

Town of Bridgewater, Massachusetts

Town Council

Community and Economic Development Committee

Town Council
Community and Economic
Development Committee

Peter Colombotos
Chair
District 5 Representative

Aisha Losche
District 1 Representative

Fred Chase
District 4 Representative

Meeting Agenda
September 27, 2019 9:30 a.m.
Academy Building
66 Central Square
Conference Room 201A
Bridgewater, MA 02324

- A. Opportunity Zone
- B. Update and Discussion of Shade Tree Management
- C. Legislation Referred:
 - Order O-FY20-019: Laying Out and Accepting a Private Way - Colonial Drive
- D. Public Comment
- E. Approval of Minutes

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TOWN CLERK'S OFFICE
BRIDGEWATER, MA
2019 SEP 25 A 8:26



Bridgewater Town Council

In Town Council, Tuesday, September 3, 2019

Council Order: O-FY20-019

Introduced By: Councilor Aisha Losche

Date Introduced: September 3, 2019

First Reading: September 3, 2019

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Order O-FY20-019

LAYING OUT AND ACCEPTING A PRIVATE WAY - COLONIAL DRIVE

WHEREAS, the owners of the subdivision known as Colonial Drive, E and J, LLC., Paul Cincotta, Manager, have requested the Town of Bridgewater lay out and accept Colonial Drive 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 Colonial Drive 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.

Explanation:

Approval of this order would effectively adopt Colonial Drive as a public way.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

Town of Bridgewater

1/8/19

Town Manager & Town Council

RE: Colonial Drive Roadway Acceptance

Gentlemen,

We have completed all of the work associated with the construction Of Colonial Drive in
“ The Meadows ” subdivision and at this time ask you to consider acceptance of the road layout,
drainage lot, access easement and water line easement.

Road layout is owned by E and J LLC , Paul Cincotta manager . I can be reached at 508-369-6742
Or email paul@pjcincotta.com .

Thank you,

A handwritten signature in black ink, appearing to read 'Paul J. Cincotta', with a large, stylized flourish extending from the end of the signature.

Paul J. Cincotta

"The Meadows" Definitive Subdivision

Colonial Drive

Beginning at a concrete bound with a drill hole on the easterly side of South Street;
thence with a curve turning to the left with a radius of 20.00', with an arc length of 31.42', to a concrete bound with a drill hole;
thence N 72°23'52" E a distance of 193.90' to a railroad spike set in a driveway;
thence with a curve turning to the right with a radius of 220.00', with an arc length of 257.34', to a concrete bound with a drill hole;
thence S 40°34'54" E a distance of 171.61' to a railroad spike set in a driveway;
thence with a curve turning to the right with a radius of 220.00', with an arc length of 88.47', to a concrete bound with a drill hole;
thence with a curve turning to the right with a radius of 65.00', with an arc length of 289.12', to a concrete bound with a drill hole;
thence with a curve turning to the left with a radius of 25.00', with an arc length of 42.72', to a concrete bound with a drill hole;
thence N 40°34'54" W a distance of 143.13' to a concrete bound with a drill hole;
thence with a curve turning to the left with a radius of 180.00', with an arc length of 210.55', to a concrete bound with a drill hole;
thence S 72°23'52" W a distance of 193.90' to a concrete bound with a drill hole;
thence with a curve turning to the left with a radius of 20.00', with an arc length of 31.42', to a concrete bound with a drill hole on the easterly side of South Street;
thence N 17°36'08" W along South Street a distance of 80.00' to a concrete bound with a drill hole;
which is the point of beginning,
having an area of 39,731 square feet, or 0.91 acres as shown on Plan Book 59, Page 944.

"The Meadows" Definitive Subdivision

Drainage Lot

Beginning on the southerly side of the Colonial Drive cul-de-sac and adjacent to 25 Colonial Drive;
thence S 34°48'23" W a distance of 289.02' to a point;
thence S 12°11'02" E a distance of 104.20' to a point;
thence S 84°22'38" E a distance of 82.87' to a point;
thence N 05°37'22" E a distance of 80.44' to a point;
thence S 73°53'24" E a distance of 158.17' to a point;
thence N 29°57'03" E a distance of 326.49' to a capped iron rod;
thence N 76°28'18" W a distance of 22.66' to a point;
thence N 67°10'51" W a distance of 50.53' to a point;
thence S 89°53'18" W a distance of 31.99' to a point;
thence N 66°18'24" W a distance of 64.56' to a capped iron rod on the southeasterly side of the Colonial Drive cul-de-sac;
thence westerly with a curve turning to the right with a radius of 65.00', with an arc length of 122.33', to a capped iron rod;
which is the point of beginning,
having an area of 87,566 square feet, or 2.01 acres as shown on Plan Book 59, Page 944.

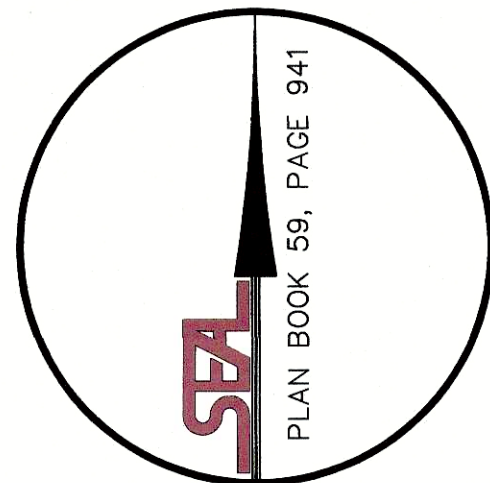
Access Easement

Beginning at a capped iron rod on the southeasterly side of the Colonial Drive cul-de-sac and also being the lot corner between Lot 8 and the Drainage Lot;
thence with a curve turning to the left with a radius of 65.00', with an arc length of 10.04',
thence S 66°18'24" E a distance of 63.12' to a point;
thence N 88°47'56" W a distance of 105.66' to a point;
thence S 10°43'57" W a distance of 37.76' to a capped iron rod;
thence N 76°28'18" W a distance of 22.66';
thence N 67°10'51" W a distance of 50.54' to a point;
thence S 89°53'18" W a distance of 31.99' to a point;
thence N 66°18'24" W a distance of 64.56' to a point on the southeasterly side of the Colonial drive cul-de-sac;
which is the point of beginning,
having an area of 2,813 square feet, or 0.06 acres as shown on Plan Book 59, Page 944.

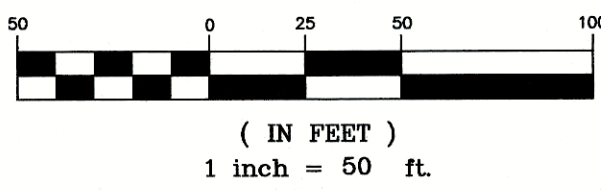
"The Meadows" Definitive Subdivision

Water Line Easement

Beginning at a point on the westerly side of the Colonial Drive cul-de-sac, said point being 44.03' southwesterly along a curve from a concrete bound with a drill hole;
thence N 84°04'59" W a distance of 431.89' to a point on the easterly side of South Street;
thence S 05°53'09" W along South Street a distance of 20.00' to a capped iron rod;
thence S 84°04'59" E a distance of 430.58' to a point on the westerly side of the Colonial Drive cul-de-sac;
thence northerly with a curve turning to the right with a radius of 65.00', with an arc length of 20.12', to a point;
which is the point of beginning,
having an area of 8,614 square feet, or 0.20 acres as shown on Plan Book 59, Page 944.



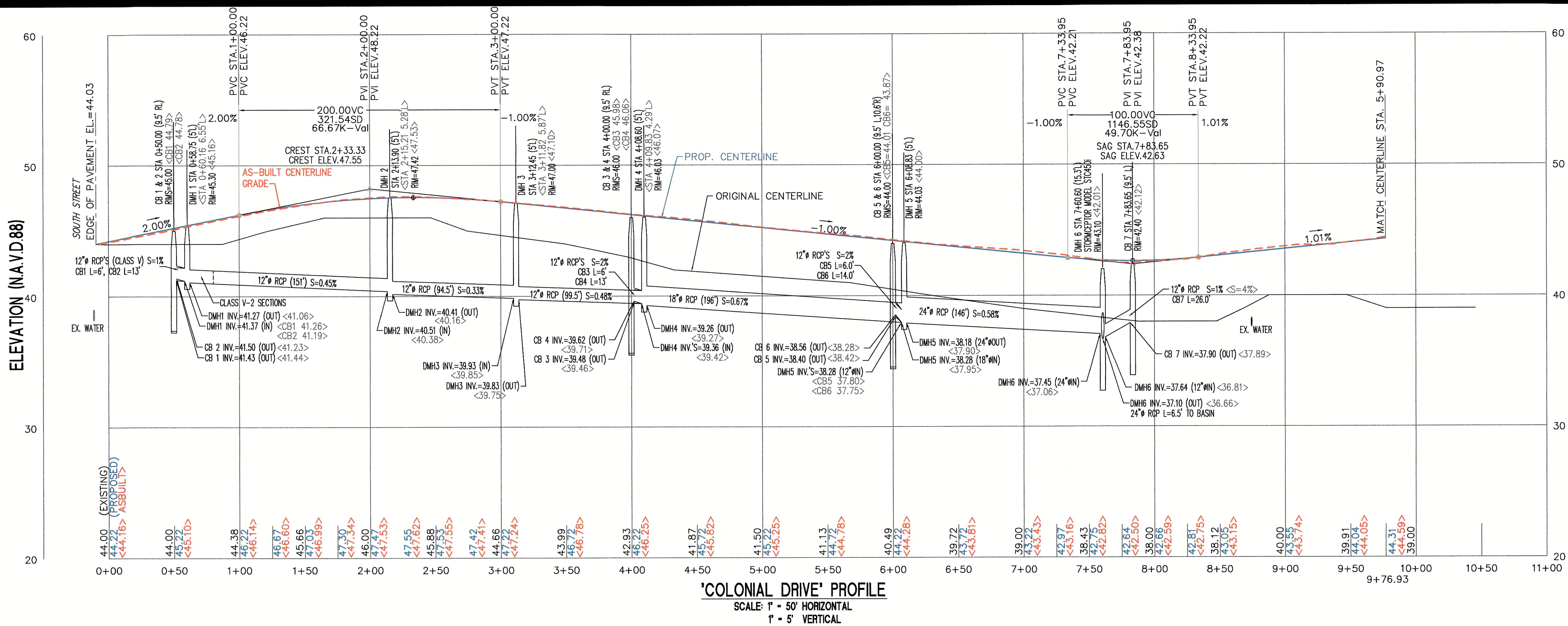
GRAPHIC SCALE



LEGEND

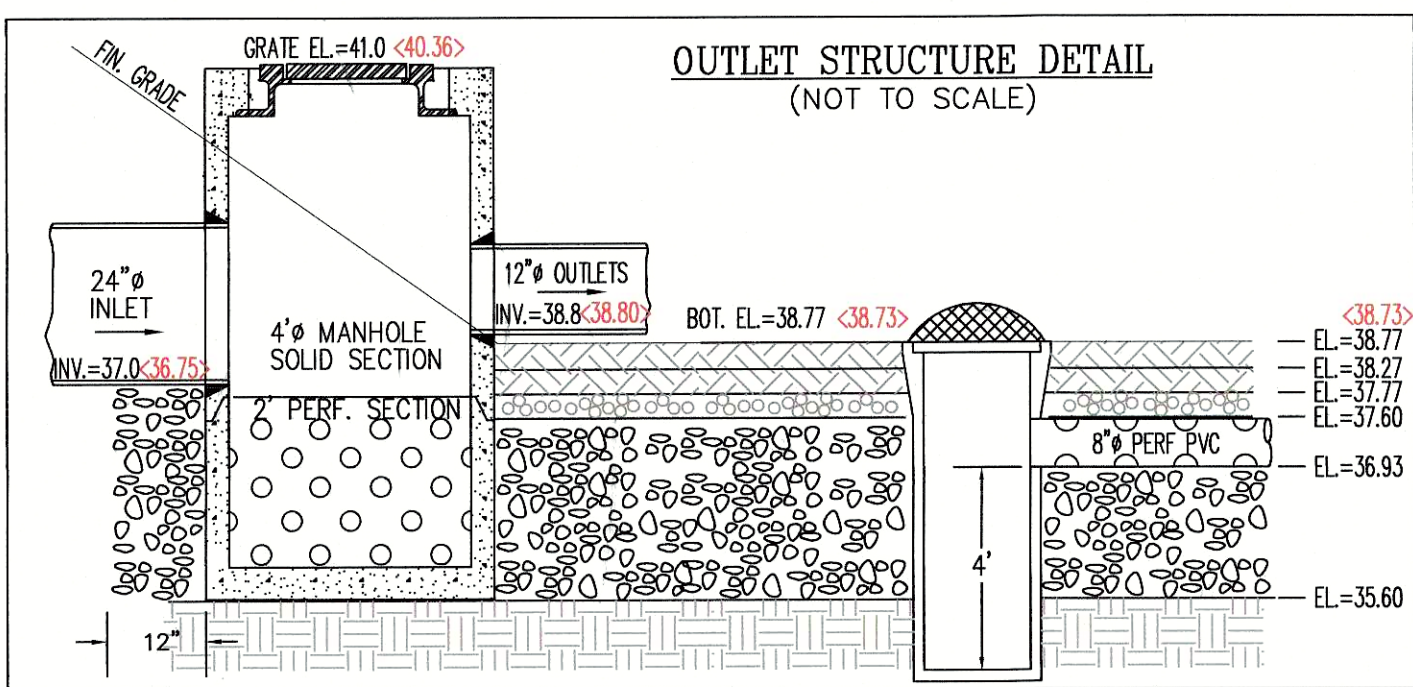
- PROPERTY LINE
- CONCRETE BOUND SET
- CAPPED IRON ROD SET
- 40' --- CONTOUR
- W — WATER LINE
- HYD — HYDRANT
- WG — WATER GATE
- WSO — WATER SERVICE
- D — DRAIN LINE
- DRAIN MANHOLE
- CATCH BASIN
- G — GAS LINE
- GG — GAS GATE
- UEL — UNDERGROUND ELECTRIC
- TRANSFORMER
- ELEC/TEL/CATV — ELEC/TEL/CATV
- LT — DRIVEWAY LANTERN
- MAILBOX
- STREET TREE
- WETLAND PIPE

ELEVATION (NAVD88)

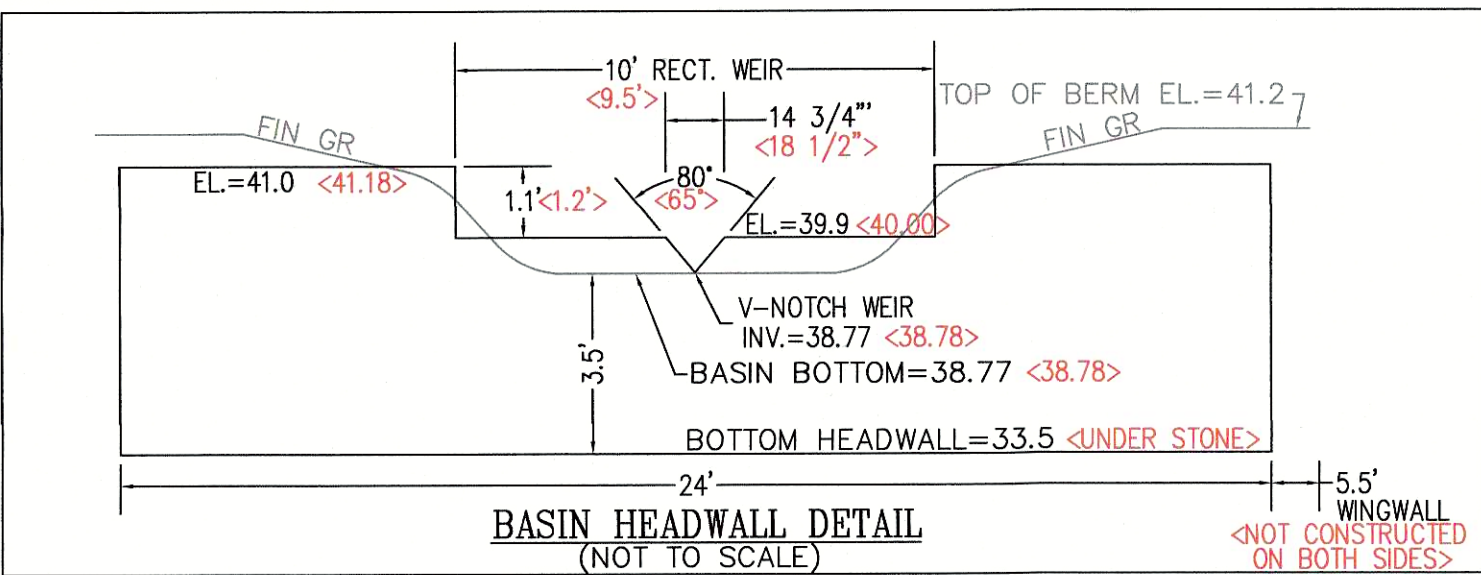


'COLONIAL DRIVE' PROFILE

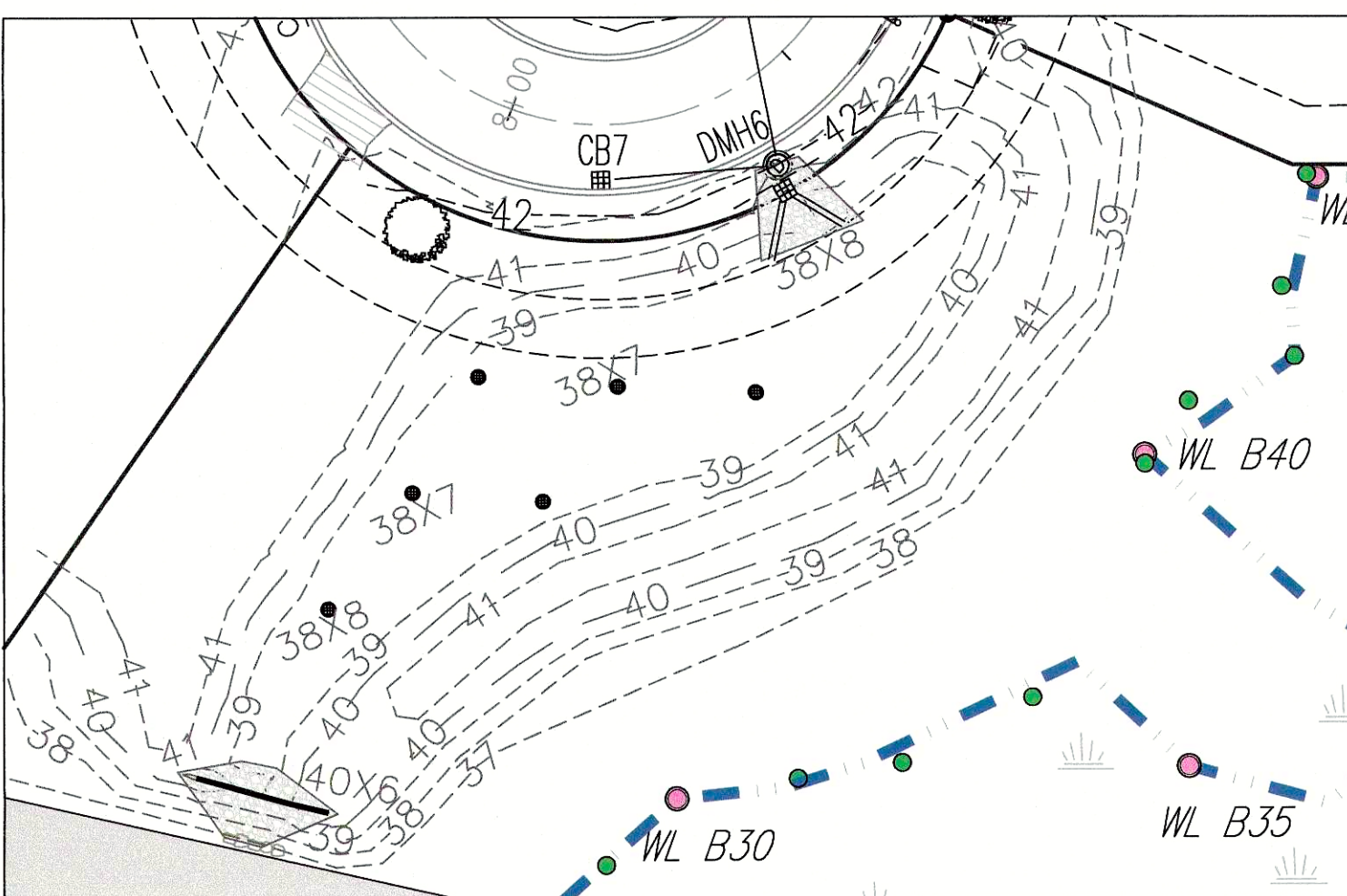
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



OUTLET STRUCTURE DETAIL
(NOT TO SCALE)

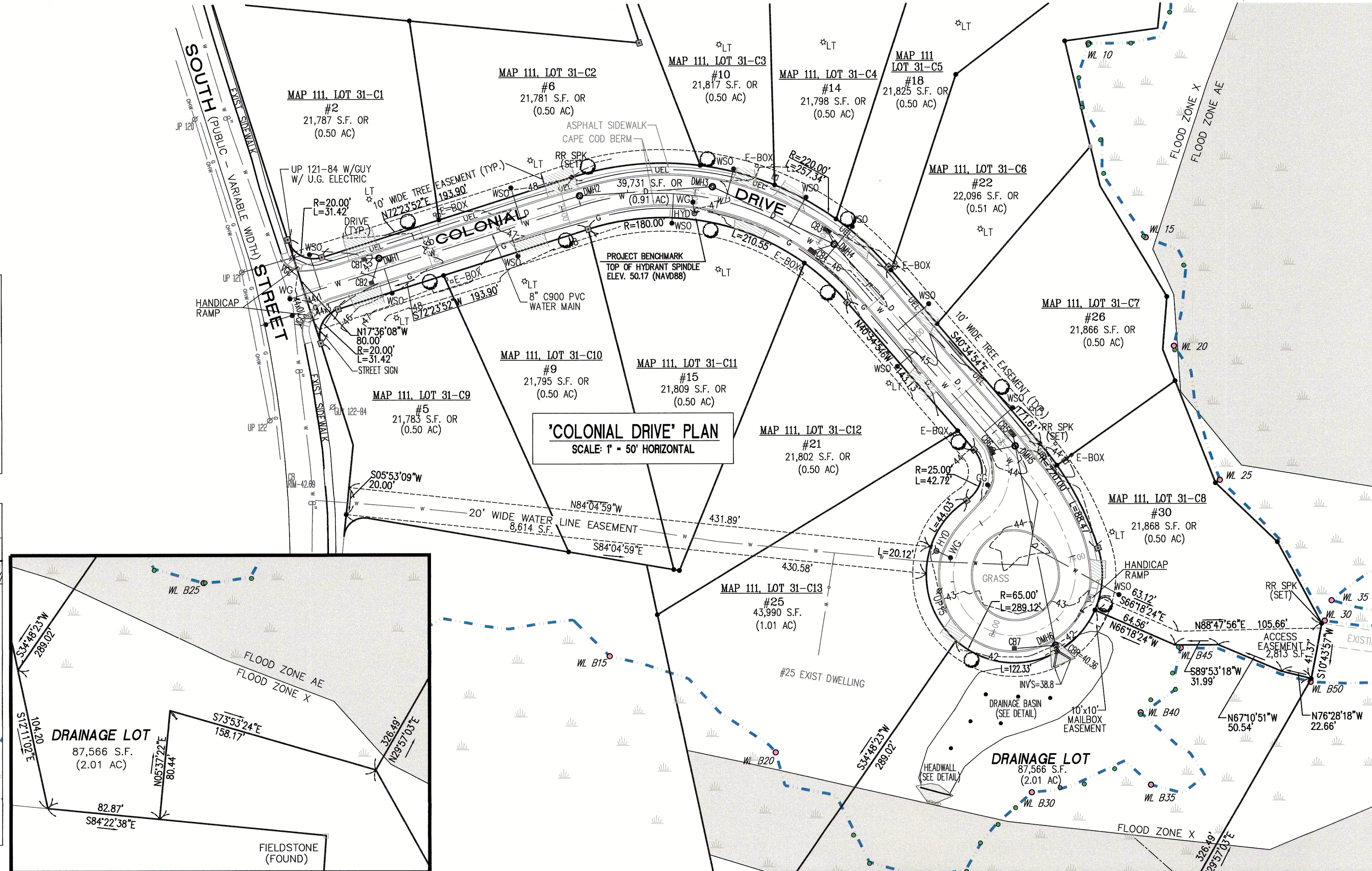


BASIN HEADWALL DETAIL
(NOT TO SCALE)



BASIN PLAN

(SCALE: 1"=30')



'COLONIAL DRIVE' PLAN

SCALE: 1" = 50' HORIZONTAL

PLAN REFERENCES:

1. LOT NUMBERS REFER TO THE TOWN OF BRIDGEWATER ASSESSOR'S MAP AND LOT NUMBERS.
2. PLAN BOOK 59, PAGES 941-950 "THE MEADOWS" A DEFINITIVE SUBDIVISION, ASSESSOR'S MAP 111, LOTS 31, 32, 13A, AND A PORTION OF ASSESSOR'S MAP 101, LOT 39, COLONIAL DRIVE, BRIDGEWATER, MASSACHUSETTS, REVISED: JUNE 16, 2015.
3. PRELIMINARY ROADWAY ASBUILT "THE MEADOWS", COLONIAL DRIVE, ASSESSOR'S MAP 111, LOTS 31, 32, 13A, AND A PORTION OF ASSESSOR'S MAP 101, LOT 39, OFF SOUTH STREET, BRIDGEWATER, MASSACHUSETTS, DATED: FEBRUARY 10, 2016.
4. SURVEY PERFORMED BY SILVA ENGINEERING ASSOCIATES ON JANUARY 19, 2016 AND NOVEMBER 28, 2017.
5. THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X AND AE; AREAS OF MINIMAL FLOODING. COMMUNITY PANEL No. 25023C0303; DATED JULY 17, 2012.
6. ORDER OF CONDITIONS FILE # SE116-1341; RECORDED AS DEED BOOK 45852, PAGE 287; CERTIFICATE OF COMPLIANCE RECORDED AS DEED BOOK 46778, PAGE 13.
7. HANDICAP RAMP SURVEY PERFORMED BY SILVA ENGINEERING ASSOCIATES ON OCTOBER 25, 2018.
8. PLANNING BOARD LETTER DATED DECEMBER 6 2018 TO ALLOW 3 LAMP POSTS AT THE DRIVEWAY ENTRANCE OF HOUSE NUMBER 5, 14 AND 30 COLONIAL DRIVE.

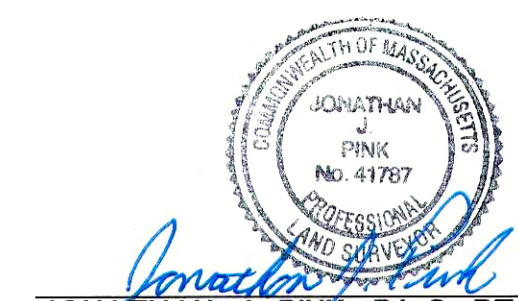
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TOWN OF BRIDGEWATER PLANNING BOARD, EXCEPT WHERE WAIVERS WERE REQUESTED AND IN SUBSTANTIAL COMPLIANCE WITH DESIGN PLANS.



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

DATE

1/4/19



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

DATE

1-4-19

REVISIONS		
DATE	DRAWN	DESCRIPTION

'THE MEADOWS'
COLONIAL DRIVE
BRIDGEWATER, MASSACHUSETTS
ROADWAY ASBUILT PLAN

SITE:
ASSESSOR'S MAP 111, LOTS 31, 32, 13A
AND A PORTION OF
ASSESSOR'S MAP 101, LOT 39
OFF SOUTH STREET
BRIDGEWATER, MASSACHUSETTS

PREPARED FOR:
P.J. CINCOTTA, INC.

SEA SILVA
ENGINEERING
ASSOCIATES, P.C.
CIVIL ENGINEERS, LAND SURVEYORS
& ENVIRONMENTAL CONSULTANTS
1615 BEDFORD STREET
BRIDGEWATER, MA. 02324
PHONE (508) 697-3100 FAX (508) 697-3136
www.silvaeng.com

SCALE	DRAWN	DATE	ACAD FILE	SHEET
1" = 50'	MGB/RAB	1/4/19	14111-SAB3	1 OF 1