIAN	1,033.56
001-610-01-0101-511457	TECHNICAL SVC LIBRARIAN	826.85
001-610-01-0101-511458	SR. LIBRARY ASSISTANT	922.90
TO Account:	Name	Amount
001-000-00-0000-211001	ENCUMBERED PAYROLL PAYABLE	\$ 6,141.59

***Explanation:** The Town Manager reached a collective bargaining agreement with the Bridgewater Library Staff Association covering the period July 1, 2011 to June 30, 2014. The amount of requested transfer fulfills the town's obligations for FY2012 under this agreement. There were sufficient funds identified in the Library's FY13 operating budget to fulfill the commitment. This settlement was anticipated and funds were encumbered for this purpose. However, because the obligation stems from a previous fiscal year, approval of such payment must be approved by the Town Council, pursuant to M.G.L. Chapter 44§68. Approval of this request settles all matters with the library workers relative to this agreement.*



Bridgewater Town Council

In Town Council, Tuesday, August 6, 2013

Transfer: #T-2013-019

Introduced By: Town Manager

Date Introduced: August 6, 2013

Amendments Adopted:

Date Adopted:

Date Effective:

Proposed Transfer: T-2013-019

PAYMENT OF A POLICE/FIRE MEDICAL EXPENSES INVOICE

ORDERED, pursuant to Section 6-4 (d) of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate and transfer from the Insurance budget account # 001-910-01-0102-574002 *Insurance/Blanket* to budget account #001-915-01-0102-530024 *Fire/Police Medical Expenses (Prior Year)* the sum of \$2,254.00 to pay for police/fire medical expenses not covered by the town insurance policy or take any other action relative thereto.

Explanation: A vendor has billed for expenses that were incurred in a prior fiscal year. This was an unanticipated cost; and therefore funds were not encumbered for this purpose. This expense is not covered by the town insurance policy as the service pre-dated the coverage agreement.

TOWN OF BRIDGEWATER

OFFICE OF THE TOWN MANAGER

Michael M. Dutton
Town Manager



508.697.0919
508.697.1468 (Fax)
mdutton@bridgewaterma.org

Academy Building, 66 Central Square
Bridgewater, MA 02324

TO: Town Council

FROM: Michael Dutton, Town Manager

DATE: August 1, 2013

RE: Golf Course Equipment Leases

The Golf Course, as part of their operational budget, plans for the lease purchase of equipment and golf carts to replace failing equipment. This is a budgeted expense. However, it is considered debt and thus the financing requires the approval of the legislative body. *This is similar to the financing of the public safety vehicle that would have appeared on a Town Meeting warrant.* The leasing documents are attached.

PNC Equipment Finance, LLC (the "Corporation") has proposed a cost effective lease purchase financing arrangement according to the useful life of the items to be purchased. With the Council's agreement, I will enter into a Lease with Option to Purchase (the "Lease") with the Corporation to finance the Property, subject to approval as to form by the Town Attorney.

The Council's affirmative vote permits the Town Manager and other officers, jointly and severally, to take any and all actions and to execute and deliver any and all agreements, documents and certificates which we may deem necessary or advisable in order to carry out, give effect to and comply with the terms the Lease.