



BRIDGEWATER TOWN COUNCIL

Tuesday, August 2, 2022

7:00 p.m.

Academy Building

66 Central Square

Council Chamber, Room 203

Bridgewater MA

MEETING AGENDA

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- a) May 24, 2022
- b) June 7, 2022
- c) July 12, 2022

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

- a) Firefighter Robert J. Mancinelli, Jr. Retirement

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

F. HEARINGS

- a) **7:05p.m.** Order O-FY22-057: Order of Taking (*Town Manager*)
At their meeting held 6/30/22, the Community Economic and Development Committee voted unanimously to recommend. This measure has been duly advertised for public hearing in the Enterprise, on the Town's website. This measure may be finally considered this evening upon conclusion of the hearing.
- b) **7:08p.m.** Petition P-2023-001: Granting of the Transfer of a Class II Used Auto Dealers License – Fritz Auto Body, 567 Main Street
This hearing has been duly advertised in the Enterprise and on the Town's website and abutter's letter sent. This measure may be considered this evening upon conclusion of the hearing.

G. LICENSE TRANSACTIONS

- a) Petition P-2023-003: The Granting of a Temporary Road Closure – Fellowship Masonic Lodge 225th Anniversary (*Town Manager*)

H. PRESENTATIONS

I. TOWN MANAGER'S REPORT

- a) Mitchell School Building Update
- b) Website Cleanup
- c) Drought and Water Issues
- d) Update on Charter Amendments
- e) Bristol Plymouth Technical School Debt Impact

J. DISCUSSIONS

- a) Potential Sale of Raw Milk in Bridgewater (*Chase*)

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

- a) Order O-FY22-076: Shared Streets Grant (*Town Manager*)
Budget and Finance are meeting prior to the 8/2/22 Town Council meeting. FinCom voted 7-0 to recommend at their 7/20/22 meeting.

- b) Order O-FY22-077: Community Compact Fiber Grant (*Town Manager*)
Budget and Finance are meeting prior to the 8/2/22 Town Council meeting. FinCom voted 7-0 to recommend at their 7/20/22 meeting.
- c) Petition P-2023-002: 2022 State Primary Election Warrant (*Town Manager*)
- d) Resolution R-FY22-012: A Resolution Adopting the Town of Bridgewater, MA Hazard Mitigation Plan 2022 (*Town Manager*)
This Resolution was not referred to any committee. 14 days have elapsed, therefore it may be finally considered this evening.
- e) Ordinance D-FY22-021: Zoning Ordinance: Codification of Zoning Bylaws to Ordinances
At a joint hearing between the Community and Economic Development Committee and the Planning Board on May 11, 2022, the Planning Board voted unanimously to adopt the Zoning, with recommendations to fix three typo corrections.

M. OLD BUSINESS

N. NEW BUSINESS

- a) Order O-FY23-007: Amendments to the Lease of Buildings Between the Town of Bridgewater, and Bridgewater/Raynham Regional School District Committee (*George*)
- b) Order O-FY23-008: Transfer Order – Capital Leasing Obligations (*Town Manager*)

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

- a) To discuss strategy with respect to litigation where discussing the matter in open meeting will have a detrimental effect on the bargaining or litigating position of the public body.

R. ADJOURNMENT



**TOWN OF BRIDGEWATER
TOWN COUNCIL MEETING
COUNCIL CHAMBERS
MAY 24, 2022 MEETING MINUTES**

CALL TO ORDER:

A quorum being duly present, Town Council President Fred Chase called the meeting of the Bridgewater Town Council to order at 7:00 p.m. on Tuesday, May 24, 2022, in the Council Chambers.

PRESENT:

Fred Chase, Erik Moore, Dr. Kevin Perry, William Wood and Dennis Gallagher. Town Manager Michael Dutton and Town Attorney Jason Rawlins were also present.

ABSENT:

Peter Colombotos, Francis Sousa, Matthew Rushton and Shawn George

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

A moment of silence was held for the victims of gun violence and their families in Texas.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- a) May 10, 2022

Councilor Perry made a motion to approve the meeting minutes from May 10, 2022, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Absent; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 5-0.

A. ANNOUNCEMENTS FROM THE PRESIDENT

- a) Subcommittee Re-assignments

Council President Chase noted that he would like each councilor to let him know in writing, prior to the June 7th meeting, what committee(s) they would like to stay/be on for the year.

C. PROCLAMATIONS - None

D. CITIZEN OPEN FORUM

- Sam Baumgarten, 60 Short Street: Thanked the councilors for supporting the flag raising and discussed the Fair Share amendment that is on the agenda.
- Shirley Krasinski, 510 Auburn Street: Read a letter into the record regarding establishing a Town Tree Board.
- Ray Ajemian, 221 Aldrich: Is a member of the Planning Board but speaking on behalf of himself regarding the need for the town to have a Tree Board.
- Rebecca Fleisch Corderio, 135 Deerfield Street: Thanked everyone for their help with both Flag Raisings and hoping for a favorable vote on the Fair Share Amendment.

E. APPOINTMENTS - None

F. HEARINGS

- a) **7:10 p.m.** Order O-FY23-006: CPA Reserve Accounts – FY2023 (*Town Manager*)
Budget and Finance are meeting prior to the 5/24/22 Town Council meeting. FinCom voted 5-0 to recommend at their 5/18/22 meeting.

Councilor Wood noted that this item was not on the Budget and Finance agenda therefore it cannot be voted on tonight.

Councilor Perry made a motion to close the public hearing, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Absent; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 5-0.

Councilor Wood made a motion to postpone the vote until the next meeting, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Absent; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 5-0.

G. LICENSE TRANSACTIONS

- a) Petition P-2022-021: The Granting of a One Day Entertainment Permit – Bridgewater Community for Civil Rights, Juneteenth Celebration, 50 School Street – 6/18/22

Councilor Perry made a motion to approve Petition P-2022-021, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Absent; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 5-0.

H. PRESENTATIONS - None

- a) Town Council Strategic Tracker (*Moore*)

Councilor Moore gave an update on the tracking of projects, ordinances and orders. A document that allows the tracking of all items. Would like a workshop scheduled to discuss and finalize.

Councilor Chase thanked Councilor Moore for his time on this and noted it is a good tool to keep track of all items and thinks that a Tree Board item should be added.

Councilor Gallagher also thanked Councilor Moore and noted that we put things forward and it would be good to know where they are in the process.

Council Perry noted that it is a great summary/overview and he supports having a workshop.

I. TOWN MANAGER'S REPORT

- a) Re-Precincting Update

Attorney Jason Rawlins noted that the complete packet was submitted to the State Senator and State Rep and have not heard anything to date. Town Clerk reached out last week and no response. Sitting in a queue and many towns are the same. They are only taking a few at a time and putting them into committee. Probably will not hear anything until Fall.

- b) Water Update

Town Manager Dutton noted that the discolored water is the minerals in the water and it is triggered when hydrants are flushed or when there is construction. He noted they are not harmful and if you let the water run for a period of time the color issue will go away. He also noted that the new water plant is delayed due to supply issues and how wells cannot be shut down during the summer.

Councilor Moore asked that notification be given to residents because there is so much misperceptions out there on social media. Town Manager Dutton noted that a flyer was going to be put in with the next water bill and will make sure that the information is on the town website.

J. DISCUSSIONS - None

K. COMMITTEE REPORTS

Councilor Wood noted that the Budget & Finance committee met prior to the Town Council meeting and they voted 2-0 to recommend the Legislation for Action items

L. LEGISLATION FOR ACTION

- a) Order O-FY22-066: Contractual Buyouts (*Town Manager*)

Budget and Finance are meeting prior to the 5/24/22 Town Council meeting. FinCom voted 5-0 to recommend at their 5/18/22 meeting.

Town Manager noted that this was for two employees leaving and this is the money owed to them.

Councilor Perry made a motion to approve Order O-FY22-066, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Absent; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 5-0.

- b) Order O-FY22-067: BFA Bargaining Contract Ratification (*Town Manager*)
Budget and Finance meeting prior to the 5/24/22 Town Council meeting. FinCom voted 5-0 to recommend at their 5/18/22 meeting.

Town Manager Dutton noted that this was for the collective bargaining agreement.

Councilor Wood made a motion to approve Order O-FY22-067, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Absent; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 5-0.

- c) Order O-FY22-068: Contractual Settlement BFA (*Town Manager*)
Budget and Finance are meeting prior to the 5/24/22 Town Council meeting. FinCom voted 5-0 to recommend at their 5/18/22 meeting.

Town Manager Dutton noted that this was for the first year funding of the new contract.

Councilor Perry made a motion to approve Order O-FY22-067, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Absent; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 5-0.

- e) Resolution R-FY22-009: A Resolution Supporting the Fair Share Amendment (*Rushton*)
Budget and Finance voted 2-1 to recommend at their 5/3/21 meeting. FinCom voted 5-0 to take no action at their 5/4/21 meeting.
Since the maker of the Resolution was not at the meeting, Councilor Perry made a motion to postpone until the June 7, 2022 meeting, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Absent; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 5-0.

M. OLD BUSINESS - None

N. NEW BUSINESS

- a) Order O-FY22-069: Water (SDC) System Development Charges (*Town Manager*)

Town Manager Dutton noted that this is to determine and calculate the methodology for water increases.

Councilor Gallagher made a motion to refer Order O-FY22-069 to Budget & Finance and Finance Committee, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Absent; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 5-0.

- b) Order O-FY22-070: Water Rates (*Town Manager*)

Town Manager Dutton noted that this is what the water rates will be.

Councilor Perry made a motion to refer Order O-FY22-070 to Budget & Finance and Finance Committee, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Absent; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 5-0.

O. CITIZEN COMMENTS

Sam Baumgarten, 60 Short Street: Reminded the councilors to speak up so that the viewers at home could hear them.

P. COUNCIL COMMENTS

Dr. Perry: Reminded people about Memorial Day activities and hoped more people would come to them.

Councilor Moore: Also reminded people about Memorial Day and wished everyone a safe weekend.

Councilor Gallagher: Asked people to come out on Memorial Day at 10am for the celebration.

Councilor Wood: Noted that he will not be here for the 6/7 meeting so he discussed his proposed amendments to the Fair Share Amendment that was postponed until then.

Councilor Chase: Thanked everyone for being there. Reminded everyone that the Memorial Day activities are on Monday at 10am in the Town Common. Also congratulated the students graduating from Bridgewater-Raynham next week.

Q. EXECUTIVE SESSION – None

R. ADJOURNMENT

Councilor Perry made a motion to adjourn, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Absent; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 5-0.

Meeting adjourned at 8:05 p.m

Meeting minutes being submitted in draft form by Debra Ward.



TOWN OF BRIDGEWATER TOWN OUNCIL MEETING COUNCIL CHAMBERS JUNE 7, 2022 MEETING MINUTES

CALL TO ORDER:

A quorum being duly present, Town Council President Fred Chase called the meeting of the Bridgewater Town Council to order at 7:00 p.m. on Tuesday, June 7, 2022, in the Council Chambers.

PRESENT:

Fred Chase, Erik Moore, Shawn George, Dr. Kevin Perry, Matthew Rushton and Dennis Gallagher. Town Manager Michael Dutton and Town Attorney Jason Rawlins were also present.

ABSENT:

Peter Colombotos, Francis Sousa and William Wood

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

A moment of silence was held for all those veterans and first responders who have passed.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- a) May 24, 2022
Meeting minutes were not voted on and will be on the next Town Council agenda.

ANNOUNCEMENTS FROM THE PRESIDENT

Council President Chase noted that he received responses back from the Councilors regarding their subcommittee preferences and will have those at the next meeting.

PROCLAMATIONS - None

CITIZEN OPEN FORUM

- Sam Baumgarten, 60 Short Street: Asked for support on the Fair Share Amendment; in supports of a Tree Board; noted the importance of the Pride flag raising to the community and has issues with Phase 4 of the Nip proposal.
- Pat Neary, Lakeside Drive: made a statement about the Tree Board coming together.
- Carlton Hunt, 80 Austin: commented on the CPC orders and would like a copy of the solar field document.
- Melissa, Lakeside Drive: would like an option to call into the meeting and supports the Tree Board.

APPOINTMENTS

- a) **Board of Assessors**
Scott Ruben Reappointment Term 2022-2025
- b) **Board of Health**
Guillaume Dougados Reappointment Term 2022-2024
- c) **Conservation Committee**
Harry Bailey Reappointment Term 2022-2025
- d) **Conant Trust Fund Committee**
Harold Estabrook Reappointment Term 2022-2027
John Sylvia Reappointment Term 2022-2026
- e) **Cultural Council**
Teresa Foley Reappointment Term 2022-2025
- f) **Disability Commission**
David Frim Reappointment 2022-2024
Anna Madigan Reappointment 2022-2025
Henry Goldsmith Reappointment Term 2022-2025

- g) **Elder Affairs Commission**
David Frim Reappointment Term 2022-2025
Richard Gopen Reappointment Term 2022-2025
Gloria Lemieux Reappointment Term 2022-2024
Nick Bagas Reappointment Term 2022-2024
Diane Roza Reappointment Term 2022-2024
- h) **Finance Committee**
Eric Langone Reappointment Term 2022-2025
Rigobert Noel Reappointment Term 2022-2025
- i) **Historic Commission**
David Moore Reappointment Term 2022-2025
- j) **Housing Authority**
Nicholas Bagas Reappointment Term 2022-2025
- k) **Open Space Committee**
Eileen Hiney Reappointment Term 2022-2025
- l) **Parks and Recreation**
Gina Guasconi Reappointment Term 2022-2025
Daniel Buron Reappointment Term 2022-2024
- m) **Zoning Board of Appeals**
Anna Klimas Reappointment Term 2022-2024

Councilor George made a motion to consolidate all of the Appointments into a single vote, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Absent; Rushton – Yea. The motion passed 6-0.

Councilor George made a motion to reappoint all of the names listing in a) to m), which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Absent; Rushton – Yea. The motion passed 6-0.

HEARINGS

- a) **7:05 p.m.**.: Order O-FY22-020: General Ordinance – Chapter 14/Article II. Feeding of Wildlife (Moore)

This hearing has been duly advertised in the Enterprise and on the Town's website. Public Safety voted 2-0 to recommend at their 5/2/22 meeting.

Councilor Chase opened the Public Hearing at 7:15pm.

Councilor Moore gave a brief update on the order.

Councilor Chase asked if there were any questions from the public – None.

Councilor Chase asked if there was anyone from the public that wished to speak in favor – None.

Councilor Chase asked if there was anyone from the public that wished to speak in opposition – None.

Councilor Chase asked if any of the Councilors had any questions. - None

Councilor Chase closed the hearing at 7:18p.m.

Councilor George made a motion to adopt Ordinance D-FY22-020, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Absent; Rushton – Yea. The motion passed 6-0.

- b) **7:10 p.m (Continued Public Hearing):** Order O-FY23-006: CPA Reserve Accounts – FY2023
(Town Manager)

Budget and Finance meeting on 6/6/22. FinCom voted 5-0 to recommend at their 5/18/22 meeting.

Council President reopened the public hearing.

Councilor Gallagher noted that the Budget & Finance committee voted 2-0 to recommend at their 6/6/22 meeting.

Councilor George made a motion to adopt Order O-FY23-006, which was duly seconded

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea;
Colombotos – Absent; Wood – Absent; Rushton – Yea. The motion passed 6-0.

LICENSE TRANSACTIONS - None

PRESENTATIONS

- a) Tree Board Presentation

Ray Ajemian gave a brief update on the importance of a tree board which included a presentation from Professor Hayes from BSU and Town Clerk Marilee Hunt.

TOWN MANAGER'S REPORT

- a) Mitchell School Update

Town Manager Dutton noted that the Mitchell School project is going smoothly, final lighting fixtures being put in. Transformer received last month and working with National Grid to get it installed.

DISCUSSIONS - None

COMMITTEE REPORTS

- a) Strategic Planning Committee Update (Moore)

Councilor Moore noted that the Strategic Planning Committee met on 5/31/22 on tracker initiatives and a workshop was scheduled for 6/14/22 at 7:00pm.

LEGISLATION FOR ACTION

- a) Ordinance D-FY22-022: Proposed Bridgewater Zoning By-Law Amendment – Adult Retirement Community in Planned Development District (Moore)

At their 5/25/22 joint meeting with the CEDC, the Planning Board voted unanimously to take no action.

Councilor Moore made a motion to withdrawn Ordinance D-FY22-022, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Absent; Rushton – Yea. The motion passed 6-0

- b) Ordinance D-FY22-024: Proposed Zoning Ordinance – Zoning Map Amendment – Main Street (Sousa)

At their 5/25/22 joint meeting with the CEDC, the Planning Board voted 4-1 to not recommend the Ordinance as presented with the note that if the lot identified as lot 12 was removed from the proposed change, they would support it. The Board then voted unanimously to ask the Council to confirm all affected properties were notified and agreed to the change before the council takes any action.

Councilor George made a motion to continue Ordinance D-FY22-024 until the next Town Council Meeting (6/21/22), which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Absent; Rushton – Yea. The motion passed 6-0

- c) Resolution R-FY22-009: A Resolution Supporting the Fair Share Amendment (Rushton)

Budget and Finance voted 2-1 to recommend at their 5/3/21 meeting. FinCom voted 5-0 to take no action at their 5/4/21 meeting.

Councilor George made a motion to approve Resolution R-FY22-009 which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Absent; Rushton – Yea. The motion passed 6-0

OLD BUSINESS

NEW BUSINESS

- a) Order O-FY22-071: End of Year Transfers (*Town Manager*)

Councilor George made a motion to refer Order O-FY22-071 to Budget & Finance and FinCom, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Absent; Rushton – Yea. The motion passed 6-0

- b) Order O-FY22-072: Acceptance of Gift Howard Foundation for Council on Aging (*Town Manager*)

Councilor George made a motion to refer Order O-FY22-072 to Budget & Finance and FinCom, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Absent; Rushton – Yea. The motion passed 6-0

- c) Order O-FY22-073: Transfer Order CPA BWPL Conservation & Preservation Historical Records – Library Project (*Town Manager*)

Councilor George made a motion to refer Order O-FY22-073 to Budget & Finance and FinCom, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Absent; Rushton – Yea. The motion passed 6

- d) Order O-FY22-074: Transfer Order CPA Stiles & Hart Parkland Improvement Project (*Town Manager*)

Councilor George made a motion to refer Order O-FY22-074 to Budget & Finance and FinCom, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Absent; Rushton – Yea. The motion passed 6-0

CITIZEN COMMENTS

- Sam Baumgarten, 60 Short Street: thanked the council for supporting the Fair Share Amendment.
- Rebecca Fleisch Corderio, 135 Deerfield Street: thanked the council for supporting the Fair Share Amendment and thanked Council President Chase for speaking at the Pride Flag raising.

COUNCIL COMMENTS

- Dr. Perry: thanked everyone for coming out for the Memorial Day celebration; noted that the 4th of July committee still looking for donations and congratulated the Bridgewater Raynham Class of 2022 graduates.
- Councilor George: happy to participate in the Memorial day event; noted that the July 4th committee is made up of some amazing volunteers and congratulated the Bridgewater Raynham Class of 2022 graduates.

- Councilor Gallagher: congratulated the Bridgewater Raynham graduating class and noted that the 4th of July committee still needed donations.
- Councilor Moore: congratulated the Bridgewater Raynham graduating class.
- Councilor Rushton: no comment.
- Councilor Chase: congratulated the graduating class; noted that the Memorial Day ceremony went well and was well organized and that the council received a letter from Mr. Walsh thanking them. Also noted that he was happy to have spoken at the Pride Flag raising event and reminded everyone about the Juneteenth flag raising taking place on June 15th.

EXECUTIVE SESSION - None

ADJOURNMENT

Councilor Gallagher made a motion to adjourn, which was duly seconded.

Roll-call vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Absent; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Absent; Rushton – Yea. The motion passed 6-0

Meeting adjourned at 8:16pm

Meeting minutes being submitted in draft form by Debra Ward.



**TOWN OF BRIDGEWATER
TOWN COUNCIL MEETING
COUNCIL CHAMBERS
JULY 12, 2022, MEETING MINUTES**

CALL TO ORDER:

A quorum being duly present, Town Council President Fred Chase called the meeting of the Bridgewater Town Council to order at 7:00 p.m. on Tuesday, July 12, 2022, in the Council Chambers.

PRESENT:

Fred Chase, Erik Moore, William Wood, Francis Sousa, Dennis Gallagher and Shawn George (via Zoom). Town Manager Michael Dutton and Town Attorney Jason Rawlins were also present.

ABSENT:

Peter Colombotos, Matthew Rushton and Dr. Kevin Perry.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) May 24, 2022

Because of councilor absence at the May 24, 2022 meeting and absent tonight, the meeting minutes could not be voted on. Will be on the August 2, 2022 meeting agenda for approval.

b) June 7, 2022

Because of councilor absence at the June 7, 2022 meeting and absent tonight, the meeting minutes could not be voted on. Will be on the August 2, 2022 meeting agenda for approval.

c) June 21, 2022

Councilor Wood made a motion to approve the meeting minutes from June 21, 2022, which was duly seconded by Councilor Gallagher.

Roll-call vote was taken with the results recorded as follows:

Perry - Absent; Sousa - Yea; George - Abstained; Moore - Yea; Chase - Yea; Gallagher - Yea; Colombotos - Absent; Wood - Yea; Rushton - Absent. The motion passed 5-0-1

ANNOUNCEMENTS FROM THE PRESIDENT

A moment of silent prayer was held for Mr. Richard Stanton and Mr. Kevin O'Brien, two veterans who recently passed away.

PROCLAMATIONS

a) City of Peace Proclamation (*Town Manager*)

Ms. Jeffries gave a brief update of what the International City of Peace proclamation was about. Councilor Chase noted that this was a wonderful undertaking and important event and thanked Ms. Jeffries for her efforts.

CITIZEN OPEN FORUM

Janet Hanson: Noted that she and others had problems with retrieving the agenda from the website and noted that raw milk was a personal choice and can only be sold at a farm.

Denise Shepherd: Noted that she is a cheesemaker and is in favor of the sale of raw milk.

Carlton Hunt: In support of raw milk noting that it is highly regulated and encouraged the Town Council to pass the order.

David Hanson: Spoke about raw milk and noted that most issues happen after the product leaves the farm.

APPOINTMENTS

Councilor Moore made a motion to take a) through e) collectively, which was duly seconded by Councilor Gallagher.

Roll-call vote was taken with the results recorded as follows:

Perry - Absent; Sousa – Yea; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 6-0-0.

Councilor Moore made a motion to approve the a) to e) appointments, which was duly seconded by Councilor Gallagher.

Roll-call vote was taken with the results recorded as follows:

Perry - Absent; Sousa – Yea; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 6-0-0.

- a) Planning Board: Ted Haley “Alternate Member” (Term 2022-2027)
- b) Planning Board: MJ Spagone “Alternate Member” (Term 2022-2027)
- c) Elder Affairs Commission Reappointment: Sandra Alley (2022-2025)
- d) Energy Committee: Kristen Zarrelli (2022-2025)
- e) Conservation Commission: Sara Sperber (2022-2025)
- f) Town Council Finance Committee Appointee

Councilor Wood made a motion to nominate Lee Beane as the Town Council Appointee on the Finance Committee. This was duly seconded by Councilor Moore.

Roll-call vote was taken with the results recorded as follows:

Perry – Absent; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 6-0-0.

HEARINGS

- a) **7:05p.m.** Order O-FY22-065: Laying Out and Accepting a Private Way – Crimson Way (Moore)

At their meeting held 6/1/22, the Planning Board voted unanimously to recommend acceptance. This measure has been duly advertised for public hearing in the Enterprise, on the Town’s website and abutters noticed. This measure may be finally considered this evening upon conclusion of the hearing.

Councilor Chase opened the Public Hearing at 7:28pm.

Councilor Chase asked if there were any questions from the public – None.

Councilor Chase asked if there was anyone from the public that wished to speak in favor – None.

Councilor Chase asked if there was anyone from the public that wished to speak in opposition – None.

Councilor Chase asked if any of the Councilors had any questions.

Councilor Wood asked if all the required paperwork was in place and Town Manager Dutton noted that it was.

Councilor Chase closed the Public Hearing at 7:31pm.

Councilor Gallagher made a motion to Order O-FY22-065, which was duly seconded by Councilor Sousa.

Roll-call vote was taken with the results recorded as follows:

Perry – Absent; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 6-0-0.

- b) **7:08p.m.** Ordinance D-FY22-024: Zoning Ordinance – Zoning Map Amendment – Main Street (*Sousa*)

This hearing has been duly advertised in the Enterprise and on the Town's website. At their 6/21/22 meeting the Town Council voted to amend and remove "Map 34 Parcel 44".

Councilor Chase opened the Public Hearing at 7:34pm.

Councilor Sousa noted that he introduced this Order to correct the mistake that was made in zoning in this area.

Councilor Chase asked if there were any questions from the public – None.

Councilor Chase asked if there was anyone from the public that wished to speak in favor – None.

Councilor Chase asked if there was anyone from the public that wished to speak in opposition – None.

Councilor Chase asked if any of the Councilors had any questions.

Councilor Wood asked if Block 12 was excluded could it be brought back up in front of the council at a later date. Attorney Rawlins noted that it could.

Councilor Chase closed the Public Hearing at 7:37pm.

Councilor Wood made a motion to approve Ordinance D-FY22-024, which was duly seconded by Councilor Moore.

Roll-call vote was taken with the results recorded as follows:

Perry – Absent; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 6-0-0.

LICENSE TRANSACTIONS - None

PRESENTATIONS

- a) The Public Health Hazards of Raw Milk

Councilor Chase gave a presentation and showed a powerpoint slideshow detailing the hazards of raw milk.

Discussion:

Councilor Gallagher wanted it noted that this was not a council presentation and we should be trying to help and support local businesses.

Councilor Sousa asked how many illnesses/deaths occurred in Massachusetts due to raw milk. Councilor Chase noted that he did not have that information but would research it.

Councilor Wood noted that he appreciated the presentation and does not think drinking raw milk is a good thing.

Councilor Chase noted that there is nothing that the Town Council needs to do because any farm can go to the State and apply for a Certificate to sell raw milk.

TOWN MANAGER'S REPORT

- a) Mitchell School Update

Town Manager Dutton noted that the Mitchell School project was progressing well. Electrical had some shipping delays but project is still on schedule. Furniture installation begins on July 18th, plumbing and lighting installation continues. Dates: 1) Taxpayer Tour scheduled for 8/27;

2) First day of school will be either 9/6 or 9/7; 3) Ribbon cutting 9/10; and 4) next two meetings will be 8/8 and 8/29.

Discussion:

Councilor Moore asked about the lease agreement and where it was. Town Manager Dutton noted that the lease agreement is not part of the OPM but they are working on it and will update the council when drafted.

Councilor Wood asked that the highlighted dates be put on the Town website for residents to see.

DISCUSSIONS - None

COMMITTEE REPORTS

Councilor Wood updated the Council on the CEDC meeting that was held on June 30th. The committee voted 2-1 to return Order O-FY22-056 Sale of Raw Milk back to the council with no recommendation. It was noted that the sale of raw milk is not banned in Bridgewater and that it is regulated by the State.

Councilor Chase added that it was reported there is nothing the town needs to do. Any farm can go to the State and apply for a Certificate to sell raw milk.

LEGISLATION FOR ACTION

a) Order O-FY22-056: Sale of Raw Milk (*Sousa*)

The Community Economic and Development committee voted 2-1 to return to Town Council without a recommendation at their 6/30/22 meeting.

Councilor Sousa made a motion to continue the order until the next meeting, which was duly seconded by Councilor Gallagher.

Councilor George asked for a point of order, is the Order unenforceable since the selling of raw milk can take place in Bridgewater already.

Attorney Rawlins noted that since the sale of raw milk is allowed at the State level there is no action that the town needs to take.

Councilor George motioned to table Order O-FY22-056 but not to stop discussions on raw milk. This motion was duly seconded by Councilor Wood.

Roll-call vote was taken with the results recorded as follows:

Perry – Absent; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 6-0-0.

b) Order O-FY22-057: Order of Taking (*Town Manager*)

The Community Economics and Development Committee voted 3-0 to recommend at their 6/30/22 meeting.

Town Manager Dutton noted that this lot is at the corner of High Street and Wall Street, approximately 850 square feet and the owners are not opposed to the taking.

Councilor Wood motioned to refer Order O-FY22-057 to advertising, which was duly seconded by Councilor Gallagher.

Roll-call vote was taken with the results recorded as follows:

Perry – Absent; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 6-0-0.

c) Order O-FY22-075: Ratification of the Amended Agreement for the Bristol-Plymouth Regional School District (*Town Manager*)

This Order was not referred to any committee. 14 days have elapsed, therefore it may be finally considered this evening.

Town Manager Dutton noted that most of the changes on the agreement was wording and the most significant change is that Freetown is being added.

Councilor Wood motioned to approve Order O-FY22-0575 which was duly seconded by Councilor Moore.

Roll-call vote was taken with the results recorded as follows:

Perry – Absent; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 6-0-0.

- d) Resolution R-FY22-010: Acknowledgment of the Acceptance of Remediation Waste at Marilyn's Landing Land Reclamation Project (*Town Manager*)
The Community Economics and Development Committee voted 3-0 to recommend at their 6/30/22 meeting.

Town Manager Dutton noted that this would be to cap landfill to build elevation to eventually house a solar farm in the future. Governed by DEP regulations and Halifax has accepted.

Councilor Wood motioned to approve Resolution R-FY22-010, which was duly seconded by Councilor Moore.

Councilor Gallagher asked if there was a cost to the Town. Town Manager Dutton noted that there was no cost and the Town can use the facility at no cost.

Roll-call vote was taken with the results recorded as follows:

Perry – Absent; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 6-0-0.

- e) Resolution R-FY22-011: Amend September 2022 Town Council Meeting Date (*Chase*)
This Resolution was not referred to any committee. 14 days have elapsed, therefore it may be finally considered this evening.

Councilor Chase noted that he introduced this order because the September 6th meeting fell on the State Primary Election.

Councilor George motioned to approve Resolution R-FY22-011, which was duly seconded by Councilor Sousa.

Roll-call vote was taken with the results recorded as follows:

Perry – Absent; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 6-0-0.

OLD BUSINESS

NEW BUSINESS

- a) Resolution R-FY22-012: A Resolution Adopting the Town of Bridgewater, MA Hazard Mitigation Plan 2022 (*Town Manager*)

Town Manager Dutton noted that this was completed with the OPC and that public hearings were held. He also added the urgency of the plan and that it needed to be voted on at the next meeting.

Councilor Chase motioned to keep Resolution R-FY22-012 at the Town Council level, which was duly seconded by Councilor Sousa.

Roll-call vote was taken with the results recorded as follows:

Perry – Absent; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 6-0-0.

- b) Ordinance D-FY22-025: General Ordinances. Chapter 50 Buildings, Article II Naming of Town Buildings and Facilities (*Moore*)

Councilor Moore noted that there would be two or three facility naming requests on the horizon and that there was no procedures in place.

Councilor George motioned to refer Resolution R-FY22-011 to Rules and Procedures, which was duly seconded by Councilor Sousa.

Discussion:

Councilor George noted that there is a process within the school committee. Councilor Moore noted that they do not have naming rights and we should get clarification from the Town Attorney.

Roll-call vote was taken with the results recorded as follows:

Perry – Absent; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 6-0-0.

CITIZEN COMMENTS

Janet Hanson: Noted that there was concern about the house on main street and she sent email to the councilors about why businesses want to sell raw milk.

Carlton Hunt: Noted that items were missing from presentation.

Pam Adam: Spoke about raw milk and how other items should not be eaten raw either.

David Hanson: Commented that there are tens of millions that drink raw milk in the United States.

COUNCIL COMMENTS

Councilor Wood: Commented regarding raw milk and thanked the July 4th Committee for a job well done.

Councilor Sousa: Thanked the July 4th Committee.

Councilor Moore: Thanked the July 4th Committee; thought the fireworks were amazing.

Councilor George: Thought the July 4th celebrations throughout the day were great. So many people at the parade and the fireworks were outstanding. Also noted that 2023 fundraising has already begun.

Councilor Gallagher: July 4th was a great day to be in Bridgewater. Noted that they are starting with less for 2023.

Councilor Chase: Thanked the July 4th committee for a job well done, largest turnout for the parade he has seen.

EXECUTIVE SESSION - None

ADJOURNMENT

Councilor Wood motioned to adjourned, which was duly seconded by Councilor Gallagher.

Roll-call vote was taken with the results recorded as follows:

Perry – Absent; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Absent. The motion passed 6-0-0.



Bridgewater Town Council

In Town Council, Tuesday, April 5, 2022

Council Order: O-FY22-057

Introduced By:	Town Manager
Date Introduced	April 5, 2022
First Reading:	April 5, 2022
Second Reading/Hearing:	July 12, 2022
Amendments Adopted:	
Third Reading:	August 2, 2022
Date Adopted:	
Date Effective:	

Order O-FY22-057

ORDER OF TAKING

ORDERED, that the Town Council assembled vote for the purposes of taking a portion of property located at 23 Wall Street, Bridgewater, Plymouth County, Massachusetts, which is more particularly described in a Deed recorded at the Plymouth County Registry of Deeds Book 45234, Page 111. The Taking is for the purpose of laying out and reconfiguring the intersection of High Street and Wall Street.

The damages awarded with respect to said Parcel of Land are Six Thousand One Hundred and Thirty (\$6,130.00) Dollars and title to said property is vested in Llyod and Christine King by virtue of deed dated February 18, 2015 and recorded at Book 45234, Page 111.

BE IT ORDERED, The taking of fee simple title in the parcel of land, excepting any easement of record shown on the Plan attached hereto and to be recorded herewith, along with all buildings and trees thereon described is hereby authorized in accordance with General Laws, Chapter 41, Section 14, Chapter 43, Section 30 and Chapter 79, all as amended for municipal purposes, including but not limited to, inter alia, improving the Town's public ways, safety and drainage and other municipal purposes and for all purposes and uses accessory thereto.

Explanation: The Taking is for the purpose of laying out and reconfiguring the intersection of High Street and Wall Street for the High Street Dam and Bridge Project.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• CEDC	• 6/30/22: Voted 3-0 to recommend.



Bridgewater Town Council

In Town Council, Tuesday, August 2, 2022

Council Petition: P-2023-001

Date Introduced/Public Hearing: August 2, 2022

Date Adopted:

Date Effective:

Relative to:

THE GRANTING OF THE TRANSFER OF A CLASS II USED AUTO DEALERS LICENSE

WHEREAS, Fritz Quality Auto Body Inc. has submitted all applicable documentation as required for the transfer of the Class II license to operate an auto dealer establishment at 567 Main Street, Bridgewater, Massachusetts; and

WHEREAS, Jean Delicence will serve as the establishment's manager of record; and

WHEREAS, Fritz Quality Autobody Inc. proposes to operate the business during the following hours:

Monday – Saturday	8:30am to 5:00pm
Sunday	Closed

and;

WHEREAS, Fritz Quality Autobody Inc. have complied with the requirements of the Town of Bridgewater and applicable state laws inclusive of the zoning requirements, Building and Fire Codes governing the operation of such licenses; and

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 with consensus from the Fire and Police 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 58 specifically; and also sections 57 and 59 generally, of the Massachusetts General Law (M.G.L.), in Town Council assembled approve the petition of Fritz Quality Autobody Inc. to be granted a transfer of Class II license to operate as a Class II - Used Car Dealer within the Town of Bridgewater.

VOICE VOTE – REQUIRES MAJORITY OF THOSE PRESENT AND VOTING.

Town Council Meeting Date: August 2, 2022 at 7:08pm

Applicant Name:	Fritz Quality Auto Body Inc.
Address:	567 Main Street
Telephone:	(617) 955-5412
Email:	fritzautobody@outlook.com

NEW/TRANSFER AUTO DEALER'S LICENSE
CLASS I, II, III

<u>X</u>	Form 53 (State Application)
<u>X</u>	Application – Town of Bridgewater
<u>X</u>	Copy of one of the following: Purchase & Sale Agreement, Pledge Agreement, Lease Agreement or Deed (if property owner)
<u>X</u>	Business (DBA) Certificate
<u>X</u>	Articles of Organization
<u>X</u>	SS # of Business Owner
	Plot Plans showing location of building(s), parking, display of vehicles, etc.
<u>X</u>	Certified Abutter's list – Mailed July 22, 2022
<u>X</u>	Advertisement - Advertised in the Enterprise July 22, 2022
<u>X</u>	Check payable to Town of Bridgewater for \$25 for Abutter Listing
<u>X</u>	Check payable to Town of Bridgewater for \$100 for Application Fee (non-refundable)
<u>X</u>	Check payable to Town of Bridgewater of \$200 (License fee)
<u>X</u>	Completed Worker's Compensation Insurance Form and copy of certificate of insurance
<u>X</u>	Completed Non-Delinquent Tax Affidavit Form
<u>X</u>	Completed State Tax Affidavit Form
<u>X</u>	CLASS II APPLICANTS ONLY - \$25,000 Bond

Recommendations:

<u>X</u>	Tax Office
<u>X</u>	Fire Department
<u>X</u>	Police Department
<u>X</u>	Building Department

Notes:

- 1) Fritz Quality Autobody Inc. is requesting the transfer of the Class II license that is currently issued to Bridgewater Auto Group at 567 Main Street.
- 2) There are no outstanding taxes owed
- 3) The Fire, Police and Building Departments have no issues with the transfer of this license.

Town of Bridgewater

APPLICATION FOR A LICENSE TO BUY, SELL, EXCHANGE
OR ASSEMBLE SECOND HAND MOTOR VEHICLES
OR PARTS THEREOF

I, the undersigned, duly authorized by the concern herein mentioned, hereby apply for a Used Car Dealer
class license, to Buy, Sell, Exchange or Assemble second hand motor vehicles or parts thereof, in accordance with
the provisions of Chapter 140 of the General Laws.

1. What is the name of the concern?

Fritz Quality Automobile Inc

Business address of concern. No.

567 Main

St.,

Bridgewater MA 02324

City — Town.

2. Is the above concern an individual, co-partnership, an association or a corporation?

Individual

3. If an individual, state full name and residential address.

Sean F. Delicence 135 Highland St. South Easton
MA, 02375

4. If a co-partnership, state full names and residential addresses of the persons composing it.

5. If an association or a corporation, state full names and residential addresses of the principal officers.

President Sean F. Delicence 135 Highland St South Easton, MA 02375

Secretary Sean F. Delicence 135 Highland St South Easton, MA 02375

Treasurer Sean F. Delicence 135 Highland St South Easton, MA 02375

6. Are you engaged principally in the business of buying, selling or exchanging motor vehicles? Yes?

If so, is your principal business the sale of new motor vehicles? NO

Is your principal business the buying and selling of second hand motor vehicles? Yes

Is your principal business that of a motor vehicle junk dealer? NO

7. Give a complete description of all the premises to be used for the purpose of carrying on the business.

Auto body Repair
Car Repair
Auto Sales
Towing Services

8. Are you a recognized agent of a motor vehicle manufacturer? *No*
(Yes or No)

If so, state name of manufacturer

9. Have you a signed contract as required by Section 58, Class 1? *No*
(Yes or No)

10. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? *No*
(Yes or No)

If so, in what city — town

Did you receive a license? *No* For what year?
(Yes or No)

11. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? *No*
(Yes or No)

Sign your name in full. *[Signature]*
(Duly authorized to represent the concern herein mentioned)

Residence. 135 Highland St South Eastern
MA, 02375

IMPORTANT

EVERY QUESTION MUST BE ANSWERED WITH
FULL INFORMATION, AND FALSE STATEMENTS
HEREIN MAY RESULT IN THE REJECTION OF
YOUR APPLICATION OR THE SUBSEQUENT
REVOCATION OF YOUR LICENSE IF ISSUED.

NOTE: If the applicant has not held a license in the year prior to this application, he must file a duplicate of the application with the registrar. (See Sec. 59)

APPLICANT WILL NOT FILL THE FOLLOWING BLANKS

Application after investigation
(Approved or Disapproved)
License No. granted 19 Fee \$
Signed
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CHAPTER 140 OF THE GENERAL LAWS, TER. ED., WITH AMENDMENTS THERETO (EXTRACT)

SECTION 57. No person, except one whose principal business is the manufacture and sale of new motor vehicles but who incidentally acquires and sells second hand vehicles, or a person whose principal business is financing the purchase of or insuring motor vehicles but who incidentally acquires and sells second hand vehicles, shall engage in the business of buying, selling, exchanging or assembling second hand motor vehicles or parts thereof without securing a license as provided in section fifty-nine. This section shall apply to any person engaged in the business of conducting auctions for the sale of motor vehicles.

SECTION 58. Licenses granted under the following section shall be classified as follows:

Class 1. Any person who is a recognized agent of a motor vehicle manufacturer or a seller of motor vehicles made by such manufacturer whose authority to sell the same is created by a written contract with such manufacturer or with some person authorized in writing by such manufacturer to enter into such contract, and whose principal business is the sale of new motor vehicles, the purchase and sale of second hand motor vehicles being incidental or secondary thereto, may be granted an agent's or a seller's license; provided, that with respect to second hand motor vehicles purchased for the purpose of sale or exchange and not taken in trade for new motor vehicles, such dealer shall be subject to all provisions of this chapter and of rules and regulations made in accordance therewith applicable to holders of licenses of class 2.

Class 2. Any person whose principal business is the buying or selling of second hand motor vehicles may be granted a used car dealer's license.

Class 3. Any person whose principal business is the buying of second hand motor vehicles for the purpose of remodeling, taking apart or rebuilding the same, or the buying or selling of parts of second hand motor vehicles or tires, or the assembling of second hand motor vehicle parts, may be granted a motor vehicle junk license.

SECTION 59. The police commissioner in Boston and the licensing authorities in other cities and towns may grant licenses under this section which shall expire on January first following the date of issue unless sooner revoked. The fees for the licenses shall be fixed by the licensing board or officer, but in no case shall exceed \$100. dollars. Application for license shall be made in such form as shall be approved by the registrar of motor vehicles, in sections fifty-nine to sixty-six, inclusive, called the registrar, and if the applicant has not held a license in the year prior to such application, such application shall be made in duplicate, which duplicate shall be filed with the registrar. No such license shall be granted unless the licensing board or officer is satisfied from an investigation of the facts stated in the application and any other information which he may require of the applicant, that he is a proper person to engage in the business specified in section fifty-eight in the classifications for which he has applied, that said business is or will be his principal business, and that he has available a place of business suitable for the purpose. The license shall specify all the premises to be occupied by the licensee for the purpose of carrying on the licensed business. Permits for a change of situation of the licensed premises or for addition thereto may be granted at any time by the licensing board or officer in writing, a copy of which shall be attached to the license. Cities and towns by ordinance or by-law may regulate the situation of the premises of licensees within class 3 as defined in section fifty-eight, and all licenses and permits issued hereunder to persons within said class 3 shall be subject to the provisions of ordinances and by-laws which are hereby authorized to be made. No license or permit shall be issued hereunder to a person within said class 3 until after a hearing, of which seven days' notice shall have been given to the owners of property abutting on the premises where such license or permit is proposed to be exercised. All licenses granted under this section shall be revoked by the licensing board or officer if it appears, after hearing, that the licensee is not complying with sections fifty-seven to sixty-nine, inclusive, or the rules and regulations made thereunder; and no new license shall be granted to such person thereafter, nor to any person for use on the same premises, without the approval of the registrar. The hearing may be dispensed with if the registrar notifies the licensing board or officer that a licensee is not so complying. Any person aggrieved by any action of the licensing board or officer refusing to grant, or revoking a license for any cause may, within ten days after such action, appeal therefrom to any justice of the superior court in the county in which the premises sought to be occupied under the license or permit applied for are located. The justice shall, after such notice to the parties as he deems reasonable, give a summary hearing on such appeal, and shall have jurisdiction in equity to review all questions of fact or law and may affirm or reverse the decision of the board or officer and may make any appropriate decree. The decision of the justice shall be final.

APPLICATION FOR A LICENSE TO BUY, SELL,
EXCHANGE OR ASSEMBLE SECOND HAND
MOTOR VEHICLES OR PARTS THEREOF.

APPLICANT WILL NOT FILL THE FOLLOWING BLANKS

Application No.
Class License No.
Name
St. and No.
City — Town
Date Issued

Remarks
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Commonwealth of Massachusetts

Division of Standards Motor Vehicle Repair Shop

For current status visit www.mass.gov/standards

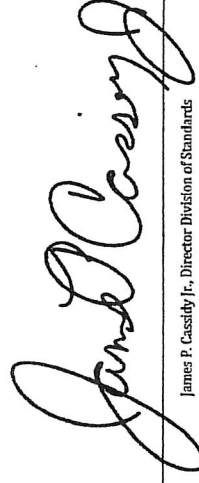
FRITZ_QUALITY AUTO BODY, INC.
567 MAIN ST
BRIDGEWATER MA 02324

2023

License No: RS0005320

Date of Issue: August 31, 2020

Date of Expiration: May 31, 2023



James P. Cassidy Jr., Director Division of Standards

This license is not transferable



BUSINESS LICENSING OFFICE
Academy Building, 66 Central Square
Bridgewater, MA 02324
Debra Ward, Town Council Clerk
508.659.1254(Office)
Email: dward@bridgewaterma.org

DATE:	_____
LICENSE NO.	_____
TOTAL FEES:	\$ 200.00

APPLICATION FOR CLASS I, II OR III LICENSE

YEAR 2022 NEW ☒ RENEWAL _____ DATE: 02-25-2022

Business Name: Fritz Quality Autobody Inc

Business Address: 567 Main St Bridgewater MA Tel. No. 617-955-5412

Class of License: 11 Number of Vehicles to be Displayed for Sale _____

Proposed Hours of Operation: Weekdays 8:30am - 5pm Sundays Closed

DESCRIPTION OF PREMISES:

Number of Buildings: One Building

Size of Buildings: _____

Structure of Buildings: _____

Exact Area of Land Occupied by License: _____ Total Area of Premises _____

Has a surveyed plot plan been filed with the Town? _____ YES _____ NO

* DATE FILED: _____

** If not, please submit a plot plan to the Town including locus location, designed parking areas and access/egress.*

APPROVED: Date: _____

Jean F Delicence.
Name of Applicant (Please Print)

[Signature]
Signature of Applicant

135 Highland St.
Home Address S. Easton MA 02375

Telephone 617 955 5412

Email Fritzautobody@outlook.com

Fax 508-807-0740

LICENSING AUTHORITY



Bridgewater Town Council

In Town Council, Tuesday, August 2, 2022

Council Petition: P-2023-003

Date Introduced: August 2, 2022

Date Adopted:

Relative to: Petition P-2023-003

THE GRANTING OF A TEMPORARY ROAD CLOSURE – FELLOWSHIP MASONIC LODGE
225th ANNIVERSARY

WHEREAS, The Fellowship Masonic Lodge will be hosting the opening up of a time capsule; and

WHEREAS, this event will take place on Saturday, September 17, 2022 between 3:00pm and 4:00pm; and

WHEREAS, the Town has passed a Temporary Street Closure Policy; and

WHEREAS, the Fellowship Masonic Lodge requests road closure on the west side of the Common from 2:30pm to 4:30pm – on Saturday, September 17, 2022.

WHEREAS, the Bridgewater Town Council, acting as the Permit Granting Authority of the Town has such temporary closure authority pursuant to the Town's Road Closure Policy (Order O-2016-024), it appears that the public good so requires such closure be granted.

THEREFORE; The Town Council of the Town of Bridgewater, Massachusetts, pursuant to Order O-2016-024, in Town Council assembled approve the petition for a temporary road closure on the west side (southbound traffic) of the Bridgewater Town Common on Saturday, September 17, 2022 between 2:30pm and 4:30pm.

VOICE VOTE: REQUIRES MAJORITY OF THOSE PRESENT AND VOTING.



Bridgewater Town Council

In Town Council, Tuesday, June 21, 2022

Council Order: O-FY22-076

Introduced By:	Town Manager
Date Introduced	June 21, 2022
First Reading:	June 21, 2022
Second Reading/Hearing:	August 2, 2022
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY22-076

SHARED STREETS GRANTS

WHEREAS: Massachusetts General Laws, Chapter 44, §53A, states as follows:

“An officer ... of any city or town ... may accept grants or gifts of funds from ... from the commonwealth ... or an agency thereof, ... and may expend such funds for the purposes of such grant or gift ... with the approval of the city manager and city council...;” and

WHEREAS: The Town of Bridgewater has received a grant award from the Massachusetts Department of Transportation for the Shared Streets and Spaces Program.

Now, therefore, in accordance with Chapter 44, §53A of the Massachusetts General Laws, the Town Council votes to take the following action:

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the grant of \$200,000 from the Massachusetts Department of Transportation, to expend the grant in accordance with stated purpose thereof.

Explanation: The grant is for “Sidewalk and Curbing Improvements with Bridgewater State University”.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Finance Committee	7/20/20: Voted 7-0 to recommend.
Budget & Finance	Meeting on 8/2/22 prior to the Town Council meeting.



Bridgewater Town Council

In Town Council, Tuesday, June 21, 2022

Council Order: O-FY22-077

Introduced By:	Town Manager
Date Introduced	June 21, 2022
First Reading:	June 21, 2022
Second Reading/Hearing:	August 2, 2022
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY22-077

COMMUNITY COMPACT FIBER GRANT

WHEREAS: Massachusetts General Laws, Chapter 44, §53A, states as follows:

“An officer ... of any city or town ... may accept grants or gifts of funds from ... from the commonwealth ... or an agency thereof, ... and may expend such funds for the purposes of such grant or gift ... with the approval of the city manager and city council...;” and

WHEREAS: The Town of Bridgewater has received a grant award from the Commonwealth of Massachusetts in the inaugural round of the Community Compact Cabinet’s (CCC) new Municipal Fiber Grant program.

Now, therefore, in accordance with Chapter 44, §53A of the Massachusetts General Laws, the Town Council votes to take the following action:

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the grant of \$17,466 from the Commonwealth of Massachusetts, to expend the grant in accordance with stated purpose thereof.

Explanation: The grant is for the costs associated with the expansion of the fiber optic infrastructure which will allow the town to connect the Bridgewater-Raynham High School and the Bridgewater Police Department.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Finance Committee	7/20/22: Voted 7-0 to recommend.
Budget & Finance	Meeting on 8/2/22 prior to the Town Council meeting.



Bridgewater Town Council

In Town Council, Tuesday, August 2, 2022

Council Petition: P-2023-002

Date Introduced/Public Hearing: August 2, 2022

Date Adopted:

Date Effective:

Relative to:

2022 STATE PRIMARY ELECTION WARRANT

ORDERED: That the Town Council of the Town of Bridgewater, Massachusetts, assembled accepts, as a matter of record, the attached 2022 State Primary Warrant as provided by the Town Clerk.

Explanation: *It is required that the Town Council accepts and approves the attached Warrant as a matter of record.*

COMMONWEALTH OF MASSACHUSETTS

WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

WARRANT FOR 2022 STATE PRIMARY

Plymouth County SS.

To the Constables of the Town of BRIDGEWATER

GREETINGS:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city or town who are qualified to vote in Primaries to vote at:

PRECINCTS 1,2,3,4,5,6,7,8 & 9

BRIDGEWATER MIDDLE SCHOOL, 166 MOUNT PROSPECT STREET

on TUESDAY, THE SIXTH DAY OF SEPTEMBER 2022, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the State Primaries for the candidates of political parties for the following offices:

GOVERNOR FOR THIS COMMONWEALTH
LIEUTENANT GOVERNOR. FOR THIS COMMONWEALTH
ATTORNEY GENERAL FOR THIS COMMONWEALTH
SECRETARY OF STATE. FOR THIS COMMONWEALTH
TREASURER. FOR THIS COMMONWEALTH
AUDITOR FOR THIS COMMONWEALTH
REPRESENTATIVE IN CONGRESS. NINTH CONGRESSIONAL DISTRICT
COUNCILLOR. SECOND COUNCILOR DISTRICT
SENATOR IN GENERAL COURT . . . NORFOLK, PLYMOUTH & BRISTOL SENATORIAL DISTRICT
REPRESENTATIVE IN GENERAL COURT. . . EIGHTH PLYMOUTH REPRESENTATIVE DISTRICT
DISRICT ATTORNEY... PLYMOUTH COUNTY
SHERIFF PLYMOUTH COUNTY
COUNTY COMMISSIONER PLYMOUTH COUNTY

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this _____ day of _____, 2022 (month)

Town Council of Bridgewater

Posting: Academy Building, Senior Center & Bridgewater Public Library

Online viewing: www.bridgewaterma.org

(Indicate method of service of warrant.)

_____, 2022.
Constable (month and day)



Bridgewater Town Council

In Town Council, Tuesday, July 12, 2022

Council Resolution: R-FY22-012

Introduced By: Town Manager

Date Introduced: July 12, 2022

First Reading: July 12, 2022

Second Reading: August 2, 2022

Amendments Adopted:

Date Adopted:

Date Effective:

Resolution R-FY22-012

A RESOLUTION ADOPTING THE TOWN OF BRIDGEWATER, MA HAZARD MITIGATION PLAN 2022

ORDERED: That the Town of Bridgewater, by and through its own Manager and Town Council, is hereby authorized to adopt the Town of Bridgewater, MA Hazard Mitigation Plan (HMP), 2022.

WHEREAS, the Town of Bridgewater established a committee to prepare the Town of Bridgewater, MA Hazard Mitigation Plan; and

WHEREAS, the Town of Bridgewater participated in the development of the Town of Bridgewater, MA Hazard Mitigation Plan; and

WHEREAS, the Bridgewater, MA Hazard Mitigation Plan 2022 contains several potential future projects to mitigate potential impacts from natural hazards in the Town of Bridgewater, MA; and

WHEREAS, duly noticed public meetings were held by the local Hazard Mitigation Planning Team on July 13, 2021, October 26, 2021 and December 14, 2021, for the public and municipality to review prior to consideration of this resolution; and

WHEREAS, the Town of Bridgewater authorizes responsible departments and/or agencies to execute their responsibilities in the plan.

NOW, THEREFORE IT BE RESOLVED that the Town of Bridgewater Town Council formally approves and adopts the Town of Bridgewater, MA 2022 Hazard Mitigation Plan, in accordance with M.G.L. C. 40

That the Town of Bridgewater by and through its Town Manager and Town Council is further authorized to execute all documents necessary to implement this order.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
This Resolution was not referred to any committee. 14 days have elapsed, therefore it may be finally considered this evening.	

VOICE VOTE – REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



Bridgewater Town Council

In Town Council, Tuesday, April 5, 2022

Council Ordinance: D-FY22-021

Introduced By: Councilors Peter Colombotos and William Wood
Date Introduced: April 5, 2022
First Reading: April 5, 2022
Second Reading: August 2, 2022
Third Reading:
Amendments Adopted:
Date Adopted:
Date Effective:

Proposed Ordinance D-FY22-021

ZONING ORDINANCE – CODIFICATION OF ZONING BYLAWS TO ORDINANCES

WHEREAS, In accordance with the provisions of Section 2-6 of the Bridgewater Home Rule Charter relative to amendments to the Administrative Code, it is therefore;

ORDERED, that the Town Council assembled votes to amend the Bridgewater Administrative Code, Part IV, Zoning Ordinances and Use and Dimensional Tables and adopt the following attached provisions.

Explanation:

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• CEDC and Planning Board	• <i>At a joint hearing between the Community and Economic Development Committee and the Planning Board on May 11, 2022, the Planning Board voted unanimously to adopt the Zoning, with recommendations to fix three typo corrections.</i>

NOT FOR ACTION



Community & Economic Development Division
Economic Development/Planning

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0950

DATE: June 28, 2022

TO: Fred Chase, President & Members of the Town Council

FROM: Jennifer DeBoisbriand, Community & Economic Development Director

CC: Michael Dutton, Town Manager

RE: Ordinance D-FY22-021 Codification of Zoning By-Laws to Ordinances

Background

This project has been in the works for a number of years. After hearing complaints about the zoning bylaws - including contradictory language, misunderstandings, and simply outdated and illegal language – the Town Manager asked the Town Council for funding to recodify the current zoning to accommodate the Town Council form of government (in other words, rewrite the current bylaws into ordinances), eliminate the contradictory language, and eliminate any illegalities within the bylaws. Very basically, the project is designed to create a better structure and more clarity which creates more predictability for businesses and homeowners.

In July 2018, the Town Manager contracted with Atty. Mark Bobrowski as consultant for this project. The Town Manager then created a committee which included: Councilor Colombotus, Patrick Driscoll (chair of the Planning Board), Azu Etoniru (Town Engineer; now DPW Director), Steve Solari (Building Inspector) and Jennifer DeBoisbriand (Director of Community & Economic Development).

Over the last 4 years there have been approximately 12 committee meetings with Atty. Bobrowski; several workshops with the public and Boards and Committees that were promoted on our website and social media. Several of the drafts have been and are still posted to the Town website. The Planning Board and CEDC have held a public hearing culminating in May with a recommendation to adopt the version before you this evening.

Explanation of Changes

Attached to this memo is a document that maps the current Zoning sections to where they are located in the proposed zoning ordinance. I have noted if items have been removed and why as well. I feel these are self-explanatory, but I am happy to go into specific detail if the Council has questions.

There are 5 “new” sections.

- 6.3 Performance Standards for Larger Projects – this section provides standards for the Planning Board when reviewing site plans and special permits. This will allow for consistency across projects and give developers an idea of what to expect and how to design projects. It addresses lighting, noise, site development standards, pedestrian, and vehicular access; traffic management, aesthetics, utilities; security; emergency systems and fiscal impact. These standards allow the Town, through the Planning Board, to have control over the size and scale of commercial, industrial, and multifamily developments.
- 6.4 Landscaping and Screening – similar to section 6.3 this section ensures that proposed development screens any negative impacts from public and private views and shall minimize tree, vegetation and soil removal, and grade change.
- 8.6 Senior Housing – We have had a senior housing use in our zoning but at some point, the regulations had been removed. This section puts back in standards and regulations if someone wants to build senior housing in Town.
- 10.7 Site Plan Review for Section 3 Uses – This section outlines the process for and requirements of review of Section 3 Uses or “Dover Amendment” Uses (religious, educational and agriculture). This section is required by the Commonwealth if the Town wants to regulate bulk & height of structures, yard sizes, lot area, setbacks, open space, parking and building coverage requirements.
- 10.8 Request for Reasonable Accommodation – This section keeps us in compliance with the Fair Housing Act and the Americans with Disabilities Act and provides a process to apply to the ZBA for accommodation if you are eligible under the guidelines of the FHA or ADA.

I am happy to answer any questions and I would like to thank you for your support of this project.

Town of Bridgewater Zoning Ordinances

Current Zoning Section	Proposed New Zoning Section
SECTION 1 Purpose and Validity	Section 1
SECTION 2 Definitions	Section 11
SECTION 3 Zoning Boundary Descriptions	Section 2 & 9.7
3.30 Purpose Statements	Removed – Considered Superfluous
SECTION 4 Application of Regulations, Modifications and Exceptions	Section 2
SECTION 5 Nonconforming Building Uses	Section 5
SECTION 6 Use Regulations	Section 3 & 8.2
6.30 Table of Use Regulations	Appendix A
SECTION 7 Signs	Section 6.2
SECTION 8 Land Space Requirements	Section 4
8.40 Land Space Requirements Table	Appendix B
SECTION 9 Special Provisions	
9.20 Open Space Conservation Development	Section 8.3
9.30 Motels & Hotels	Section 7.3
9.40 Accessory Uses in Industrial Districts	Section 3.3
9.55 Incubator and Innovation Center Development Standards	Removed – No other standards for these types of projects will now be included in sections 6.3 & 6.4 like other special permits
9.60 Planned Development District	Section 9.4
9.70 Mobile Home Elderly Community (MHEC)	Section 8.5
9.80 Site Approval	Section 10.6
9.89 Design Review	Removed – No DRC exists. We will redraft this section for insertion at a later date.
9.90 Common Driveways	Section 7.2
SECTION 10 Off-Street Parking and Loading Requirements	Section 6.1

SECTION 11 Zoning Board of Appeals and Planning Board	Section 10.3 & 10.4
SECTION 12 Zoning Amendments	Section 1.5
SECTION 13 Enforcement and Penalties	Section 10.1 & 10.2
SECTION 14 Flood Plain District	Section 9.1
SECTION 15 Aquifer Protection District	Section 9.2
SECTION 16 Additional Special Provisions	Section 8.1, 9.3 & 9.5
SECTION 17 Regulating Stormwater Discharges Generated by Construction Activity	Removed – Located in Town Code Chapter 260 Article XIII
SECTION 18 Waterford Village Smart Growth Overlay District	Pulled out of book keep as separate document
SECTION 19 Mixed Use (CBD)	Section 9.6
SECTION 20 Bed and Breakfast	Section 8.4
SECTION 21 Medical Marijuana Treatment Centers	Section 7.4
SECTION 22 Solar Photovoltaic Facilities	Section 7.6
SECTION 23 Sidewalk Café	Removed – Not Zoning Ordinance Town Council Regulation
Demolition Delay Ordinance	Removed – Located in Town Code Chapter 120 Article IV
Establish Special Permit Criteria- Cultivation, Manufacturing & Testing Adult Use Marijuana	Section 7.5
ADDITIONAL TOWN REGULATIONS	Removed -Regulations and Procedures that are not zoning



Bridgewater Town Council

In Town Council, Tuesday, August 2, 2022

Council Order: O-FY23-007

Introduced By: Councilor George
Date Introduced: August 2, 2022
First Reading: August 2, 2022
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY23-007

AMENDMENTS TO THE LEASE OF BUILDINGS BETWEEN THE TOWN OF BRIDGEWATER, AND BRIDGEWATER/RAYNHAM REGIONAL SCHOOL DISTRICT COMMITTEE

ORDERED, in accordance with MGL c.71, sec. 14C and under the provisions of the Amended Agreement between the Towns of Bridgewater, Raynham and the Bridgewater-Raynham Regional School District dated January 1, 2011, the Town Council of the of Town of Bridgewater assembled vote to ratify the Amended Lease Agreement of Buildings Between the Town of Bridgewater and Bridgewater/Raynham Regional School District as set forth in the attached.

Explanation:

The existing lease was executed on September 28, 1994, and is in effect until 2034. Since two of the four schools leased to the District are no longer owned by the Town, two additional schools have been either purchased or re-built by the Town, and the Exhibit A of the Lease contains an error, amendments are necessary to clearly identify the leased properties.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

**LEASE OF BUILDINGS BETWEEN THE TOWN OF BRIDGEWATER, AND
BRIDGEWATER/RAYNHAM REGIONAL SCHOOL DISTRICT COMMITTEE**

THIS LEASE made this 28th day of September, 1994, by and between, the **TOWN OF BRIDGEWATER**, a municipality located in Plymouth County, Massachusetts ("the Town"), and the **BRIDGEWATER/RAYNHAM REGIONAL SCHOOL DISTRICT COMMITTEE**, a body politic incorporate located in both Plymouth and Bristol Counties ("the District"), under the provisions of Massachusetts General Laws, c.71, sec. 14C and under the provisions of the Amended Agreement between the Towns of Bridgewater and Raynham, with respect to the expansion of the Bridgewater/Raynham Regional School District, (the "Amended Agreement").

In consideration of the mutual covenants herein contained, and other good and valuable consideration, each party intending to be legally bound hereby, the Town and the District hereby agree as follows:

SECTION I-PREMISES: The Town hereby leases to the District, and the District hereby leases from the Town, upon and subject to the terms, conditions, covenants and provisions hereof, the land with buildings thereon located in the Town of Bridgewater, Plymouth County, Massachusetts, more particularly described as Exhibit "A" annexed hereto and made a part hereof, together with any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining thereto, (all of the foregoing hereinafter sometimes called the "leased premises" and sometimes referred to as the "premises") and together with all of the Town's right, title and interest in any equipment, materials and other personal property of every nature and description, located upon the leased premises.

SECTION II-TERM: The term of this Lease commences on July 1, 1994. The initial term of this Lease is for a period of twenty (20) years beginning on July 1, 1994, unless sooner terminated or extended as herein provided. The term of this Lease will thereafter be extended automatically for one (1) additional period of twenty (20) years at zero (0) rent and upon all of the other terms, conditions, covenants, and provisions set forth herein; provided, however, that either party may cancel this Lease, effective as of the date of the expiration of the initial term, by giving written notice of such cancellation on or prior to a date ninety (90) days before the effective date of such cancellation. Such extension is automatic without the necessity of any new lease or other instruments or agreement or any notice being executed or given. Notwithstanding the aforesaid right of cancellation, either party may, at any time during the initial term of this Lease, give the other party written notice that it elects to waive its option to cancel this Lease at the end of the initial term, and the notifying party shall thereafter not exercise its

right of cancellation with reference to the extended period referred to in the notice provided for herein. Hereinafter, all reference to the term of this Lease is deemed to be a reference as well to such additional period of time for which the term is so extended.

Notwithstanding any of the other provisions in this Lease, the parties agree that either party, at its option, may terminate this Lease with respect to any or all of the school buildings listed in Exhibit "A" anytime after the expiration of the first year of the lease term. Either party may cancel this Lease by giving the other party written notice of such cancellation on or prior to a date one hundred and eighty (180) days before the effective date of such cancellation.

During the first year of this Lease, within thirty (30) days of a written request by either party, the parties will meet to discuss in good faith the Lease and any related issues, including but not limited to any proposed modifications. After the first lease year, said meetings will be scheduled no more frequently than twice during the lease year if either party makes a written request for a meeting.

SECTION III-RENT: The rent during the initial and extended terms of this Lease is zero (0) dollars.

SECTION IV-USE OF PREMISES: In accordance with GL, c. 71, sec. 71, the District may, conduct such educational and recreational activities in or upon the leased premises, and, subject to such regulations as the District may establish, and, consistently and without interference with the use of the premises for school purposes, shall allow the use thereof by individuals and associations for such educational, recreational, social, civic, philanthropic and like purposes as it deems for the interest of the community. The affiliation of any such association with a religious organization shall not disqualify such association from being allowed such a use for such a purpose. The use of the leased premises as a place of assemblage for citizens to hear candidates for public office shall be considered a civic purpose.

The Town reserves the right to use the leased buildings as emergency shelters in the event of an emergency declared under local, state or federal law. Further, the Town reserves the right to use, and allow others under the supervision of the Town to use, the buildings, equipment, and grounds of the leased premises, or any of them, at any time other than during normal school hours during the school year, for purposes including, but not limited to, Town Meetings, Selectmen's Meetings, Meetings of Town Boards and Commissions, the use of the leased premises, under the supervision of the Town for athletic and recreational events such as baseball, basketball, football, soccer and other events sponsored by the Town or volunteer organizations for the benefit of the citizens of the Town. The Selectmen of the Town

and the District School Committee shall, from time to time as necessary, coordinate the use of the leased premises in order that , to the extent possible, there will not be conflicts between the use of the leased premises by the Town and the District. The Town reserves the right to use the leased premises for voting for Town, County, State and Federal elections either during normal school hours or at other times.

The District shall not charge any rent or fee for such use of the leased premises by or under the supervision of the Town, except for custodial fees and other fees within the discretion of the Superintendent.

SECTION V-UTILITY EXPENSES: The District shall, during the term of this Lease, pay and discharge punctually, as and when the same become due and payable, all sewer rents and charges for water, steam, heat, gas, hot water, electricity, light and power, and other service or services furnished to the leased premises or to the occupants thereof during the term of this Lease (hereinafter called "utility expenses").

SECTION VI-IMPROVEMENTS, REPAIRS, ADDITIONS, REPLACEMENTS:

(a) The District shall, at its own cost and expense, repair and ~~make minor improvements or minor alterations to the buildings~~ or any part thereof. The District may make major improvements, alterations, additions, or capital expenditures to or for the buildings or the grounds of one or more of the schools or buildings constituting the leased premises in accordance with the Amended Agreement.

(b) The District shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept and maintained in repair and good condition (ordinary wear and tear excepted) all buildings and improvements at any time erected on the leased premises, and shall use all reasonable precaution to prevent any waste, damage or injury. The Town shall not be required to furnish any services or facilities or to make any improvements, repairs or alterations in or to the leased premises during the term of this Lease, except as may otherwise be provided for in the Amended Agreement.

(c) The District may, at its option and at its own cost and expense, and upon approval of the Town as provided in the Amended Agreement, make such alterations, changes, replacements, improvements and additions in and to the leased premises, and the buildings and improvements now or hereafter thereon, as it may deem necessary. All such work shall be performed in accordance with all applicable local, state and federal laws and regulations.

(d) On the last day or sooner termination of the term of this Lease, the District shall quit and surrender the leased

premises, and the buildings and permanent improvements then thereon, in good condition and repair, ordinary wear and tear excepted.

(e) The provisions of this SECTION VI-Improvements, Repairs, Additions, Replacements, are subject to any provisions of the Amended Agreement pertaining to the apportionment and payment of costs incurred by the District.

SECTION VII-REQUIREMENTS OF PUBLIC AUTHORITY: (a) During the term of this Lease, the District shall promptly observe and comply with all present and future laws, by-laws, requirements, orders, directives, rules and regulations of the federal, state and town governments and of all other governmental authorities affecting the leased premises or appurtenances there-to or any part thereof whether the same are in force at the commencement of the term of this Lease or may in the future be passed, enacted or directed, and all of the costs related to such compliance shall be borne in accordance with the Amended Agreement.

(b) Subject to the approval of the Town, which shall not be unreasonably withheld, the District may contest by appropriate legal proceedings diligently conducted in good faith, in the name of the District, or the Town (if legally required), or both (if legally required), without cost or expense to the Town, the validity or application of any law, by-law, rule, regulation, or requirement of the nature referred to in paragraph (a) of this Section and, if by the terms of any such law, by-law, order, rule, regulation or requirement, compliance therewith may legally be delayed pending the prosecution of any such proceeding, the District may delay such compliance therewith until the final determination of such proceeding. The approval required by this sub-section (b) shall not preclude the District from taking steps necessary to set forth, preserve and avoid prejudice to its position while it seeks the approval.

(c) If the Town provides the approval described in the immediately preceding sub-section (b), the Town shall execute and deliver any appropriate papers or other instruments which may be necessary or proper to permit the District so to contest the validity or application of any such law, by-law, order, rule, regulation or requirement and shall fully cooperate with the District in such contest.

SECTION VIII-COVENANT AGAINST LIENS: If, because of any act or omission of the District, any mechanics lien or other lien, charge, or order for the payment of money shall be filed against the Town or any portion of the leased premises, the District shall, at its own cost and expense, cause the same to be discharged of record or bonded within ninety (90) days after written notice from the Town to the District of the filing thereof; and the District shall indemnify and save harmless the Town against

and from all costs, liabilities, suits, penalties, claims and demands, including reasonable counsel fees, resulting therefrom.

SECTION IX-ACCESS TO PREMISES: The Town or the Town's agents and designees may enter upon the leased premises at reasonable times to examine the same, provided, however, at least twenty-four (24) hours notice is given by the Town to the District.

SECTION X-ASSIGNMENT AND SUBLETTING: The District shall not assign, sub-lease (in whole or in part or parts), mortgage or otherwise pledge or encumber this Lease (in whole or in part or parts) or all or any part of the leased premises.

SECTION XI-SIGNS: The District shall have the right to install, maintain and replace in, on or over or in front of the leased premises or in any part thereof such signs and advertising matter as the District may desire, and the District shall comply with any applicable requirements of governmental authorities having jurisdiction and shall obtain any necessary permits for such purposes. As used in this Section, the word "sign" includes any placard, light, or other advertising symbol or object, irrespective of whether the same is temporary or permanent.

SECTION XII-INDEMNITY:(a) The District shall indemnify and save harmless the Town from and against any and all liability, damage, penalties or judgments arising from injury to person or property sustained by anyone in or about the leased premises resulting from any act or acts or omission or omissions of the District or the District's officers, agents, servants, employees or contractors. The District shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against the Town or in which the Town may be impleaded with others upon any such above mentioned matter, claim or claims, except as may result from the acts set forth in paragraph (b) of this Section.

(b) Except for its affirmative acts of negligence or the affirmative acts of negligence of its officers, agents, servants, employees or contractors, the Town is not responsible or liable for any damage or injury to any property, fixtures, buildings or other improvements, or to any person or persons, at any time on the leased premises, including any damage or injury to the District or to any of the District's officers, agents, servants, employees, contractors or invitees.

SECTION XIII-INSURANCE: (a) The District shall provide at its expense and keep in force during the term of this Lease, general liability insurance in a good and solvent insurance company or companies licensed to do business in Massachusetts, selected by the District, and reasonably satisfactory to the Town, in an amount of at least \$1 Million with respect to injury or death to any one person and \$2 Million with respect to injury or death to

more than one person in any one accident or other occurrence and \$1 Million with respect to damages to property.

The District shall cause such policy or policies to include the Town as an insured. The District agrees to deliver certificates of such insurance to the Town within thirty (30) days following the Town's written request.

(b) Beginning July 1, 1994, and during the remainder of the term of this Lease, the District shall keep all buildings and improvements currently existing or subsequently erected by the District on the leased premises at any time insured for the benefit of the Town and the District as their respective interests may appear, against loss or damage by fire and customary extended coverage in a minimum amount necessary to avoid the effect of co-insurance provisions of the applicable policies. The Town shall, at the District's cost and expense, cooperate fully with the District in order to obtain the largest possible recovery and execute any and all consents and other instruments and take all other actions necessary or desirable in order to effectuate the same and to cause such proceeds to be paid as herein before provided and the Town shall not carry any insurance concurrent in coverage and contributing in the event of loss with any insurance required to be furnished by the District here under if the effect of such separate insurance would be to reduce the protection or payment to be made under the District's insurance.

(c) Any insurance required to be provided by the District pursuant to this Lease may be provided by blanket insurance covering the leased premises and other locations of the District provided such blanket insurance complies with all other requirements of this Lease with respect to the insurance involved and such blanket insurance is reasonably acceptable to the Town.

(d) The District's obligations under this Section XIII are deemed met if the insurance coverage required to be maintained by the District is held in the name of the Town and the District pays its apportioned share of the cost thereof provided the effect thereof is not to reduce the protection or the payment to be made to the District in the event of loss.

SECTION XIV-WAIVER OF SUBROGATION: All insurance policies carried by either party covering the leased premises, including but not limited to contents, fire and casualty insurance, shall expressly waive any right on the part of the insurer against the other party. The parties hereto agree that their policies will include such waiver clause or endorsement so long as the same shall be obtainable without extra costs, or if extra cost shall be charged therefor, so long as the other party pays such extra cost. If extra cost shall be chargeable therefor, each party shall advise the other thereof and the amount of the extra cost,

and the other party, at its election, may pay the same, but shall not be obligated to do so.

SECTION XV-DESTRUCTION: In the event that, at any time during the term of this Lease, the buildings and improvements on the leased premises shall be destroyed or damaged in whole or in part by fire, or other cause within the extended coverage of the fire insurance policies carried or paid for by the District in accordance with this Lease, then, the District, at its own cost and expense, shall cause the same to be repaired, replaced, or rebuilt within a period of time which, under all prevailing circumstances, is reasonable. The Town is not obligated to repair, replace or rebuild any such buildings and improvements on the leased premises which are destroyed or damaged in whole or in part by fire, or other cause within the extended coverage of the fire insurance policies. The insurance proceeds, if any, shall be used to carry out the provisions of this Section.

SECTION XVI-UTILITY EASEMENTS AND HIGHWAY ALIGNMENT: The District shall have the right to enter into reasonable agreements with the utility companies creating easements in favor of such companies as are required in order to service the buildings on the leased premises, and the Town covenants and agrees to consent thereto and to execute any and all documents, agreements, and instruments, and to take all other actions, in order to effectuate the same, subject to review and approval of the Town, which approval shall not unreasonably be withheld, all at the District's cost and expense.

SECTION XVII-QUIET ENJOYMENT: (a) The District, upon paying the sums and charges to be paid by it as herein provided, and observing and keeping all covenants, warranties, agreements and conditions of this Lease on its part to be kept, shall quietly have and enjoy the leased premises during the term of this Lease, without hindrance or molestation by the Town, its agents, officers or employees.

(b) The Town represents and warrants to the District that it has fee simple title to the leased premises and the power and authority to execute and deliver this Lease and to carry out and perform all covenants to be performed by it here under.

(c) If the Town is in default under this Section XVII, the District, in addition to any and all remedies it may have in law or in equity, may terminate this Lease upon written notice to the Town.

SECTION XVIII-DEFAULTS: (a) In the event of the District's failure to perform any of the covenants, conditions and agreements herein contained on the District's part to be kept or performed and the continuance of such failure without the curing of same for a period of thirty (30) days after receipt by the District of notice in writing from the Town specifying in detail

the nature of such failure, and provided the District does not cure said failure as provided in paragraph (b) of this Section XVIII, then, the Town may, at its option, give to the District a notice of election to end the term of this Lease upon a date specified in such notice, which date shall not be less than ten (10) business days (Saturdays, Sundays and legal holidays excluded) after the date of receipt by the District of such notice from the Town, and upon the date specified in said notice, the term and estate hereby vested in the District shall cease and any and all other right, title and interest of the District hereunder shall likewise cease without further notice or lapse of time, as fully and with like effect as if the entire term of this Lease had elapsed, but the District shall continue to be liable to the Town as hereinafter provided.

(b) In the event that the Town gives notice of a default of such a nature that it cannot be cured within such thirty (30) day period, then such default is not deemed to continue so long as the District, after receiving such notice, proceeds to cure the default as soon as reasonably possible and continues to take all steps necessary to complete the same within a period of time which, under all prevailing circumstances, is reasonable. No default is deemed to continue if and so long as the District is so proceeding to cure the same in good faith or is delayed in or prevented from curing the same by any specified cause in Section XXI, Force Majeure, hereof.

(c) Notwithstanding anything to the contrary contained in this Section XVIII in the event that any default or defaults of the District are cured in any manner herein above provided, such default or defaults are deemed never to have occurred and the District's right hereunder continues unaffected by such default or defaults.

(d) All of the provisions of this Section shall apply equally to the Town in the event of the Town's failure to perform any of the covenants, conditions, and agreements contained in this Lease.

SECTION XIX-EXPENSES AND ATTORNEY'S FEES: The District will pay all of the Town's expenses, including reasonable attorney's fees, incurred in enforcing any obligations of the District under this Lease with which the District has failed to comply. The Town will pay all of the District's expenses, including reasonable attorney's fees, incurred in enforcing any obligations of the Town under this Lease with which the Town has failed to comply.

SECTION XX-WAIVERS: Failure of the Town or the District to complain of any act or omission on the part of the other party no matter how long the same may continue is not deemed to be a waiver by said party of any of its rights hereunder. No waiver by the Town or the District at any time, express or implied, of any breach of any provisions of this Lease is deemed a waiver of

a breach of any other provision of this Lease or a consent to any subsequent breach of the same or any other provision.

SECTION XXI-FORCE MAJEURE: In the event that the Town or the District is delayed, hindered in or prevented from the performance of any act required hereunder by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, the act, failure to act, or default of the other party, war or other reason beyond their control, then performance of such act is excused for the period of the delay and the period for the performance of any such act is extended for a period equivalent to the period of such delay.

SECTION XXII-NOTICES: Every notice, approval, consent or other communication authorized or required by this Lease is not effective unless the same is in writing and sent postage prepaid by United States Registered or Certified Mail, Return Receipt Requested, directed to the other party at its principal administrative address or such other address as either party may designate by notice given from time to time in accordance with this Section.

SECTION XXIII-GOVERNING LAW: This Lease and the performance thereof is governed, interpreted, construed and regulated by the laws of the Commonwealth of Massachusetts.

SECTION XXIV-PARTIAL INVALIDITY: If any term, covenant, condition or provision of this Lease or the application thereto to any person or circumstance is, at any time or to any extent, invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, is not affected thereby, and each term, covenant, condition and provision of this Lease is valid and enforceable to the fullest extent permitted by law.

SECTION XXV-EMINENT DOMAIN AWARD: Except for the District's right to relocation expenses (specifically designated as such by the Court or authority having jurisdiction over the matter), the Town reserves to itself any and all rights to receive awards made for damages to the leased premises accruing by reason of exercise of eminent domain or by reason of anything lawfully done in pursuance of public or other authority.

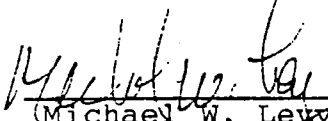
SECTION XXVI-WITHDRAWAL FROM DISTRICT: In the event of the withdrawal of the Town of Bridgewater from the District, the Lease herein shall be terminated and be deemed to be null and void as of the date of such withdrawal.

SECTION XXVII-ENTIRE AGREEMENT: No oral statement or prior written matter has any force or effect. The District agrees that

it is not relying on any representations or agreements other than those contained in this Lease and in the Agreement establishing the Regional School District as amended. This Agreement shall not be modified or terminated except by a writing signed by all the parties. In the event that the specific language of this Lease and the specific language of the Amended Agreement are in conflict, the specific terms of the Amended Agreement shall prevail.

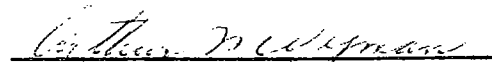
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

TOWN OF BRIDGEWATER by its
BOARD OF SELECTMEN



Michael W. Levy, Chairman

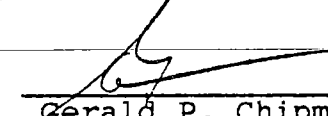
BRIDGEWATER/RAYNHAM REGIONAL
SCHOOL DISTRICT



Chairman



Peter C. Riordan, Clerk



Gerald P. Chipman, Member

EXHIBIT A

The land, together with the buildings, fixtures and equipment thereon, located in the Town of Bridgewater, Plymouth County, Massachusetts, known as :

1. The M.G. Williams Elementary School, 200 South St.;
2. The William H. McElwain Elementary School, and modular buildings associated therewith, 250 Main St.
3. The Dr. Albert F. Hunt Elementary School, 26 School St..
4. The Meredith G. Williams Junior High School,
200 South St.

all of which premises are denominated as such on the Bridgewater Assessors' records.



Bridgewater Town Council

In Town Council, Tuesday, August 2, 2022

Council Order: O-FY23-008

Introduced By: Town Manager
Date Introduced: August 2, 2022
First Reading: August 2, 2022
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY23-008

Transfer Order – Capital Leasing Obligations

ORDERED, that the Town Council assembled vote to pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate and transfer from below schedule Source of Funds to below schedule of Use of Funds:

FUND	SOURCES OF FUNDING	Amount
8010	CAPITAL STABILIZATION Capital Stabilization Trust Funds	\$ 523,808.32
2501	AMBULANCE RRA Ambulance RRA	\$ 67,818.27
Total		\$ 591,626.59

Project#	USES OF FUNDING	Amount
220.10	Mach/Equip/Vehicles Ambulance A5 Lease Pay 5/5	\$ 67,818.27
220.12	Mach/Equip/Vehicles Fire Engine (E4) 2250-1 Lease Pay 4/ 5	\$ 137,491.80
220.15	Mach/Equip/Vehicles Fire Radio Equipment Lease Pay 2/5	\$ 95,521.84
210.09	Mach/Equip/Vehicles Police Fire Arms Simulator 3/3	\$ 36,376.00
210.15	Mach/Equip/Vehicles Police Tasers 2/5	\$ 25,000.00
210.20	Mach/Equip/Vehicles Police Body Worn Camera System 2/5	\$ 65,318.00
300.00	Bldgs & Property Town Raynham Old High School Purchase 3/12	\$ 70,000.00
420.07	Mach/Equip/Vehicles DPW No. 2 - 17 Freightliner - Lease Pay 5/ 5	\$ 47,136.61
420.08	Mach/Equip/Vehicles DPW No. 2-16 Freightliner 2099-4 Lease Pay 4/5	\$ 46,964.07
		\$ 591,626.59

\$ 591,626.59

Explanation:

This transfer will fund the leasing payment obligations as approved in the Master Capital Plan.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

NOT FOR ACTION – FIRST READING ONLY