

# Town of Bridgewater, Massachusetts

## Community Preservation Committee

### Community Preservation Committee

Gina Guasconi, Chair  
Recreation Commission

Carlton Hunt, Vice-Chair  
Citizen at Large

Maureen Minasian  
Open Space Committee

Stacy Driscoll  
Housing Authority

Patrick Driscoll  
Planning Board

Harry Bailey, Jr.,  
Conservation Commission

Geoff Merriman  
Historical Commission

William Smith  
Historic District Commission

Affordable Housing Trust

-

### Agenda

November 30, 2022

Virtual Meeting

**Disclosure:** Pursuant to Section 20 of Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, this meeting of the Community Preservation Committee for the Town of Bridgewater will be fully remote and accessible to the public through remote participation to the greatest extent possible. There will be no in person attendance permitted. Citizens who wish to tune in to the meeting may do so via Zoom or Facebook Live.

**Link to join meeting:** <https://us06web.zoom.us/j/81837636161>

**Call In:**

1-646-876-9923

**Meeting ID: 818 376 361 61**

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### Call to order

### Chair's Announcements

### Public Comment

### Approval of Minutes

- October 26, 2022

### Review of Financial Reports

- October 31, 2022

### Old Business

- Applications Received
  - Summer St. Property (Mobil Station) – Purchase of Property \*VOTE\*
  - Housing Authority – Hemlock Drive Windows and Exterior Improvements – Potential Vote
  - Central Square Congregational Church – Phases 2 and 3 - Pending
- Funded Project Updates:
  - Library Archival and Digitization Project – Nearing Completion
  - Stiles and Hart Parkland Improvements – In Process
  - Central Square Congregational Church – Deed Restriction and Grant Agreement in Progress
  - Pickle Ball Courts – Awaiting Final Report
  - Memorial Building – Nearing Completion
  - McElwain School – Nearing Completion
- Eligibility Forms Received
  - Hanson's Farm – Conservation Restriction
  - Methodist Church – Historic Restoration – Pending
- Administrative Account Update
  - Jennings Hill Cemetery Study – Restoration of Gravestones - Pending

# Town of Bridgewater, Massachusetts

## Community Preservation Committee

- Senior Center Design Study – Recreation Areas, Trails, and Community Gardens – Public Sessions have been held to gather input; final plan in process

- Possible Project Updates

- Purchase of Broad Street Property – in concept

### **Recap of Public Hearing held on October 26, 2022**

### **New Business - None**

### **Committee Representative Reports**

### **Public Comment**

**Next Meeting Date/Time – December 28, 2022, at 6:30 p.m.**

### **Adjourn**



# Town of Bridgewater, Massachusetts

## Community Preservation Committee



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### Meeting Minutes October 26, 2022

**Special Note:** A recording of this meeting can be viewed on the Town of Bridgewater's YouTube page using the following link:

<https://www.youtube.com/watch?v=K-wyGpePslg&t=2s>

**The meeting was called to order by the Chair at 6:32**

**Members Present:** Gina Guasconi, Carlton Hunt, Harry Bailey, Maureen Minasian, Geoff Merriman, Stacy Driscoll, William Smith

**Members Absent:** Patrick Driscoll

**Guests Present:** Michael Dutton – Town Manager, Kimberly Williams – Assistant Town Manager, Jennifer DeBoisbriand – CED Director, Eileen Hiney, Marilee Hunt, Janet Hanson, Fred Chase, Pat Neary, Bud Anthony, Barbara Morey

### Public Hearing

*Carlton Motioned to take the Public Hearing out of order which was duly seconded. The motion was approved unanimously.*

Carlton Hunt gave a presentation and encouraged public participation. The presentation PowerPoint can be viewed using the following link:

<https://www.bridgewaterma.org/DocumentCenter/View/4913>

The recording for the presentation is available using the following link:

<https://www.youtube.com/watch?v=K-wyGpePslg>

*Harry Bailey motioned to close the Public Hearing at 8:02PM which was duly seconded. The motion was approved unanimously.*

**Public Comments – None.**

### Approval of Meeting Minutes – 9/28/2022

*Carlton Hunt motioned to approve the September 28, 2022 meeting minutes which was duly seconded. The motion was approved with a vote of 6 yea and 1 member abstaining.*

### Review of Financial Reports

The Financial Reports as of September 30, 2022 were reviewed and discussed.

# Town of Bridgewater, Massachusetts

## Community Preservation Committee

### **Old Business**

### **Applications Received**

#### **Summer Street (Mobil Station)**

The application is being revised and a vote will be held at the November meeting.

#### **Central Square Congregational Church – Phases 2 and 3**

The application is still on hold.

### **Eligibility Forms Received**

#### **Hanson's Farm – Conservation Restriction**

The eligibility form has been received and approved, and the conservation restriction is being completed.

### **Administrative Account Updates**

#### **Jennings Hill Cemetery Study**

The committee is still waiting for a response regarding the study.

#### **Senior Center Design Study**

The first payment for funding has been issued and work is ongoing.

### **Funded Project Updates**

#### **Library Archival Project**

There are no new updates.

#### **Stiles and Hart Improvement Project**

There have not been any significant updates.

#### **CSCC Deed Restriction and Grant Agreement**

The deed restriction is in process.

#### **Pickle Ball Courts**

The committee is waiting for the final report.

#### **Memorial Building**

The accessibility to the building is almost completed.

#### **McElwain School**

The anticipated opening date is set for January 2023. The lottery for the occupancy will be drawn soon.

### **Possible Project Updates – eligibility form not received**

#### **Purchase of Broad Street Property**

# Town of Bridgewater, Massachusetts

## Community Preservation Committee

This is in concept at this time.

### **New Business**

None

### **Committee Representative Reports**

No committee update were given.

### **Public Comment - None**

**The next meeting will be held on November 30<sup>th</sup> at 6:30 p.m.**

*Carlton Hunt motioned to adjourn the meeting at 8:38 which was duly seconded. The motion was approved unanimously.*

**Adjourn – The meeting was adjourned at 8:38**

**Submitted by: Joshua McGraw**

# 2022 CPC Public Hearing Questions Summary

Please tell us what hat you wear tonight.

| Staff | Volunter | Resident | Elected | Total |
|-------|----------|----------|---------|-------|
| 4     | 6        | 3        | 1       | 14    |

## Familiarity with CPA/CPC

| Very | Famiaiir | Somewhat<br>Familiat | Not famiiar | Total |
|------|----------|----------------------|-------------|-------|
| 6    | 3        | 3                    | 0           | 12    |

How long have you lived, worked or otherwise been associated with  
Bridgewater?

| <5 years | 5-15 yrs | 16-25 yrs | >25 yrs | Total |
|----------|----------|-----------|---------|-------|
| 2        | 3        | 1         | 9       | 15    |

Are the current CPC historic goals still relevant?

| Relevant | Complete | Not Relevant | Too Challenging | Too expensive | Other | Total |
|----------|----------|--------------|-----------------|---------------|-------|-------|
| 11       | 0        | 0            | 0               | 0             | 0     | 11    |

How focused should the Town be on historic documents/artifacts  
preservation/restoration?

| Very | Not | OK | Depends | Other | Total |
|------|-----|----|---------|-------|-------|
| 5    | 0   | 5  | 0       | 0     | 10    |

Should CPC Historic Preservation goals be:

| OK | Strengthened | Changed | Added | Removed | Total |
|----|--------------|---------|-------|---------|-------|
| 8  | 1            | 1       | 0     | 0       | 10    |

Are the current CPC open space acquisition goals still relevant?

| Relevant | Not Relevant | Too challenging | Too expensive | Strengthen | Other | Total |
|----------|--------------|-----------------|---------------|------------|-------|-------|
| 11       | 0            | 0               | 0             | 2          | 0     | 13    |

# 2022 CPC Public Hearing Questions Summary

**Are there lands the Town should add to open space conservation?**

| Very | Somewhat | Just right | Not at all | Total |
|------|----------|------------|------------|-------|
| 9    | 0        | 0          | 0          | 9     |

**What should the Town's/CPC's focused be on creation or restoration of public spaces?**

| Very | Somewhat | Just right | Not at all | Total |
|------|----------|------------|------------|-------|
| 9    | 0        | 0          | 0          | 9     |

**What should the Town's/CPC's focused be on creation or restoration of public spaces?**

Community gardens many places  
Hiking trails but need to protect wildlife. Keep things wild. Not playgrounds.  
Anything created for these purposes needs town staff and funding to administer and maintain over the long term,  
Trails, parks, community gardens, to cater to all ages. Clean up what we have.  
Not dog parks! People are NOT responsible!  
Agree dog park and community garden (protected)  
To me open space means no housing and leaving the land alone  
Dog parks also enhance human interaction  
Community Gardens anywhere around town. Gets people involved  
Dog parks with enforced rules

**Are the current CPC open space recreation goals still relevant?**

| Relevant | Meeting | Not | Too Challenging | Too expensive | Complete | Total |
|----------|---------|-----|-----------------|---------------|----------|-------|
| 5        | 4       | 0   | 2               | 0             | 0        | 11    |

**What open OpenSpace/Recreation goal(s) would you:**

| Change | Add | Remove | Strengthen | Total |
|--------|-----|--------|------------|-------|
| 0      | 2   |        | 2          | 4     |

Five Comments

# 2022 CPC Public Hearing Questions Summary

## Are the current CPC affordable housing goals suitable/effective?

| Relevant | Not Relevant | Too expensive | Not effective | Unimportant | Others | Total |
|----------|--------------|---------------|---------------|-------------|--------|-------|
| 9        | 0            | 0             | 0             | 1           | 0      | 10    |

Seven Comments

## What CPC's Affordable Housing goal would you:

| Change | Add | Remove | Strengthen | Total |
|--------|-----|--------|------------|-------|
|        |     | 1      | 1          | 2     |

especially for seniors.

Affordable housing is critical

Can't say without seeing them. Sorry

I say R but like you just said it is the law so no point of offering that response choice.

## Which CPA area should be the most important focus for Bridgewater's CPC?

| Area/rank             | 1 | 2 | 3 | 4 | 5 | total votes |
|-----------------------|---|---|---|---|---|-------------|
| Affordable Housing    | 0 | 0 | 1 | 1 | 1 | 3           |
| Histroic Preservation | 4 | 2 | 0 | 0 | 0 | 6           |
| Open Space            | 2 | 3 | 1 | 0 | 0 | 6           |
| Recreation, Active    | 0 | 0 | 1 | 2 | 2 | 5           |
| Recreation, assive    | 0 | 0 | 1 | 2 | 2 | 5           |
| Total                 | 6 | 5 | 4 | 5 | 5 | 25          |

Points for each rank: 5 points for rank 1; 4=2; 3=3; 2=4; 1=5:

Each rank multiplied by rank points, then summed.

| Area/rank score       | 1  | 2  | 3 | 4 | 5 | Sum | Rank |
|-----------------------|----|----|---|---|---|-----|------|
| Affordable Housing    | 0  | 0  | 3 | 2 | 1 | 6   | 5    |
| Histroic Preservation | 20 | 8  | 0 | 0 | 0 | 28  | 1    |
| Open Space            | 10 | 12 | 3 | 0 | 0 | 25  | 2    |
| Recreation, Active    | 0  | 0  | 3 | 4 | 2 | 9   | 3    |
| Recreation, passive   | 0  | 0  | 3 | 4 | 2 | 9   | 3    |



Amended October 31, 2022

# Project Application

## Community Preservation Committee

### Cover Sheet

An electronic copy of this application and all supporting materials should be submitted to the CPC Chair at [cpc@bridgewaterma.org](mailto:cpc@bridgewaterma.org) and the CPC's administrative assistant (McGraw, Joshua <JMCRAW@bridgewaterma.org>). Applications should be submitted **no later than 4:00PM at least two weeks prior to the CPC's meeting (the CPC meets on the fourth Wednesday of each month).**

Complete applications received by this date will be reviewed at the next CPC meeting and considered for recommendation to the Town Council. Applications received after this will be reviewed at the following month's meeting, unless you receive an exception from the CPC chair for cases related to real estate purchase opportunities.<sup>1</sup> Projects may have timelines extending to a maximum of five years.

Projects will be favored by the CPC where:

- The project addresses at least one goal of the current CPC 5-yr. plan <https://www.bridgewaterma.org/DocumentCenter/View/2928/Community-Preservation-Committee-Plan?bidId=>
- the applicant has site control of the proposed project parcel or involvement of the site owner.
- there is demonstrated community support for the project from elected officials, abutters, user groups, civic associations, and community organizations.
- applicants can demonstrate their capacity to implement their project and have a plan for ongoing maintenance and stewardship. projects occur on public space or private space with public access.

• Applicant Signature:  Date Submitted: October 31, 2022

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<sup>1</sup> For cases related to real estate purchase opportunities, the CPC may consider emergency requests for funding outside of their regular meeting schedule. If you think you might be eligible for emergency consideration, please contact the CPC Chair. The CPC Chair has the authority to accept exceptions or extensions. They will consider such requests on a case-by-case basis and is under no obligation to grant any requested extensions or exceptions.



Amended October 31, 2022

# Project Application

## Community Preservation Committee

### Complete Application Check List

Please submit the application in this order:

- ☐ Project Application Cover Page (signed)
- ☐ Project Narrative and Timeline
- ☐ Budget Narrative and cost breakdown
- ☐ Required Project Attachments including:
  - ☐ Documentation of who has site control on the property (if other than the applicant)
  - ☐ Photographs of project site (at least three (3))
  - ☐ Map of project site showing nearest major roads or intersections
  - ☐ Letters of support from relevant Town departments, officials, and boards/commissions
  - ☐ Letters of commitment (from any organizations or individuals providing funding to the project)
- ☐ Other attachments as applicable and available to your project.

Note: Applicants may be required to submit additional supporting materials and documentation, as requested by the CPC, to aid the committee in their decision-making process.





Amended October 31, 2022

# Project Application

## Community Preservation Committee

REVISED AND AMENDED APPLICATION – 10/31/2022

### GENERAL INFORMATION

**Project Name:** Eminent Domain Taking – Summer Street (Mobil Station)  
**Project Location** (address and neighborhood): 46 Summer Street, Map 34, Lot 218  
**Legal Property Owner of Record:** P. Dilip DeSilva  
**CPA Program Area** (check all that apply):  
☒ Open Space    ☐ Historic Preservation    ☐ Community Housing    ☒ Recreation

### PROJECT DESCRIPTION

**Short Project Description:** This project involves the eminent domain taking of 46 Summer Street. The abandoned Mobil Station at this location has been a blight since its use was discontinued over 10 years ago. Today it is overgrown and decaying. The Town Council has heard first reading of an eminent domain taking for the purpose of adding to publicly accessible downtown open space connected to Flora Little Park, and for possible recreational use such as outdoor chess/checkers stations and table tennis. Depending upon its condition, the Town is contemplating reusing the existing building for covered space dedicated to eating area, public bathrooms, and low-key recreational and performance space.

**Estimated Start Date:** 01 / 15 / 23 **Estimated Completion Date:** 05 / 31 / 23

**Amount Requested:** \$ 313,900 **Total Project Cost:** \$ 558,900

### PROJECT CONTACT

**Contact Person:** Michael Dutton  
**Telephone:** 508-697-0919 **Email:** [TownManager@bridgewaterma.org](mailto:TownManager@bridgewaterma.org)

**Project Sponsor/Organization** (check one below):

☒ Town Committee or Department    ☐ Public Charity/Non-Profit    ☐ Private

**Have you or this organization applied for or received CPA funding before?** ☒ Yes    ☐ No

**If yes, what project and when?** Multiple projects, including Town House, Memorial Building, Academy Building, Stiles and Hart property purchase, athletic field improvements/construction, etc.

### ASSURANCE

I, Michael Dutton, hereby certify under the penalties of perjury the  
(Print the name of the fiduciary agent)

following application information is true and correct to the best of my knowledge and I am legally able to enter into a contract on behalf of the Town of Bridgewater with the Town of Bridgewater for Community Preservation Funds.

**Signature**   
**Title:** Town Manager

**Date** October 31, 2022



Amended October 31, 2022

# Project Application

## Community Preservation Committee

### Project Narrative

Use as much space as needed and refer to the CPC's Project Application Guidance for requirements

1. **PROJECT DESCRIPTION, TASKS, & ANTICIPATED OUTCOME:** This project involves the eminent domain taking of 46 Summer Street. The abandoned Mobil Station at this location has been a blight since its use was discontinued over 10 years ago. Today it is overgrown and decaying. The Town Council has heard first reading of an eminent domain taking for the purpose of adding to publicly accessible downtown open space connected to Flora Little Park, and for possible recreational use such as outdoor chess/checkers stations and table tennis. Depending upon its assessed condition, the Town is contemplating reusing the existing building for covered space dedicated to eating area, public bathrooms, and low-key recreational and performance space.

The request for CPA funds is based on the following assumptions, actions, and determinations:

- a. The Town Council appropriated funds from the Capital Stabilization Account on March 15, 2022 in the amount of \$245,000 for the purpose of paying expenses associated with this taking. Out of the appropriated money, \$58,900 has either been expended or will be expended for the preliminary work towards this purpose, including the environmental assessment, survey, and design. This will leave a balance of \$186,100 to allocate directly for the taking.
  - b. The appraised value of the property is \$488,100. This represents the professional appraiser's opinion that the Highest and Best Use of the property is as a **vacant lot**. The appraiser's valuation As-Is Land and Building would be \$295,000. The Town's obligation is to pay based on the highest and best use as determined by the independent appraiser. The appraisal shows that the building has a negative value of (\$193,000).
2. **CPC GOALS AND PRIORITIES:** From the Community Preservation Plan FY2020-FY2024, Open Space and Passive Recreation:  
GOAL 4: Create, preserve, and acquire neighborhood-level open spaces for pocket parks, community gardens, and other outdoor gathering spaces... Although small in size, green spaces on private property make up large parts of the urban land base and provide important roles for habitat and ecosystem services. The CPC will



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# Project Application

## Community Preservation Committee

prioritize neighborhood-oriented projects which explore opportunities to improve vacant or underutilized spaces, such as lots or greenspaces shared by an apartment complexes and community gardens, through greening infrastructure. Open space should help tie areas of Bridgewater together, provide buffers against incompatible uses, enable growth of local food sources, and add value to surrounding properties.

From the 2017 Open Space and Recreation Plan Update:

GOAL 2: Create and preserve a town wide, regionally linked trails and parks system that connects neighborhoods with various open space and recreation amenities.

3. **COMMUNITY NEEDS:** The Bridgewater Town Council has identified the taking of this property as a priority goal in order to establish additional passive and recreational in-Town property. The abandoned property presents a blight in the downtown area and to the entrance to Bridgewater State University. Located among Residential D, 40R overlay, and Central Business District zoning areas, the taking and the associated improvements will provide additional parkland and recreational space to the Town's higher density housing and commercial areas. The taking and associated improvements will provide walking and biking destinations.

4. **COMMUNITY SUPPORT:** List of Letters of Support

| Name<br>(committee, department, official, organization, etc.) | Date<br>Requested | Date<br>Submitted |
|---------------------------------------------------------------|-------------------|-------------------|
| Michael Dutton, Town Manager                                  |                   | 10/29/2022        |
| Town Council                                                  |                   | 10/29/2022        |
| Bridgewater Improvement Association                           |                   | 10/29/2022        |
|                                                               |                   |                   |
|                                                               |                   |                   |
|                                                               |                   |                   |
|                                                               |                   |                   |
|                                                               |                   |                   |
|                                                               |                   |                   |
|                                                               |                   |                   |

5. **IMPLEMENTATION AND TIMELINE:** If and once the appropriation is complete and the Order of Taking is voted, it is anticipated that the eminent domain taking would be completed within two months, or as soon as legally feasible.



Amended October 31, 2022

# Project Application

## Community Preservation Committee

6. **ORGANIZATIONAL EXPERIENCE AND CAPACITY:** The Town is an institutional applicant for Community Preservation Funds with extensive familiarity with municipal process, funding, procurement, and grant funding.
7. **MAINTENANCE:** The eminent domain taking itself will not create additional maintenance costs. However, as the property transforms into a public park and recreation area, ongoing upkeep and maintenance will be required. This will include cleaning, maintenance of green space, trash pickup, and infrequent capital improvements. Pending sufficient budget funding, the Town will be responsible for these expenses but has been in discussions with other entities about sharing the ongoing burden of maintenance.
8. **MULTI-YEAR PROJECTS:** The eminent domain taking of the property is a separate project. Future funding requests to create active and passive recreational improvements to the property are anticipated.
9. See Attachments Checklist for additional required materials, if applicable and available.

APPLICANT SIGNATURE:

A handwritten signature in black ink, appearing to be "M. D. A.", is written over a horizontal blue line.

DATE SUBMITTED:

October 31, 2022



Amended October 31, 2022

# Project Application

## Community Preservation Committee

### Project Application Attachments (see Application Guidance)

1. **SITE CONTROL:** The Town is requesting funds to complete an eminent domain taking. Once complete, the Town will have ownership and site control.
2. **COMMUNITY SUPPORT:** Due to the legal constraints placed on the Town due to the eminent domain process, the Town has not solicited community support. However, verbal commitments of support have come from two civic organizations or governmental entities.
3. **VISUAL MATERIALS:** Maps and photographs are attached to this application.
4. **MAPS:** Maps and photographs are attached to this application.
5. **FUNDING SUPPORT REQUIREMENTS**
  - a. Historic Preservation Proposals
  - b. Open Space Proposals
  - c. Recreation Proposals
  - d. Community Housing Proposals
  - e. Proposals Involving Real Property
  - f. Proposals Involving Design and Construction

Check out the CPC's webpage for more information:

<https://www.bridgewaterma.org/1353/Community-Preservation-Committee>

If you have questions, please contact the Community Preservation Committee Chair at [cpc@bridgewaterma.org](mailto:cpc@bridgewaterma.org) and Community and Economic Development Department (CED) Director DeBoisbriand, Jennifer at [JBURKE@bridgewaterma.org](mailto:JBURKE@bridgewaterma.org) or call at 508-697-0950.



Amended October 31, 2022

# Project Application

## Community Preservation Committee

### Project Budget Narrative

#### PROJECT COST:

##### Project Budget Overview

| Total Project Cost | CPA Amount Requested | Other Funding Sources | CPA Funds: % of Total |
|--------------------|----------------------|-----------------------|-----------------------|
| \$558,900          | \$313,900            | Capital Appropriation | 56.1%                 |

#### LEVERAGING FUNDING:

##### Sources of Funding Overview

| Source<br><i>(private, federal, state, or local government)</i> | Amount            | Status<br><i>(received, pending, will apply)</i> |
|-----------------------------------------------------------------|-------------------|--------------------------------------------------|
| Local Capital Appropriation                                     | \$ 245,000        | Received                                         |
| Less Expenses already committed                                 | \$ 58,900         |                                                  |
| <b>Balance of Available Funds</b>                               | <b>\$ 186,100</b> |                                                  |
|                                                                 | \$                |                                                  |
|                                                                 | \$                |                                                  |

**ANTICIPATED PROJECT EXPENSES:** The updated professional appraisal is attached. It will be updated based upon the projected timing of the eminent domain taking.

**PROJECT COST ASSUMPTIONS:** The cost assumptions are based upon an appraisal conducted by a qualified appraisal firm.

**ACQUISITION OF AN INTEREST IN REAL ESTATE:** This project involves the acquisition of real property by the Town.

**BONDING AGAINST CPA FUNDS:** Bonding is possible but not likely based upon the projected cost of the project. If bonding is contemplated, we will forward possible bonding scenarios to the Community Preservation Committee, the Finance Committee, and the Town Council for review.



Amended October 31, 2022

# Project Application

## Community Preservation Committee

# Project Budget Attachment

### BUDGET OVERVIEW

| Total Project Cost | CPA Amount Requested | Other Funding Sources | CPA Funds: % of Total |
|--------------------|----------------------|-----------------------|-----------------------|
| \$ 558,900         | \$ 313,900           | \$ 186,100            | 56.1 %                |

### INCOME – OTHER SOURCES OF PROJECT FUNDING

| Source<br>(private, federal, state, or local government) | Amount     | Status<br>(received, pending, will apply) |
|----------------------------------------------------------|------------|-------------------------------------------|
| Balance of Local Capital Appropriation                   | \$ 186,100 | Received                                  |
|                                                          | \$         |                                           |
|                                                          | \$         |                                           |
|                                                          | \$         |                                           |
|                                                          | \$         |                                           |

### SUMMARY OF PROJECT EXPENSES<sup>2</sup>

|                      | CPA Funds  | Other Funding | Total |
|----------------------|------------|---------------|-------|
| Personnel            | \$         | \$            | \$    |
| Equipment            | \$         | \$            | \$    |
| Supplies             | \$         | \$            | \$    |
| Design and Contracts | \$ 58,900  | \$            | \$    |
| Construction         | \$         | \$            | \$    |
| Other                | \$ 500,000 | \$            | \$    |
| TOTAL                | \$ 558,900 | \$            | \$    |

<sup>2</sup> Equipment is generally defined as an item with a useful life expectancy of more than one year. Supplies are defined as an item with a useful life of less than one year. Construction means all types of work done on a particular property or building including erecting, altering or remodeling.



Amended October 31, 2022

# Project Application

## Community Preservation Committee

### DETAILED PROJECT EXPENSES

#### Personnel

|                            | CPA Funds | Other Funding | Total |
|----------------------------|-----------|---------------|-------|
| <i>Ex: Project Manager</i> |           |               |       |
| Ex. Inspectional Services  | \$        | \$            | \$    |
|                            | \$        | \$            | \$    |
|                            | \$        | \$            | \$    |
| <b>TOTAL</b>               | \$        | \$            | \$    |
|                            |           |               |       |

#### Equipment<sup>3</sup>

|                      | CPA Funds | Other Funding | Total |
|----------------------|-----------|---------------|-------|
| <i>Ex: Furniture</i> |           |               |       |
|                      | \$        | \$            | \$    |
|                      | \$        | \$            | \$    |
|                      | \$        | \$            | \$    |
|                      | \$        | \$            | \$    |
| <b>TOTAL</b>         | \$        | \$            | \$    |

#### Supplies<sup>4</sup>

|              | CPA Funds | Other Funding | Total |
|--------------|-----------|---------------|-------|
| <i>Ex:</i>   | \$        | \$            | \$    |
|              | \$        | \$            | \$    |
|              | \$        | \$            | \$    |
|              | \$        | \$            | \$    |
| <b>TOTAL</b> | \$        | \$            | \$    |

#### Design and Contracts

|                         | CPA Funds | Other Funding | Total     |
|-------------------------|-----------|---------------|-----------|
|                         |           |               |           |
| Legal/Taking Expense    | \$        | \$ 20,000     | \$ 20,000 |
| Env. Assessment/Testing | \$        | \$ 7,250      | \$ 7,250  |
| Site Plan               | \$        | \$ 11,650     | \$ 11,650 |
| Preliminary Design      | \$        | \$ 20,000     | \$ 20,000 |
| <b>TOTAL</b>            | \$        | \$ 58,900     | \$ 58,900 |

<sup>3</sup> Equipment is generally defined as an item with a useful life expectancy of more than one year.

<sup>4</sup> Supplies are defined as an item with a useful life of less than one year.





Amended October 31, 2022

# Project Application

## Community Preservation Committee

### Building and Construction<sup>5</sup>

|                            | CPA Funds | Other Funding | Total |
|----------------------------|-----------|---------------|-------|
| <i>Ex: Picnic Pavilion</i> |           |               |       |
|                            | \$        | \$            | \$    |
|                            | \$        | \$            | \$    |
| <b>TOTAL</b>               | \$        | \$            | \$    |

### Other

|                                    | CPA Funds  | Other Funding | Total      |
|------------------------------------|------------|---------------|------------|
| <i>Ex: Land Acquisition</i>        |            |               |            |
| Land Acquisition and Closing Costs | \$ 313,900 | \$ 186,100    | \$ 500,000 |
|                                    | \$         | \$            | \$         |
|                                    | \$         | \$            | \$         |
| <b>TOTAL</b>                       | \$ 313,900 | \$ 186,100    | \$ 500,000 |

### Task based task (scope) costs identifying funding source

|                                | CPA Funds | Other Funding | Total |
|--------------------------------|-----------|---------------|-------|
| <i>Ex: Accessible Entrance</i> |           |               |       |
| <i>Ex: Accessible Elevator</i> |           |               |       |
|                                | \$        | \$            | \$    |
|                                | \$        | \$            | \$    |
|                                | \$        | \$            | \$    |
| <b>TOTAL</b>                   | \$        | \$            | \$    |

**Attach Letters of support and other key documents.**

<sup>5</sup> Construction means all types of work done on a particular property or building including erecting, altering or remodeling.



**Town Manager's Office**

**Municipal Office Building**

66 Central Square  
Bridgewater, MA 02324  
508-697-0919

October 31, 2022

Community Preservation Committee  
Gina Guasconi, Chair  
Town of Bridgewater  
66 Central Square  
Bridgewater, MA 02324

**Re: Eminent Domain Taking – Summer Street (Mobil Station)**

Dear Ms. Guasconi:

Pursuant to our several discussions regarding the above-referenced Community Preservation Funds application, I am attaching a revised and amended application for the Committee's review.

Specifically, I have reduced the amount of the request to account for the money appropriated out of the Town's capital stabilization account towards this project. That amount (\$245,000) was designed to provide money to pay for the taking expenses. In fact, we have expended or committed \$58,900 out of the appropriation to pay for the required due diligence prior to the taking. The remaining balance of the appropriation, \$186,100, I am proposing to use towards the actual taking. This leaves a balance needed of \$313,900 which is what I have requested from the Community Preservation Committee in this revised application.

Please let me know if you need any additional information prior to your November meeting.

As always, thank you for the hard work you and the committee put into the betterment of Bridgewater!

Sincerely,

A handwritten signature in black ink, appearing to read "M. Dutton", is written over a light blue horizontal line.

Michael Dutton  
Town Manager

cc: Jennifer DeBoisbriand, CED Director  
Tony Sulmonte, Finance Director

***Bridgewater:***

*Preserving Our Past. Enriching Our Present. Building Our Future.*



Town Manager's Office

Municipal Office Building

66 Central Square

Bridgewater, MA 02324

508-697-0919

April 26, 2022

Community Preservation Committee  
Town of Bridgewater  
66 Central Square  
Bridgewater, MA 02324

RE: Support for CPA purchase of property at 46 Summer Street, Bridgewater, MA

Dear Community Preservation Committee Members:

Please let this letter serve as my recommendation for the purchase of the property at 46 Summer Street, Bridgewater, MA.

The site of an abandoned gas station situated next to the Flora T. Little Park, today is overgrown and decaying. The Town is contemplating reusing the existing building for covered space dedicated to eating area, public bathrooms and lowkey performance space.

Please let me know if you have any questions regarding my recommendation.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Dutton", is written over a horizontal line.

Michael Dutton  
Town Manager

***Bridgewater:***

*Preserving Our Past. Enriching Our Present. Building Our Future.*



# BRIDGEWATER IMPROVEMENT ASSOCIATION

INCORPORATED 1969

BRIDGEWATER, MASSACHUSETTS 02324

February 23, 2022

Ms. Gina Guasconi, Chair  
Bridgewater Community Preservation Committee  
Town Hall  
66 Central Square  
Bridgewater, Massachusetts 02324

Re: Support for CPA purchase of property at 46 Summer St, Bridgewater, MA

Dear Mr. Guasconi:

The Bridgewater Improvement Association (BIA) founded in the last 1800's and incorporated in 1969, has from the time of its inception, supported the Town of Bridgewater with landscaping, tree planting and beautification projects. The BIA wholeheartedly endorses the "taking" of the 45 Summer Street property which is located adjacent to the Flora T. Little Park, owned and maintained by the BIA.

The 46 Summer Street property is the site of an abandoned gas station for which the fuel tanks have long ago been removed. The site has existed as a blight and eyesore for many years. It is situated next to the Flora T. Little Park. The BIA will celebrate upgrading of its neighboring property to recreational open space which will be both beautiful to the eye and engaging for our citizens.

Our hope is for the two properties (the Little Park and former gas station) to work collaboratively to develop a lovely "go to," walkable site, gently landscapes and appealing to the public.

We encourage the use of Community Preservation Funds to support the purchase and transformation of 46 Summer Street.

Sincerely,

Marilee Kenney Hunt, President  
Bridgewater Improvement Association

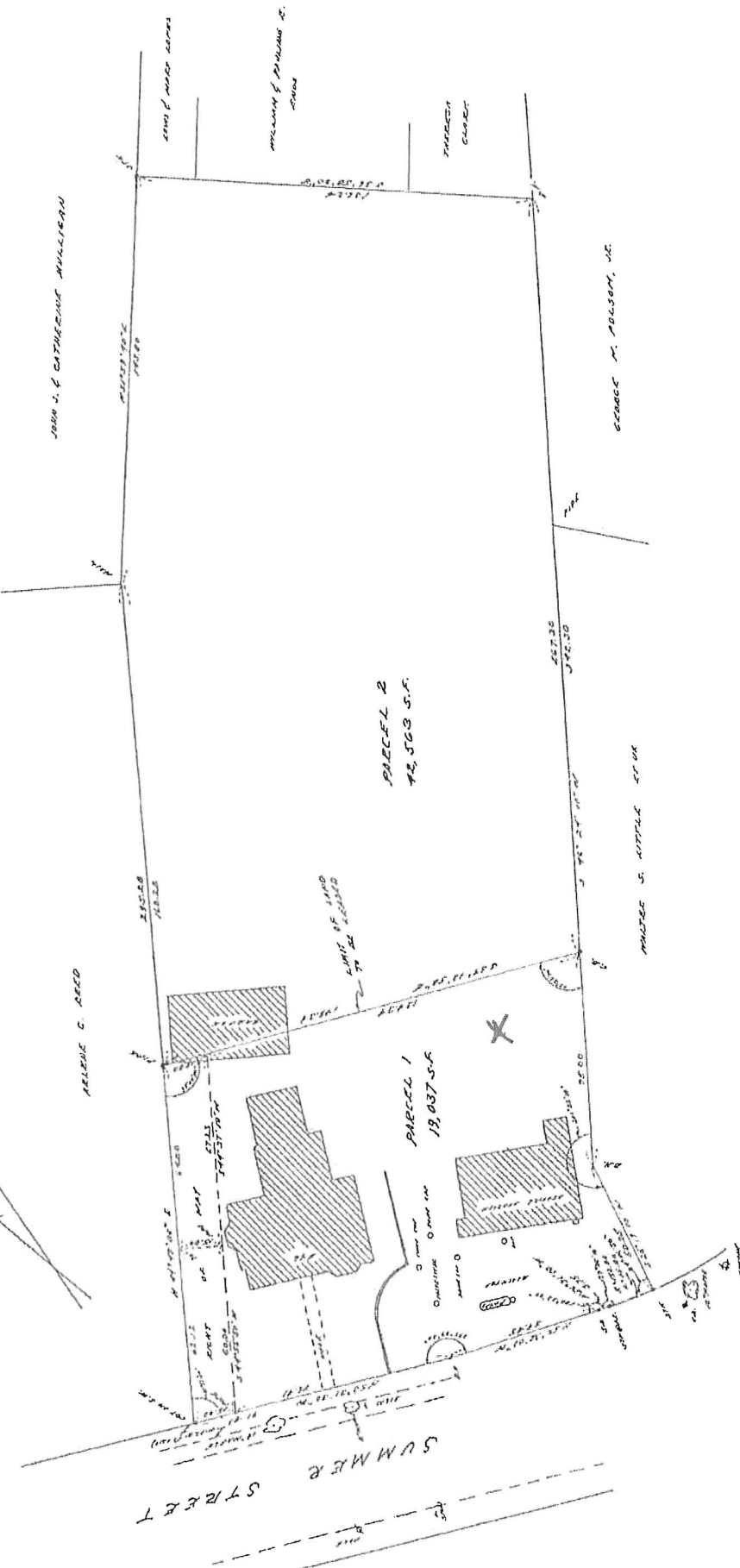
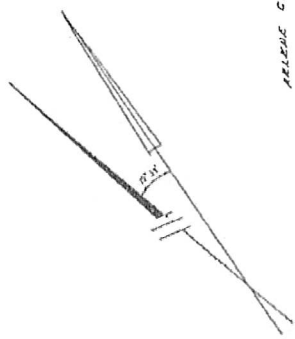












PRESENT OWNER OF PARCELS:  
AUGUSTINE J. NATOLIS

TO ALL PARTIES INTERESTED IN TITLE TO  
PARCELS SURVEYED:

"I HEREBY CERTIFY THAT THIS PLAN HAS  
BEEN COMPILED FROM A SURVEY ACTUALLY MADE  
ON JUNE 27, 1966, ON THE REMAINING AS THE RECORD  
DESCRIPTION; THAT IT IS CORRECT; AND THAT AT  
THE TIME THE SURVEY WAS MADE, THERE WERE  
NO ENCUMBRANCES OR DISCONTINUITIES EITHER PART  
ACROSS THEREIN WHICH WOULD PRESENT AN OBSTACLE."

*[Signature]*  
JULY 23, 1966



PLAN OF LAND IN BRIDGEWATER  
SURVEYED FOR  
MOBIL OIL CORPORATION

SCALE 1"=20'

RAYMOND J. BERMAN  
CIVIL ENGINEER  
22 MAIN STREET  
BRIDGEWATER, NEW JERSEY

PLANNING  
14  
625

# *Fitzgerald Appraisals*

## APPRAISAL

Property Address

46 Summer Street  
Bridgewater, MA 02324

Prepared for

Atty Jason M. Rawlins  
555 Bedford Street, Unit 1  
Bridgewater, MA 02324

Appraised By

Shaun Fitzgerald  
Massachusetts Certified General # 70225

As of

June 12, 2022

Report Date

June 21, 2022



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# *Fitzgerald Appraisals*

June 21, 2022

Atty Jason M. Rawlins  
555 Bedford Street, Unit 1  
Bridgewater, MA 02324

**RE: 46 Summer Street  
Bridgewater, MA 02324**

Dear Atty. Rawlins;

As requested, I have conducted an inspection and concluded an opinion of market value, as defined herein, for the property at 46 Summer Street, Route 104, Bridgewater. The subject is a commercially zoned property, consisting of two (2) parcels of land that are shown as one on the assessors' records; it has a total lot size of 19,037 square feet or 0.44 acres. The site is currently improved with an older, former service station, identified in the Town of Bridgewater Assessors' records as Map 34, Lot 218.

The assessors' map and engineer's site plan, enclosed herein, clearly document the property proposed to be acquired by the Town of Bridgewater.

The opinion of value is based on accepted techniques used to conclude a value. All data gathered in this appraisal, to the best of our knowledge, is from sources deemed reliable and accurate. This report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

The identified value is subject to the limiting conditions contained herein, and is based on a highest and best use of the land described in the report. The highest and best use for the subject property is for the current improvements to be razed and the site developed with a commercial entity that meets with the integrity of the neighborhood.

The following report describes the appraisal process and the methodology employed to conclude an opinion of value.

I hereby confirm that I have carefully inspected the subject site, that I have no personal interest in the subject property. In my opinion, the market value, as defined herein, of the subject property, in fee simple form of ownership, as of June 12, 2022, the date of last inspection, is as follows:

| <u>Assessors'<br/>Map / Lot</u> | <u>Subject<br/>Property Address</u> | <u>Property<br/>Taking Sf</u> | <u>Opinion<br/>Of Value</u> |
|---------------------------------|-------------------------------------|-------------------------------|-----------------------------|
| 34 - 218                        | 46 Summer Street<br>Bridgewater, MA | 19,037 Sf                     | \$ 488,100                  |

Sincerely,



Shaun Fitzgerald, RA  
Massachusetts Certified General # 70225

**Post Office Box 395  
North Easton MA 02356-0395**

**Phone: (508) 586-1234  
info@FitzgeraldAppraisals.com**



## EXECUTIVE SUMMARY

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPERTY ADDRESS          | 46 Summer Street, Bridgewater, MA 02324                                                                                                                                                                                                                                                                                                                                                                                 |
| PROPERTY IDENTIFICATION   | Two (2) contiguous parcels of land shown as one on the assessors' records sited at 46 Summer Street, Bridgewater. The site is identified on the Bridgewater Assessors' data as Map 34, Lot 218.<br>Plymouth County Registry of Deeds;<br>Sale Date : March 2, 1967<br>Legal Reference: Book 3351 Page 458                                                                                                               |
| IMPROVEMENTS              | The site is currently improved with an older, former service station constructed in 1968, some asphalt paving, metal yard light poles and a metal business sign. The improvements are in fair condition. The highest and best use for the site is for the current improvements to be razed in order that the property be developed with a commercial entity that meets with the integrity of the neighborhood           |
| LAND AREA                 | 0.44 Acres or 19,037 Square Feet                                                                                                                                                                                                                                                                                                                                                                                        |
| LOT SHAPE                 | The property is sited adjacent to the signal-lighted " T " shaped intersection of Summer and Plymouth Streets. In front of the subject property. Summer Street is Route 104. The subject has a street front proximity, nearly rectangular in shape with 164.80 +/- linear feet frontage on Summer Street and runs northerly to a depth of 127.43 +/- linear feet along its westerly boundary line at its deepest point. |
| TOPOGRAPHY                | Generally level to street grade towards the front and middle portions of the site and runs below street grade at its rear.                                                                                                                                                                                                                                                                                              |
| EASEMENTS / ENCROACHMENTS | There is a 15 foot wide Right Of Way (ROW) easement running along the site's entire westerly boundary line. No encroachments are noted.                                                                                                                                                                                                                                                                                 |
| ZONING                    | The property is sited in the CBD ( Central Business District ) Zone of Bridgewater.                                                                                                                                                                                                                                                                                                                                     |
| RIGHTS ASSUMED            | Fee Simple                                                                                                                                                                                                                                                                                                                                                                                                              |
| EFFECTIVE DATE            | June 12, 2022                                                                                                                                                                                                                                                                                                                                                                                                           |
| REPORT DATE               | June 21, 2022                                                                                                                                                                                                                                                                                                                                                                                                           |
| OPINION OF VALUE          | \$ 488,100                                                                                                                                                                                                                                                                                                                                                                                                              |



## **PURPOSE OF THE OF THE APPRAISAL**

The purpose of the appraisal is to provide an opinion of the market value, as defined herein, for the property described herein for a potential acquisition by gift, purchase or eminent domain taking by the Town of Bridgewater.

## **SCOPE OF THE APPRAISAL**

This appraisal provides an opinion of the market value for the property to be acquired by the Town of Bridgewater of the premises located at 46 Summer Street in Bridgewater . The opinion of value is a full appraisal communicated in appraisal report format. After a market investigation and data analysis, all three approaches to value, the *Income*, *Cost* and *Sales Comparison* were considered; only the *Sales Comparison* approach was employed for this assignment. The subject site is considered in it's highest and best use as a vacant commercially zoned parcel of land.

## **INTENDED USE OF THE APPRAISAL**

The intended use of the appraisal is to provide an opinion of market value, as defined herein, for a potential acquisition by gift, purchase or eminent domain taking by the Town of Bridgewater.

## **INTENDED USER OF THE APPRAISAL**

The intended user of the report is the named client, Atty Jason M. Rawlins, 555 Bedford Street, Unit 1 Bridgewater, MA 02324 and assigns.

## **EXPOSURE TIME**

Exposure time is the estimated length of time the subject property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective date based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also an adequate, sufficient and reasonable effort.

The appraiser estimates a reasonable exposure time for the subject, prior to the effective date of appraisal, would be in 12 months.

## **SPECIAL LIMITING CONDITIONS**

### **Environmental Hazards**

The appraiser completed an exterior inspection of the subject property. The Appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The Appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report.

The opinion of value concluded in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification and / or cost-to-cure existing hazardous substances or detrimental environmental conditions.



## **SPECIAL LIMITING CONDITIONS**

### **Environmental Hazards Continued**

The appraiser completed an exterior inspection only on the subject. This building currently is in significant disrepair and is not occupied. No reports identifying any environmental concerns such as volatile organic compounds ( VOCs ), mold, lead paint or asbestos were provided to the appraiser.

The Department of Environmental Protection (DEP) reportable contaminated sites documented the subject to previously have experienced two (2) incidents. The incidents are documented as Release Tracking Numbers (RTN) 4-0023237 and 4-0021539. The compliance dates were April 18, 2011 and September 26, 2008 and shows that these incidents have been= closed.

Stephen McCarthy spoke to Steven Solari, Director of Inspectional Services for the Town of Bridgewater. Mr Solari offered insight to the property's history. Mr Solari indicated that all underground fuel storage tanks have been removed from the property.

Subsequent to this report, if the appraiser is given written, formal documentation as to the actual extent of any contaminants along with their associated clean up costs for the existing adverse environmental conditions, the appraisal will be reviewed as to the valuation impact of these costs.

## **EXTRAORDINARY ASSUMPTION**

The subject property identified as 46 Summer Street, Bridgewater, is comprised of two (2) contiguous parcels that are shown as one site on the assessors' records. The site is currently improved with an old service station building in fair condition. The property is situated in the Central Business District (CBD) Zone of the Town of Bridgewater.

Although this property is commercially zoned and meets the minimum zoning requirements of the CBD zone, this appraisal makes the assumption that any required zoning relief for a new development would be granted by the Town of Bridgewater authorities. This particular property is well suited for any zoning relief that might be necessary to allow a new commercial entity to be constructed.

However, any zoning relief that might be necessary by the Town of Bridgewater's Zoning Board of Appeals is considered an " Extraordinary Assumption " as defined in the Uniform Standards of Professional Appraisal Practice ( USPAP ). While denial of the zoning relief assumed in this appraisal is highly unlikely, such denial could significantly affect the value estimated herein.

## **RECENT SALES HISTORY FOR THE SUBJECT PROPERTY**

The subject property known as 46 Summer Street, Bridgewater Massachusetts, 02324, identified on the Bridgewater Assessors' Map 34, Lot 218, last transferred on the following date;

| <u>Sales Date</u> | <u>Sales Price</u> | <u>Legal Description</u> |
|-------------------|--------------------|--------------------------|
| March 2, 1967     | < \$100.00         | Book : 3351 Page :458    |

## **MOST RECENT BUILDING ACTIVITY FOR THE SUBJECT PROPERTY**

The Town of Bridgewater Assessors' records indicate no recent building permit activity for the subject property.



**DEFINITION OF MARKET VALUE:**

The *Highest Possible Price* which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and each acting in what he considers his own best interest;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for the costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**ENVIRONMENTAL DISCLAIMER:**

The value concluded in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The Appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The Appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value. The Appraiser assumes no responsibility for the presence of radon gas, as the Appraiser has no expertise in this area. No report identifying any environmental concerns such as volatile organic compounds ( VOCs ), mold, lead paint or asbestos were provided to the appraiser.

The Department of Environmental Protection (DEP) reportable contaminated sites documented the subject to previously have two (2) incidents. The incidents are documented as Release Tracking Numbers (RTN) 4-0023237 and 4-0021539. The compliance dates were April 18, 2011 and September 26, 2008 and shows these incidents were closed.

Stephen McCarthy spoke to Steven Solari, Director of Inspectional Services for the Town of Bridgewater. Mr Solari offered insight to the property's history. Mr Solari indicated that all underground fuel storage tanks have been removed from the property.



## ASSUMPTIONS & LIMITING CONDITIONS

This appraisal is based on the following assumptions, except as otherwise noted in the report.

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal is subject to the following limiting conditions, except as otherwise noted in the report.

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or conducted in conjunction with this appraisal, and I reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, I am not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation by the client relative to such additional employment.
6. I have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.



## ASSUMPTIONS & LIMITING CONDITIONS CONTINUED

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and I have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. I accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value or the identity of the appraiser) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the person(s) signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
14. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the value stated in our appraisal; I have assumed that no extreme fluctuations in economic cycles will occur.
16. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.



## ASSUMPTIONS & LIMITING CONDITIONS CONTINUED

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. I claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the nonconforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environmental hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
21. The person(s) signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. I am not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
22. Fitzgerald Appraisals LLC is not in the building or environmental inspector business . Fitzgerald Appraisals LLC does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
23. When the opinion of value is "subject to completion", the appraisal report and value conclusion assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
24. It is expressly acknowledged that in any action which may be brought against Fitzgerald Appraisals LLC, or its respective officers, owners, managers, directors, agents, subcontractors or employees, arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, or any estimates or information contained therein Fitzgerald Appraisals LLC shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with gross negligence. It is further acknowledged that the collective liability of Fitzgerald Appraisals LLC in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with gross negligence. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.



## ASSUMPTIONS & LIMITING CONDITIONS CONTINUED

25. Fitzgerald Appraisals LLC, an independently owned and operated company, has prepared the appraisal for the specific purpose stated elsewhere in the report. The intended use of the appraisal is stated in the “Intended Use” section of the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless I provide our prior written consent. I expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. Fitzgerald Appraisals LLC and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While I am of the opinion that our findings are reasonable based on current market conditions, I do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, I assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value estimates presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future. During the course of the assignment, additional “extraordinary assumptions” or “hypothetical conditions” may need to be discussed, developed and reported in order to complete the assignment. The opinion of value shall also be subject to those assumptions.

## COVID - 19 COMMENTS

The global outbreak of a “novel coronavirus” known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect, effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property as a consequence of this event, or any event, subsequent to the effective date of appraisal.



## ASSESSORS' RECORDS

The Town of Bridgewater Assessing Department performed a triennial revaluation for Fiscal Year 2021. The assessment date for FY21 was January 1, 2020. The date of this report is June 12, 2022 which falls within the time-frame of Fiscal Year 2022 ( 07/01/2021 - 06/30/2022 ). The assessment date for Fiscal Year is January 1, 2021.

|                                      |                                                                                                                                                                                          |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER OF RECORD                      | P. Dilip Desilva<br>1936 Bruce B Downs Blvd #176<br>Wesley Chapel, Fl 33544                                                                                                              |
| IDENTIFICATION                       | 46 Summer Street, Bridgewater, MA 02324<br>Town of Bridgewater Assessors :<br>Map 34 Lot 218<br><br>Plymouth County Registry of Deeds<br>Book : 3351 Page : 458<br>Dated : March 2, 1967 |
| STATE CLASS CODE                     | 334 - Gas / Service Station                                                                                                                                                              |
| PARCEL                               | Map 34 Lot 218                                                                                                                                                                           |
| LAND VALUE:                          | \$ 207,200                                                                                                                                                                               |
| BUILDING VALUE                       | <u>\$ 200,000</u>                                                                                                                                                                        |
| TOTAL ASSESSMENT<br>FISCAL YEAR 2022 | \$ 407,200                                                                                                                                                                               |
| REAL ESTATE TAX<br>FISCAL YEAR 2022  | \$ 5,831.10                                                                                                                                                                              |



## NEIGHBORHOOD DESCRIPTION

The subject property is located at 46 Summer Street, Route 104, in Bridgewater, Massachusetts. The Town of Bridgewater is a primarily residential community located in Plymouth County approximately 25 miles south of Boston. Bridgewater is bordered to the north by East Bridgewater and West Bridgewater, to the west by Raynham, to the south by Middleboro and to east by Halifax. Bridgewater contains a land area of 27.5 square miles and a population density at approximately 780 persons per square mile, similar to that of the surrounding communities.

Roadways in Bridgewater include major State Route 24 along its western edge. Access to Route 24 from town center is via Route 104, which carries traffic in an east/west direction through the center of Bridgewater. The major secondary roadway carrying traffic north/south through the center of Bridgewater are Routes 28 and Route 18.

The subject property is situated in Bridgewater's Central Business District (CBD) Zone, on State Route 104. The eastern side of the Town of Bridgewater is less populated, less popular and less valuable than the Central Business District and western sections of the town due to its lack of easy accessibility to major highways.

The New Old Colony Commuter Rail station is within close proximity to the subject and also adjacent to Bridgewater State College. It has spurred an already strong demand for residential construction and has made all sections of the town more desirable to Boston-bound commuters.

In front of the subject Summer Street is State Route 104. Route 104 runs west to east through Town, from the Town of Raynham to the Town of East Bridgewater. Nearby State Route 18 ( Broad Street ) , runs north-south from the neighboring town of East Bridgewater to the north, southerly to the neighboring town of Middleboro. The downtown area is well traveled, with an estimated traffic count of approximately 23,000 vehicles per day. Routes 104, 18 and 28, offer convenient access through the area and all lead to nearby communities.

The subject is located approximately one-block east of the heart of Downtown Bridgewater known as " Central Square ". The square is characterized by the Town Common area. Properties in the CBD are typically both single and multi-story buildings with a wide range of retail services on the first floor and offices or residential units above. Also in the area are governmental entities including, Bridgewater Town Hall, Library and Bridgewater State University. There are also banking facilities, two large retail plazas, a newer national pharmacy chain store, several fast-food franchise restaurants, professional offices and municipal parking areas.

Nearer the subject, fronting on both Summer and Plymouth Streets, there is a mix of residential dwellings, commercial entities and, in very close proximity, Bridgewater State University. There are historical churches, older, single and multi-family dwellings and tracts of both commercial and residential vacant land.

The majority of properties in the subject's neighborhood appear to be in average to good overall condition.



## COMMUNITY MAP





## NEIGHBORHOOD MAP





## NEIGHBORHOOD AERIAL VIEW





## SITE DESCRIPTION

The site at 46 Summer Street, Route 104, Bridgewater consists of two (2) contiguous parcels of land that are shown as one lot on the assessors' records; the site has a total lot size of 0.44 acres or 19,037 square feet. It is located on the northerly side of Summer Street. The site is adjacent to the signal-lighted intersection of Summer and Plymouth Streets. It is located at street front, is nearly rectangular in shape with 164.80 +/- linear feet frontage on Summer Street and runs northerly to a depth of 127.43 +/- linear feet along its westerly boundary line at its deepest point.

The site is generally level to street grade in its front and middle sections. The property rolls slightly below street grade toward its rear portion.

There is a 15 foot wide Right Of Way (ROW) easement running along the sites entire westerly boundary line that provides access to a rear adjacent lot.

No encroachments are noted.

The lot has two (2) double-wide curb-cuts on its southerly boundary line ( street front ) that provide vehicular access into the property.

Summer Street is an asphalt surfaced roadway that has asphalt sidewalks with granite curbing on both sides of the road and overhead street lighting.

Town water, sewer, electric, gas, telephone and cable are available at the site.

The Flood Zone map, panel #25023C0301J, dated July 17, 2012, shows that the site sits in Zone X, an area of no potential flooding over a 100 year period. This information is based on the appraiser's estimate of the subject's location on the Flood Map. For an exact determination a professional engineering survey should be performed.

## DESCRIPTION OF IMPROVEMENTS

### 46 Summer Street, Bridgewater, MA

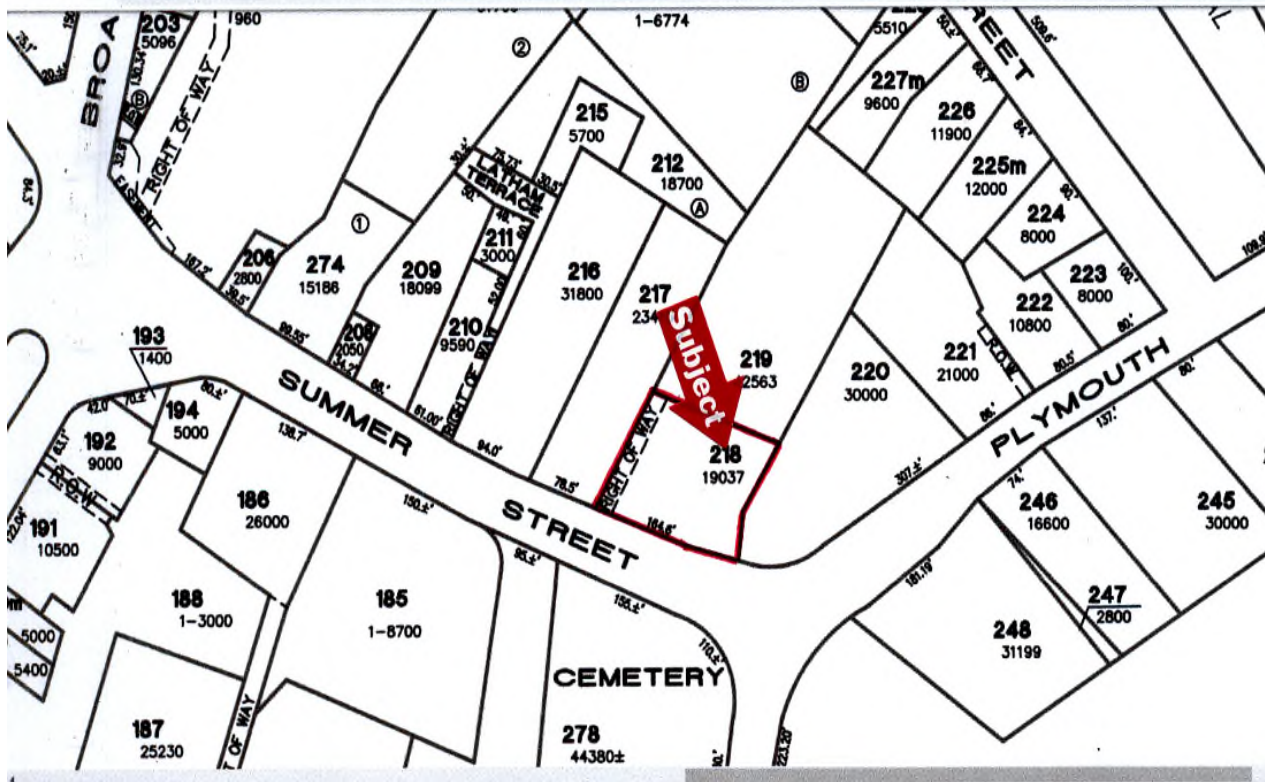
The site is currently improved with an older, former service station building, constructed in 1968, containing 1,600 gross square feet. In addition there are six yard-lights on metal poles, poured concrete pads, asphalt paving, and two (2) metal business signs at street front. The improvements are in fair overall condition.



Only a brief description of the improvements is documented because under a highest and best use scenario, as described herein, the current improvements would be razed to allow the subject site to be vacant and available for development.

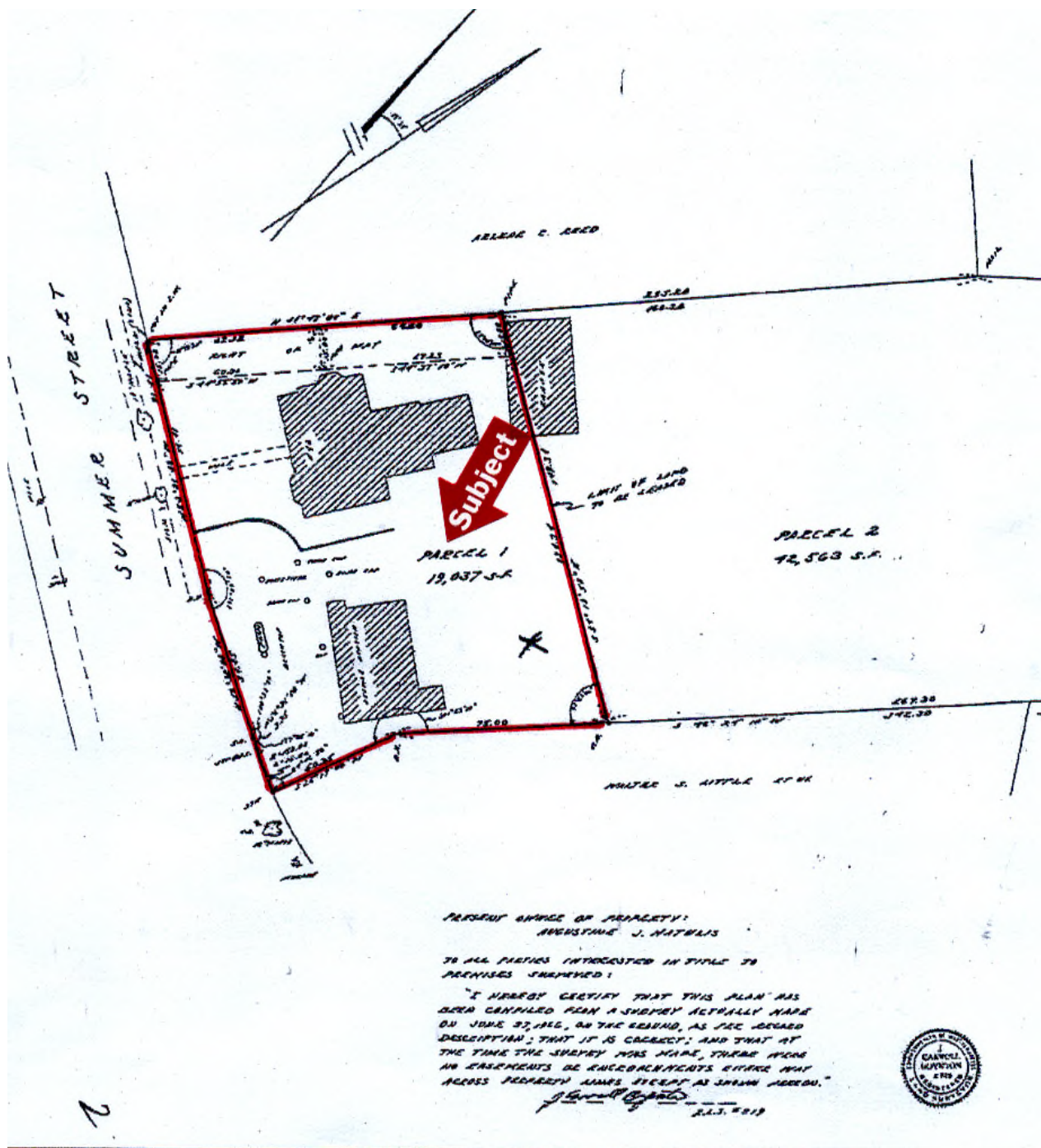


ASSESSORS' MAP - SUBJECT PROPERTY  
( SUBJECT PROPERTY HIGHLIGHTED IN RED )



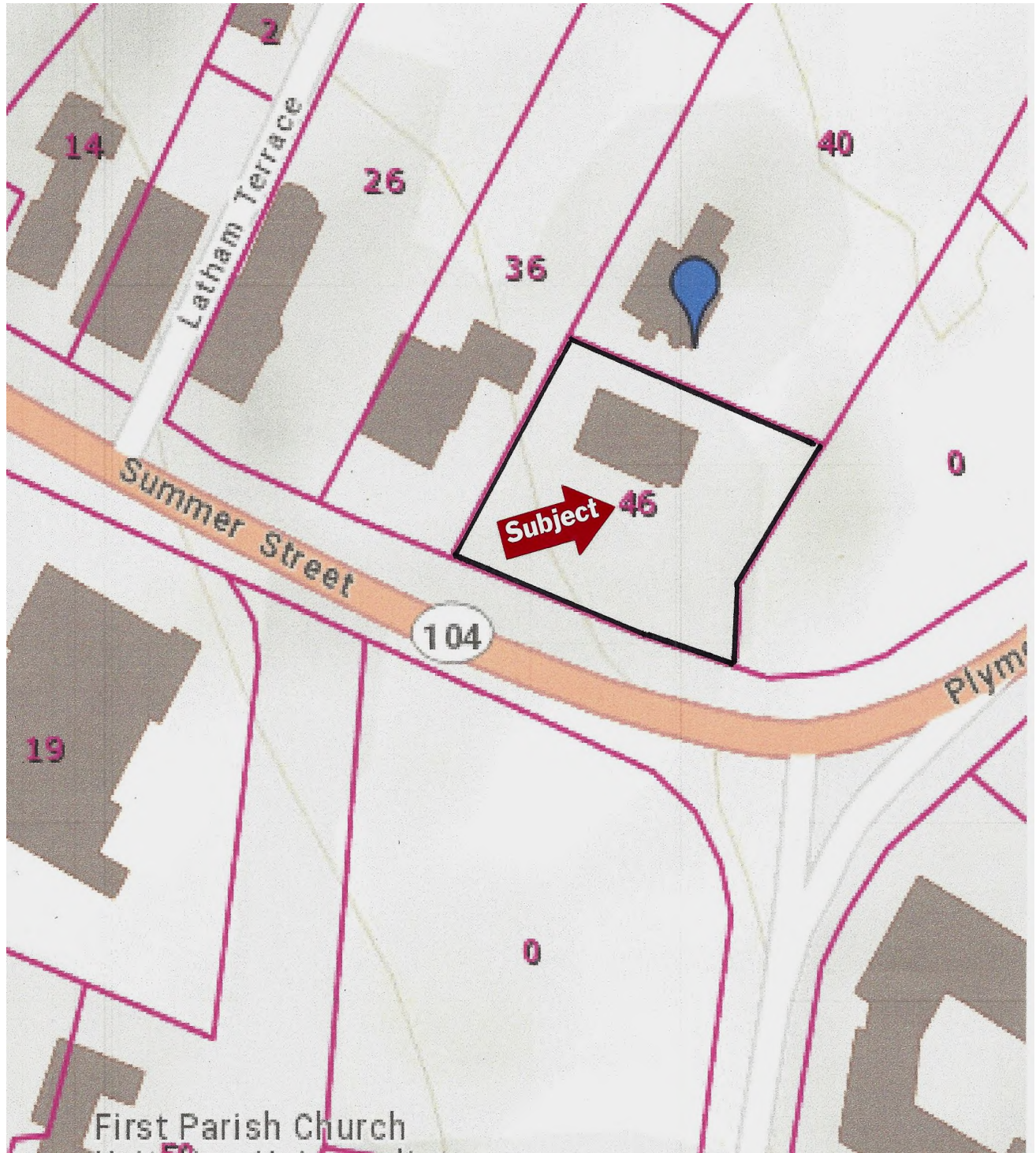


ENGINEER'S SITE PLAN (SUBJECT PROPERTY HIGHLIGHTED IN RED)



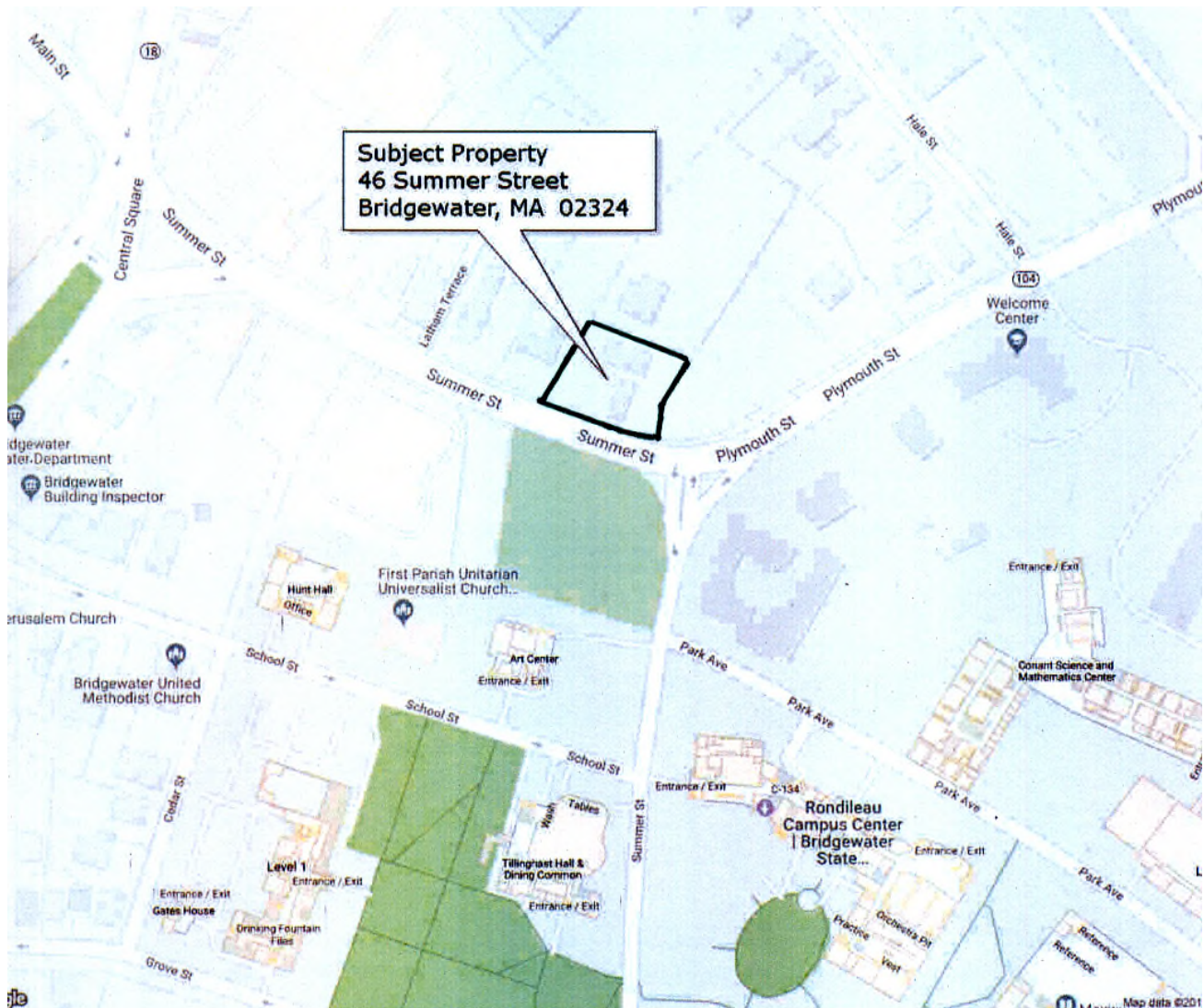


**SUBJECT PROPERTY - GIS OVERLAY MAP**





## FLOOD MAP



### FLOOD INFORMATION

Community: Town of Bridgewater

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 25023C0301J

Panel: 0301J

Zone: X

Map Date: 07-17-2012

FIPS: 25023

Source: FEMA DFIRM

### LEGEND

 = FEMA Special Flood Hazard Area - High Risk

 = Moderate and Minimal Risk Areas

Road View:

 = Forest

 = Water



## **SUBJECT PROPERTY PHOTOGRAPHS**



**Subject Property Front View**



**Subject Property Front View**



## **SUBJECT PROPERTY PHOTOGRAPHS**



**Subject Property Easterly Side View**



**Subject Property Front / Westerly Side View**



## **SUBJECT PROPERTY PHOTOGRAPHS**



**Subject Property Rear View**



**Subject Property Right Of Way Easement View**



## **SUBJECT PROPERTY PHOTOGRAPHS**



**Subject Property Front Parking Area View**



**Subject Property Street Frontage View**



## SUBJECT PROPERTY STREET SCENES



**Subject Street Scene  
Summer Facing West**



**Subject Street Scene  
Summer Street Facing East**



**Subject Street Scene  
Turning Right ( Southerly )  
At Street-Light - Summer Street  
Facing South**



## ZONING

The subject parcel at 46 Summer Street is sited in the CBD ( Central Business District ) Zone .

The dimensional requirements for the CBD zone is as follows:

| <b>Zoning<br/>Category</b> | <b>CBD<br/>Zoning</b>                                                                                                    | <b>Subject<br/>Property</b> | <b>Zoning<br/>Compliance</b> |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------|
| Story Height               | 35'                                                                                                                      | <35'                        | Y                            |
| Lot Area                   | 10,000 Sf                                                                                                                | 19,037 Sf                   | Y                            |
| Frontage                   | 100 Linear Ft                                                                                                            | 164.80 Lf                   | Y                            |
| Depth                      | None                                                                                                                     | >0                          | Y                            |
| Front Setback              | 30'                                                                                                                      | >30'                        | Y                            |
| Side                       | 15' (1)                                                                                                                  | >15'                        | Y                            |
| Rear                       | 25'                                                                                                                      | >25'                        | Y                            |
| Off Street Parking         | Varies By Use<br>Est. Retail Use<br>Retail = 1 Spot / 200 Sf GBA<br>Subject 1,600 Sf / 200 Sf<br>Equals 8 Parking Spaces | 18+/- Spaces                | Y                            |

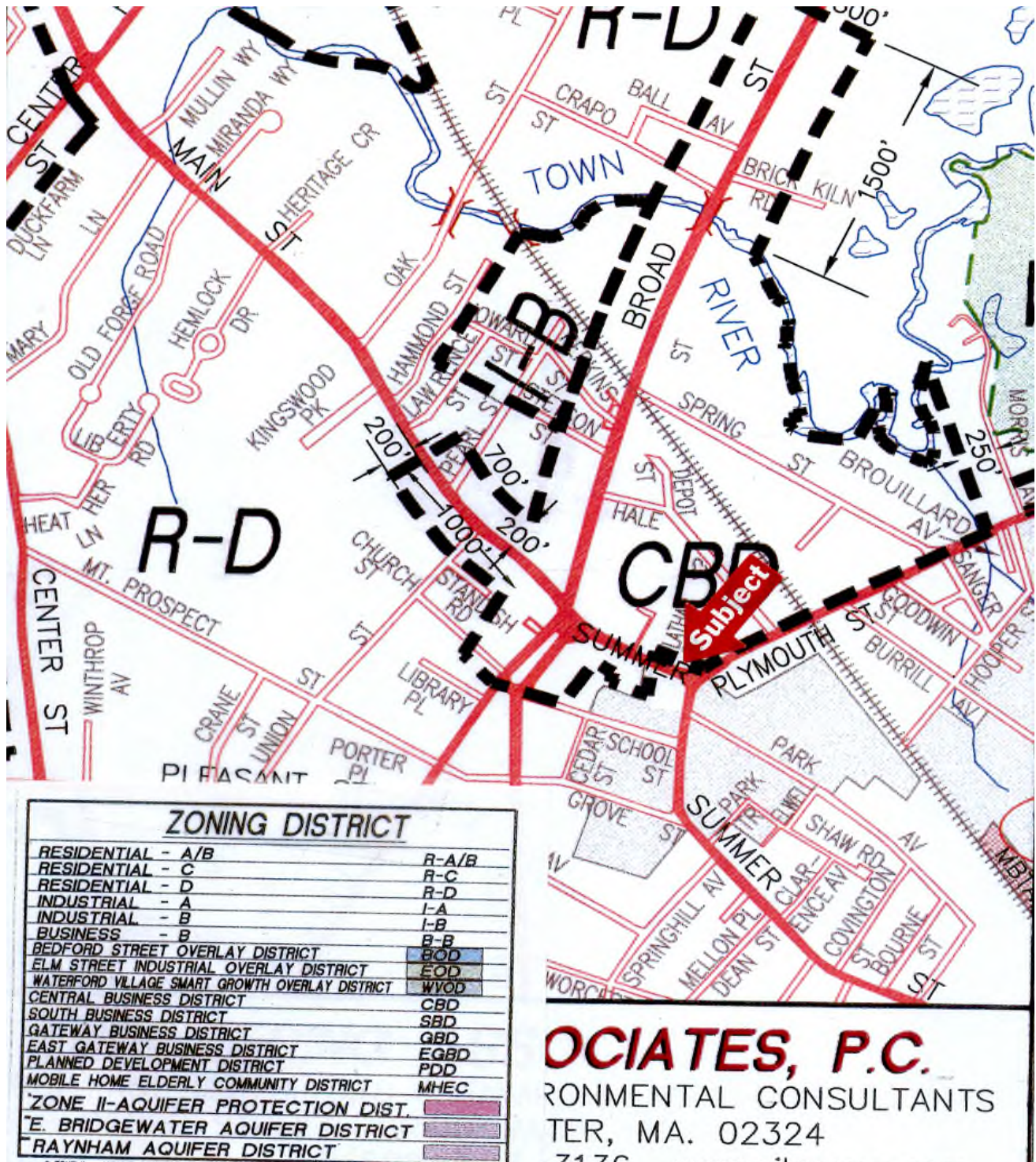
The Town of Bridgewater currently zones the property as being in the Central Business District Zone as designated on the Bridgewater Zoning District Map and regulated by the Bridgewater Zoning Ordinance as amended through April 21, 2017.

*For the subject property, the appraiser estimatee the highest and best use is for the current improvements to be razed and the site be developed with a commercial entity that meets with the integrity of the neighborhood.*

- (1) No requirement when the side of the building abuts another building. The subject does not abut another building.



## ZONING MAP





## HIGHEST & BEST USE

*Definition: "That reasonable and most probable use that supports the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value".*

The definition immediately above applies specifically to the highest and best use of the land. It is to be recognized that in cases where a site has existing improvements, the highest and best use may be determined to be different from the existing use. The existing use will be considered the highest and best use until land value exceeds the total value of the property in its present use.

Implied within these definitions is the recognition of the contribution of that specific use to the community as well as the maximization of wealth to the property owner. Also implied is that the determination of highest and best use results from the appraiser's judgement and analytical skill. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term would be most probable use.

In estimating the Highest and Best Use there are essentially four stages of analysis:

- 1) The possible use or those uses which are physically possible for the site.
- 2) The permissible use or those uses which are permitted by zoning and deed restrictions.
- 3) The feasibility ( economic ) of those uses possible or permissible.
- 4) The highest and best use of those feasible uses that will produce the highest net return or present worth.

*The appraiser has not been required to take into consideration explicit objectives and no feasibility study was undertaken in terms of criteria or specific market or investor.*

## Highest & Best Use Discussion

The subject property is situated on busy Summer Street, Route 104, in Bridgewater, in a mixed-use area, just one-block east of Bridgewater's vibrant downtown area. Within the downtown area are the junction of Routes 104, 18 and 28. The site is situated in the CBD commercial zone, in a neighborhood that consists of both older and newer commercial developments, residential properties and in very close proximity to Bridgewater State University.

The subject is improved with an older, former service station building, constructed in 1968, that is of average quality of construction and in fair overall condition. The appraiser has estimated that the current structure is at the end of its economic life. While the current shell use is legally allowable, the appraiser must consider the highest and best use of the property as if vacant and available for development.



## **Highest & Best Use Discussion Continued**

The location is very close to other commercial entities along Summer and Plymouth Streets. Within one-block of the subject is the downtown area, which is comprised of a wide range of commercial and governmental entities along with residential apartment units. Given the nearby commercial uses and high traffic counts through the downtown and state numbered roads, the immediate area is certainly conducive for new commercial development.

To conclude a highest and best use for the subject, two (2) possible valuation scenarios for the subject property are necessary. They are as follows:

First, the current “as-is” land and building value of the property; an older former service garage (retail shell) plus it’s underlying land is concluded.

Second, the site is valued “ as-if ” vacant and available for development as a commercial entity that meets with zoning approvals and any changes proposed by Town authorities. The market value of the property is based on the site having approval for a new commercial development. Hypothetically, the site would be developed with a commercial entity such as a retail store, branch bank, general or medical office space or other uses that meet with the integrity of neighborhood.

The higher concluded value of the two scenarios indicates to the appraiser the highest and best use for the subject site.

In the following two ( 2 ) sections of this report, the appraiser provide a market value of the subject property, under the following scenarios;

### **HIGHEST & BEST USE TEST VALUATION SCENARIOS :**

Section 1 - Valuation “As-Is” Land & Building

Section 2 - Valuation As A Vacant Commercial Site Available For Development



## SECTION #1

### SUBJECT PROPERTY AS-IS VALUATION

The valuation process is a systematic procedure to provide the answer to a client's question about real property value. To arrive at a well supported opinion of value the appraiser consider three approaches to value.

All three methods, or approaches, are considered. One or more approaches may not be applicable to a specific property or may be less reliable due to the nature of the property, needs of the client, or available data.

The appraiser considered all three approaches to value in concluding the “as-is” market value of the subject property.

The **Cost Approach** was considered, but not employed. The Cost Approach is most effective in estimating the value of properties which are relatively new. It's weakness, when applied to older properties, such as the subject, is the difficulty of estimating depreciation. Because the improvements of the subject are fifty-three (53) years in age, they are well beyond the point ( 10 years ) when this weakness starts to become apparent. Based on the age of the subject improvements and the difficulty in arriving at accurate depreciation, this assignment did not employ the Cost Approach.

The **Income Approach** was considered but not employed as there is no rental income derived from the subject site.

The **Sales Comparison Approach** has been relied upon heavily in valuation of the subject.

### **SALES COMPARISON APPROACH**

#### Description of Sales Comparison Approach to Value.

The sales comparison approach is based on the premise that the market value of a property is directly related to the prices of comparable, competitive properties. The value of a property in the market is set by the availability of substitute properties of similar utility and desirability. Value is sustained when the relationships between land and the improvements on land, and between property and its environment are in balance. Externalities such as the neighborhood and the economy can affect property value positively or negatively.

The sales comparison approach is applicable when there are sufficient data on recent market transactions to indicate value patterns; it is less useful when data are scarce. Abrupt changes in economic conditions, rates of inflation, zoning, property taxes, or supply may also limit the reliability of the approach. Sales comparison is usually used to value single-family residential properties. It may also provide information on income, expenses, and capitalization rates and factors that can be applied in the income capitalization approach.

To apply the sales comparison approach, the appraiser considers data from closed sales, contracts, offers, and listings of competitive properties. These data are used to establish the prices, real property rights conveyed, transaction dates, financing terms, motivations, locations, physical and functional conditions, and income producing characteristics of the properties under consideration. Sources of information may include public records, sales data services, and interviews with the parties involved in a transaction. The geographic limits of the data search are set by the range of competitive properties.



## SALES COMPARISON APPROACH CONTINUED

A systematic, five-step procedure for applying the sales comparison approach involves:

- 1) researching the market for data on the prices of comparable properties,
- 2) verifying that the data are accurate and representative of arm's-length transactions,
- 3) determining relevant units of comparison,
- 4) comparing the subject with the comparables and adjusting the comparables for differences, and
- 5) reconciling the multiple value indications into a single value or a range of values.

The subject is an old former service station building in fair condition. For purposes of this analysis the property is viewed to a potential user as a shell retail store. An extensive search was conducted for good, recent sales of retail properties in Bridgewater and the general vicinity. Recent sales of buildings with similar utility were utilized. The appraiser selected smaller retail property sales, in average to below average condition and vacant at time of sale. All three selected sales are in reasonable proximity to the subject, to best justify the Sales Comparison Approach to value. The sales comparables utilized by the appraiser were the best available.

The spreadsheet below identifies the sales employed in the search in order to arrive at an opinion of value utilizing the Sales Comparison Approach.

### Comparable Retail Sales Analysis For 46 Summer Street, Route 104, Bridgewater

| Sale No | Sale Comparable Location                  | Sales Date Leg.Ref.  | Sales Price | Lot Size Ac | Bldg Area Sf | Bsmt Descrip | Sales Price/Sf | Sale Comparable Comments                                                                                                            |
|---------|-------------------------------------------|----------------------|-------------|-------------|--------------|--------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| (1)     | 94 Tremont Street<br>Route 140<br>Taunton | Sept-20<br>26302/209 | \$ 255,000  | 0.28        | 1,445        | None / Slab  | \$ 176.47      | 1StyMsnySlab/SingleTen.<br>NbhdRet/Office/Built1900<br>FairCondition/VacantTime<br>OfSale/Rt140/MixUseLoc.                          |
| (2)     | 1189 Main Street<br>Route 18<br>Weymouth  | May-19<br>36801/125  | \$ 310,000  | 0.25        | 1,730        | Crawl Space  | \$ 179.19      | 1StyMsny/Fr/Crawl/Sing.<br>Ten.NbhdRetail/OfficeBlt<br>1953/FairCond.VacantTm<br>OfSale/Rte18/MixUseLoc.<br>NrAbingtonLine/AdqPkg   |
| (3)     | 100 Lake Street<br>Weymouth               | Jan-21<br>38877/582  | \$ 225,000  | 0.15        | 1,182        | None / Slab  | \$ 190.36      | 1StyMsnySlab/SingleTen.<br>NbhdRetail/StorageBlt1920<br>FairCondition/VacantTime<br>OfSale/MixUseLocPrim.<br>Res/SideConnRdOffMidSt |

Three (3) Sales Averages : \$ 263,333 0.23 1,452 None/Slab \$ 182.01

Subject; Report Date : Oct-2021 1 Sty Msny 0.44 Ac 1,600 Sf None / Slab Fair Condition



## SALES COMPARISON APPROACH CONTINUED

### Sales Comparison Approach Summary

The three ( 3 ) transactions considered included **vacant** retail properties with Gross Rental Building Areas ranging from 1,445 to 1,730 gross square feet. The *unadjusted* price per square foot ranges from a low of \$ 176.47 to a high of \$ 190.36, with the average being \$ 182.01 per square foot.

The subject property has a total of 1,600 gross square feet of former service station space ( retail shell use ), on slab at street grade; it has a lot size of 0.44 acres. The property is currently vacant and shows signs of deferred maintenance. It is considered to be in fair overall condition.

The appraiser's search criteria was for vacant retail type sales similar to the subject. As the sales analysis shows, the price of comparable sales activity of *vacant retail property sales* indicates the subject should have a value ranging between \$ 170 to \$ 190 per square foot land and building.

These sales offer similar utility in regards to building condition, lot size - two (2) of the sales being sited on a state numbered roadway. The three sales offered an insight to the current market prices for smaller sized vacant retail store sites purchased for potential re-use.

The appraiser has selected \$ 185.00 per square foot for the market unit pricing for the as-is subject property. Therefore;

Based on the analysis and valuation summary described above, the Sales Comparison Approach concludes an as-is land and building value for the subject property of :

Subject Property; 1,600 Sf Building x \$ 185.00 Psf = \$ 295,000

**Two Hundred Ninety Five Thousand Dollars  
( \$ 295,000 )**



## SECTION #2

### SUBJECT PROPERTY VALUATION AS A BUILDABLE COMMERCIAL LOT

Next, the appraiser concludes the land value of the subject property as-if vacant and available for new commercial development.

The Sales Comparison Technique has been relied upon heavily in valuation of the subject.

Six valuation *techniques* are employed in the appraisal of vacant land. They are:

Direct Sales Comparison Technique: Also known as the Sales Comparable Approach or Market Data Technique. This is a technique whereby alternatively competitive similar properties which have recently sold are compared and related in their major value characteristics to those of the property appraised. Through a plus and minus adjustment process there results an indicated selling price for the comparable property had it been identical to the subject appraised.

Critical to this technique is the "unit of comparison" or common denominator shared by the comparable sales and the property under appraisement. The unit of comparison is derived from the market for the type of land involved. For commercial land, the "price per square foot" and occasionally the "price per front foot" are effective units of comparison. For individual residential lots, the "price per lot" is appropriate. For vacant acreage whose highest & best use is residential development, the "price per acre" and the "price per potential (raw) lot" are the market indicators. For sales of finished subdivisions or finished bulk lot sales, the "price per finished lot" is indicated.

Land Residual Technique: This is an income capitalization technique whereby the vacant site is assumed to be improved with a hypothetical highest & best use improvement. The market rent of the total property is estimated and the net income attributable to the land only is derived and capitalized into a value indication.

Ground Rent Capitalization: In certain instances, vacant land is leased long term at a fixed or a percentage rental. Stabilized net operating income is estimated and capitalized into an indication of value.

Allocation: This method is used to provide a land value by analyzing sales of improved properties to establish a typical ratio of site value to total property value. The market derived ratio is then applied to the property appraised and also to comparable sales being analyzed.

Extraction Method: Also known as the Abstraction Method. This method uses sales of improved properties and derives the underlying site value by deducting from the total sale price the contributory value (depreciated value) of the improvements. Site value is the residual here. This approach is most effective when the improvements either contribute little to the total sale price or their in-place value may be estimated with a high degree of confidence.



## SALES COMPARISON APPROACH CONTINUED

The Sub- Division Development Technique: Also known as the Cost of Development Approach, the Subdivision Approach and/or the Anticipated Use Technique. This methodology is employed where larger parcels of acreage whose Highest & Best Use if further subdivided are valued. It involves an analysis of the land as a developer would do. The Highest & Best Use is determined, given the physical and legal constraints affecting the property and the economic climate of the market. The Market Value of the individual lots is concluded through use of comparable sales, and a gross retail value of all the lots is reached. All direct and indirect expenses of development, including developer's profit, are then deducted over a time-line or sell off (absorption pace) of the project. Revenues forecast to be received in future periods are discounted to present worth. The result is a net figure representing the value of the land "as is" in its undeveloped state. Thus, the Development Approach is a residual approach. All expenses, including developer's entrepreneurial profit, are market derived. This technique may also be employed in estimating the value of land having the benefit of an approved plan (paper subdivision), partially constructed subdivisions and finished subdivisions ( sales of lots in bulk ).

This report values the subject “ as-if ” vacant and available for development as a commercial use. The site would be developed with a commercial entity that would meet with any necessary zoning approvals imposed by Town of Bridgewater authorities and meet with the integrity of the neighborhood.

The appraiser conducted a search for market sales of commercial vacant land that have transacted within a reasonable time frame to the date of this report. Because there were a sufficient number of good recent market transactions of commercial land sales in the general vicinity, the *Sales Comparable Approach* was employed, thereby, arriving at a reliable value conclusion for the subject property's underlying land.

The spreadsheet below identifies the comparable commercial land sales that were employed in the analysis. The six (6) selected sales were considered the best available at the time of appraisal.



## SALES COMPARISON APPROACH CONTINUED

### Commercial Land Sales - 46 Summer Street, Route 104, Bridgewater

| Sale No.                 | Sale Comparable Location                            | Grantor / Grantee                                               | Sale Date                          | Sale Price                            | Land Notes                                    | Area Acres           | Sale Price/Ac | Sale Comparable Comments                                                                                             |
|--------------------------|-----------------------------------------------------|-----------------------------------------------------------------|------------------------------------|---------------------------------------|-----------------------------------------------|----------------------|---------------|----------------------------------------------------------------------------------------------------------------------|
| (1)                      | 863 Belmont Street<br>Route 123<br>Brockton         | Belmont Realty<br>LLC / Peva LLC<br>53365 / 36                  | Sept-20<br>Est Demo<br>Eff Sale Pr | \$550,000<br>\$82,215<br>\$632,215    | Usable Acres<br>R Wet/Slope<br>1 Parcel Total | 0.68<br>0.60<br>1.28 | \$929,700     | Busy Route 123 Loc/<br>NearJunc Rtes123/24<br>"L"ShapeLotRearWet&<br>Sloping/NewSingleTen.<br>U.CarLot/DemoOldRest.  |
| (2)                      | 433 Neponset St<br>Canton                           | M. Guerreiro Rt /<br>433 Neponset LLC<br>36902 / 60             | Jun-19                             | \$640,000                             | 1 Parcel                                      | 0.50                 | \$1,280,000   | Busy Conn Rd Location<br>MixUseArea/NearJun.<br>NeponsetSt/I-95/Old<br>StogeYard/GLotVisb/<br>NoDemo/NewRetailSite   |
| (3)                      | 499 West Center St<br>Route 106<br>West Bridgewater | K.Bloumbas &<br>R Scott / 499<br>W Center St, LLC<br>53785 / 76 | Nov-20<br>Est Demo<br>Eff Sale Pr  | \$900,000<br>\$139,068<br>\$1,039,068 | 5 Contiguous<br>Parcels                       | 0.79                 | \$1,315,300   | Busy Route 106, Mixed<br>UseLocATTheJuncRtes<br>24/106/RectShapeLot/<br>NewRetailSite/LandLse<br>3BldgsToBeRaz/11KSf |
| (4)                      | 34 Elm Street<br>Bridgewater                        | Brookfield Reloc/<br>Stone Fin. LLC<br>51103 / 203              | May-19                             | \$363,500                             | 1 Parcel<br>2 Lots Comb.                      | 0.34                 | \$1,069,100   | SideRdLocDirectlyOff<br>Rte104/MixedUseCom/<br>IndArea/NearJunRtes<br>104/24Loc/AvgLotVisb/<br>NoDemo/NewOfficeSite  |
| (5)                      | 1208 Montello St<br>Brockton                        | 1208 Montello St RT<br>One America Capital<br>55561 / 93        | Aug-21                             | \$475,000                             | 1 Parcel                                      | 0.34                 | \$1,397,100   | Connector Road<br>Rte28/MixedUseCom/<br>Near Commuter Rail<br>/ Vacant Land<br>Variance in place / Apts              |
| (6)                      | 213 Belmont St<br>Brockton                          | Tartaglia<br>Cabrera RE LLC<br>56286 / 273                      | Jan-22                             | \$300,000                             | 1 Parcel                                      | 0.19                 | \$1,578,900   | Connector Road<br>Rte 123 / Mixed Use<br>Parking for Restaurant<br>Restaurant a separate<br>transaction / No demo    |
| Six (6) Sales Averages : |                                                     |                                                                 |                                    | \$574,964                             | Usable Ac :                                   | 0.57                 | \$1,261,683   |                                                                                                                      |

### Comparable Land Sales Analysis Summary

The land sales transactions included usable lot sizes ranging from 0.19 acres to 0.79 acres in size. The *unadjusted* sales prices range from a low of \$929,700 per usable acre to a high of \$1,578,900 per usable acre with the unadjusted average being \$1,261,683 per usable acre for the four comparables.

The subject property has a mixed-use, busy connector road ( Route 104) location and is in close proximity to both Bridgewater's Central Business District and Bridgewater State University. The subject property contains a total of 0.44 acres with good lot access and visibility. The site has public water and public sewerage.



Below and on the following pages, each sale is briefly discussed so a final conclusion can be provided utilizing the Sales Comparison Technique.

### COMPARABLE COMMERCIAL LAND SALES

**Land Sale #1, 863 Belmont Street, Route 123, Brockton:** The site is located in a commercial strip, near the junction of Routes 123 and 24. The site involved a single, “L” shaped parcel containing a total 1.28 acres. The appraiser and the selling broker estimate the 0.68 acres to be buildable. The remaining acreage is considered wet and sloping to the rear of the lot. The property has good visibility, similar to the subject. Its location is considered superior to the subject. The site has public water and public sewerage,



similar to the subject. The road shown adjacent to the easterly side of the property is a paper street. At time of sale, the property was a vacant restaurant in poor to fair condition. The building will be razed and the site is to be improved with a new single-tenant used car dealership. The demolition costs for the 6,938 square foot building are estimated at \$82,215. The demolition costs are added to the actual sales price of \$ 550,000 to arrive at the effective sales price of \$632,215 for the property.

The analysis indicates an unadjusted effective sales price of \$929,700 per usable acre for Sales Comparable #1.

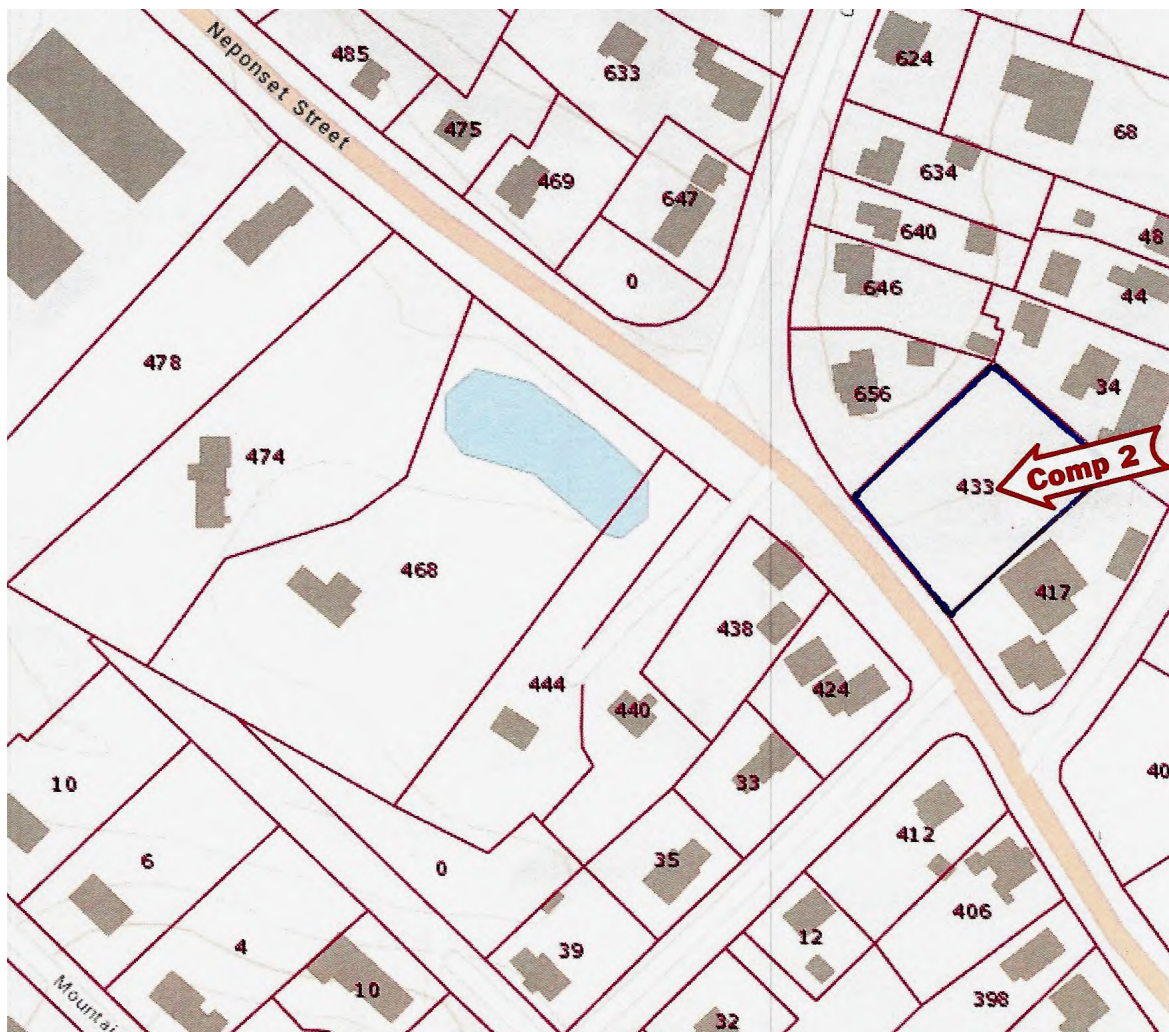




**Comparable Land Sale #2, 433 Neponset Street, Canton** is located on a busy connector road just outside Canton's Central Business District and in close proximity to the junction of Neponset Street and Interstate Route 95. The site involved a single, rectangular shaped parcel containing 0.50 acres. The site at time of sale was used as a storage yard. The entire site is considered buildable and generally level to

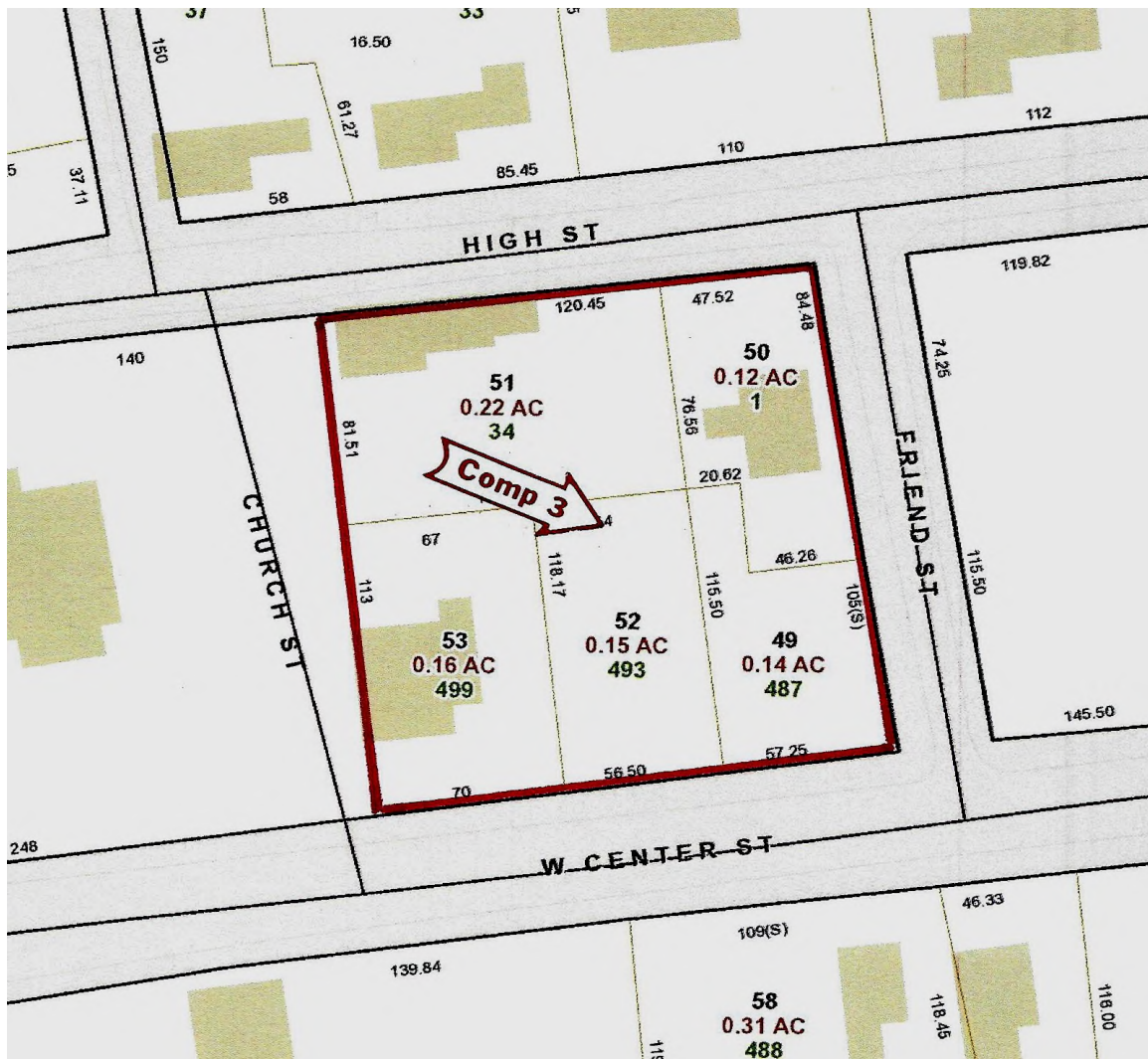


street grade. The property has good visibility and access, similar to the subject. Its location is considered superior to the subject. The site has town water and town sewerage, similar to the subject. Subsequent to the sale, the site is being developed with a newly constructed office building. The analysis indicates a sales price of \$ 1,280,000 per acre for Sales Comparable #2.





**Comparable Land Sale #3, 499 West Center Street, Route 106, West Bridgewater,** The site is located in a mixed-use area, very close to the junction of Routes 106 and 24. The site involved five (5) contiguous parcels, nearly rectangular in shape, containing a total 0.79 acres. The site is currently improved with an older mixed-use retail/apartment building and two old single-family dwellings. The property has good visibility, similar to the subject. Its location is considered superior to the subject. The site has town water and private sewerage, inferior to the subject. Subsequent to the sale, the buildings are to be razed and the site is to be improved with a new single-tenant retail store. The demolition costs for the site are estimated at \$ 139,068. The demolition costs are added to the actual sales price of \$ 900,000 to arrive at the effective sales price of \$ 1,039,068 for the property. The analysis indicates an unadjusted effective sales price of \$ 1,315,300 per acre for Sales Comparable #3.

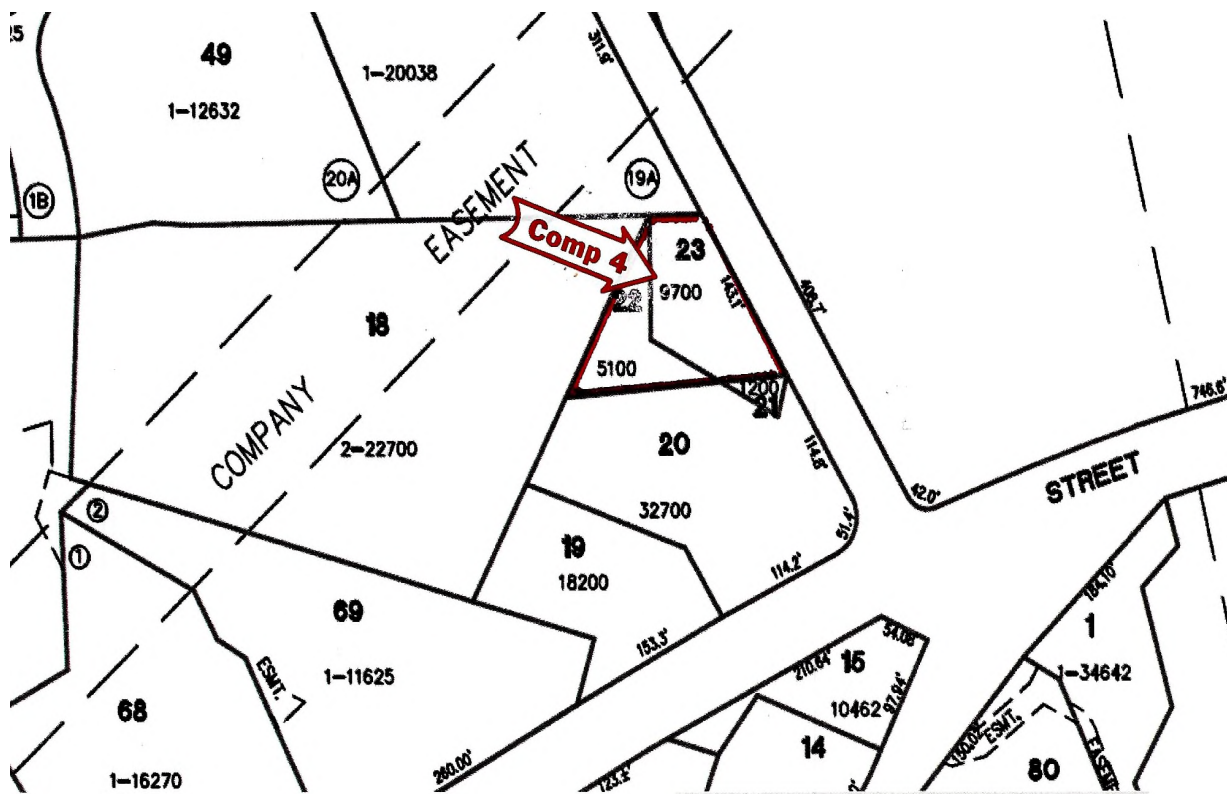




**Comparable Land Sale #4, 34 Elm Sreet, Bridgewater** is located on a moderately traveled connector road off Route 104 in Bridgewater. The property is in close proximity to the junction of Routes 104 and 24. The site involved 2 contiguous lots combined as 1 lot on the assessors' records. The site is nearly a rectangular shaped parcel containing 0.34 acres. The property at time of sale was vacant and unimproved. The entire site is considered buildable and generally level to street grade. The property has average



visibility and access, inferior to the subject. Its location is considered superior to the subject. The site has town water and town sewerage, similar to the subject. Subsequent to the sale, the site is being developed with a newly constructed office building. The analysis indicates a sales price of \$1,069,100 per acre for Sales Comparable #4.





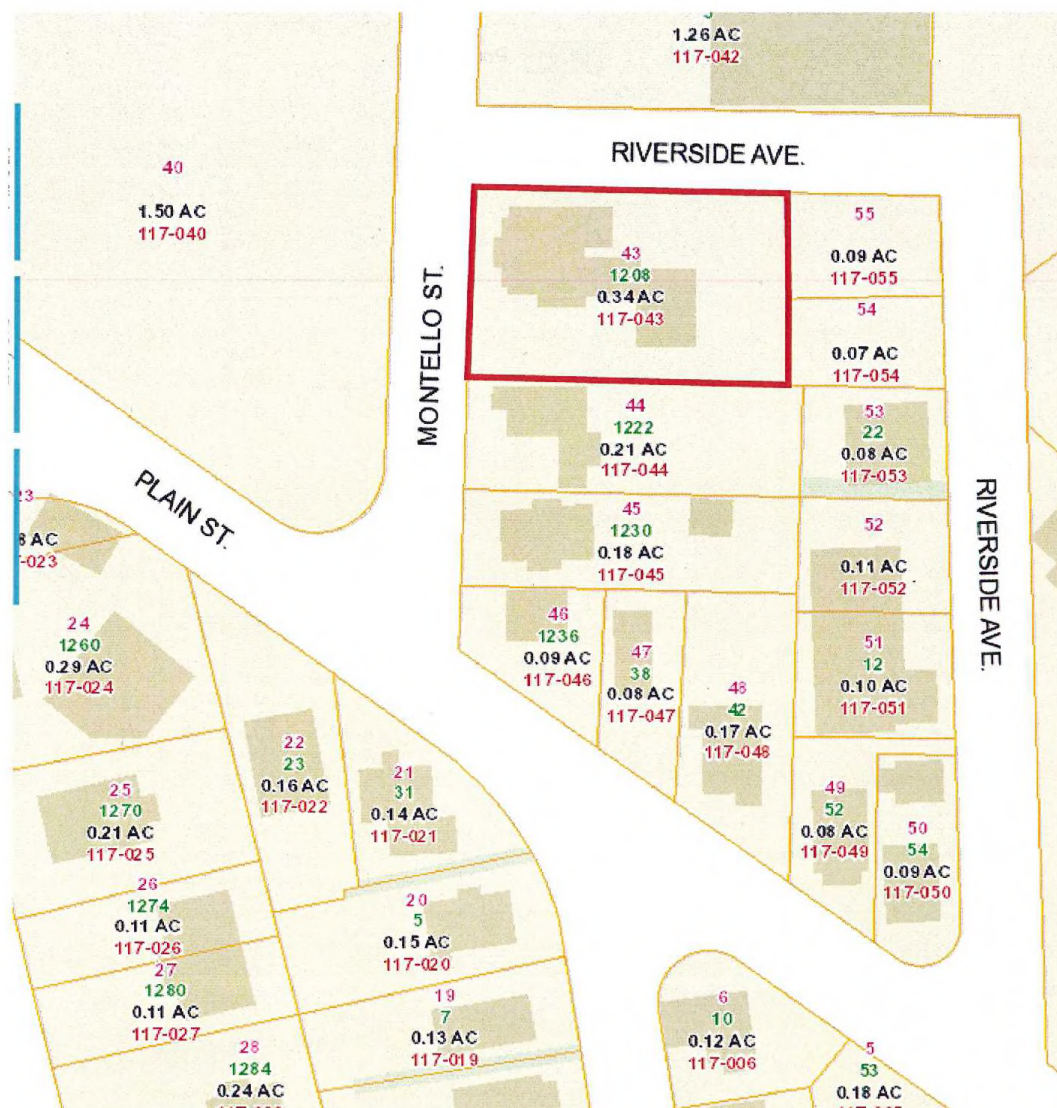
**Land Sale #5, 863 Montello Street, Route 28, Brockton:**



The site is located in a commercial strip, near the junction of Route 28 and Plain Street, which accesses Brockton from East Bridgewater, Whitman and Hanson. It is within a few hundred yards of the Montello Station commuter rail platform. The site is a single parcel containing a total 0.34 acres and is entirely buildable. Prior to the sale, the City of Brockton granted a variance allowing for the construction of apartments. The property has good visibility, similar to the subject. Its location is considered superior to the subject because of its proximity to the train station. The site has public water and public sewerage, similar to the subject. At time of sale, the property was vacant and available for development.

The analysis indicates an unadjusted effective sales price of \$1,397,100 per usable acre for Sales Comparable #5.

1208 montello





**Land Sale #6, 213 Belmont Street, Route 123, Brockton:**



**ckton:** The site is located in a mixed-use strip between Route 24 and Downtown Brockton. The site is a single, rectangular parcel containing a total 0.19 acres. The property has good visibility, similar to the subject. Its location is considered superior to the subject. The site has public water and public sewerage, similar to the subject. At time of sale, the property was a parking lot across the street from a popular restaurant. The lot is completely fenced, paved, striped for parking spaces and has an entrance on a side street. The buyer of this property also purchased the restaurant, but in separate transactions. The analysis indicates an unadjusted effective sales price of \$1,578,900 per usable acre for Sales Comparable #6.

213 belmont





## SALES COMPARISON APPROACH CONTINUED

The spreadsheet below shows an analysis of *adjusted sales price per acre* based on market criteria differences between the subject property and the selected commercial land sales comparables. The market derived adjustments are applied to the actual or effective sales price per acre to arrive at the indicated adjusted figure.

### Subject Adjusted Sales Price Per Acre Analysis

| Sale No | Sales' Comparable Property Address              |
|---------|-------------------------------------------------|
| (1)     | 863 Belmont Street, Route 123, Brockton         |
| (2)     | 433 Neponset Street, Canton                     |
| (3)     | 499 W. Center Street, Route 106, W. Bridgewater |
| (4)     | 34 Elm Street, Bridgewater                      |
| (5)     | 1208 Montello St, Brockton                      |
| (6)     | 213 Belmont St, Brockton                        |

### Subject Property - 46 Summer Street, Bridgewater - 0.44 Acres

| Sale No | Sales Date | Eff. Sales Price | Lot Sz Acres | Sales Price/Ac | Time Adj | Lot Sz Adj | Site Utlty Adj | Site Visibility | Prop Loc | Adj Sale Price/Ac  |
|---------|------------|------------------|--------------|----------------|----------|------------|----------------|-----------------|----------|--------------------|
| (1)     | Sep-20     | \$632,215        | 0.68         | \$ 929,700     | 4.50%    | 3%         | 0.00%          | 0.00%           | -5%      | <u>\$952,900</u>   |
| (2)     | Jun-19     | \$640,000        | 0.50         | \$1,280,000    | 9.00%    | 0%         | 0.00%          | 0.00%           | -10%     | <u>\$1,267,200</u> |
| (3)     | Nov-20     | \$1,039,068      | 0.79         | \$1,315,300    | 4.00%    | 3%         | 5.00%          | -5.00%          | -10%     | <u>\$1,275,800</u> |
| (4)     | May-19     | \$363,500        | 0.34         | \$1,069,100    | 9.25%    | -2%        | 0.00%          | 5.00%           | -5%      | <u>\$1,146,600</u> |
| (5)     | Aug 21     | \$475,000        | 0.34         | \$1,397,100    | 2.50%    | -2%        | 0.00%          | 0.00%           | -5%      | <u>\$1,334,200</u> |
| (6)     | Jan-22     | \$300,000        | 0.19         | \$1,578,900    | 1.25%    | -5%        | 0.00%          | 0.00%           | -5%      | <u>\$1,440,700</u> |

Jun-22 Subject 0.44

Average Adjusted Sales Price Per Acre : **\$1,236,200**

### Summary

The date of value for this report is June 12, 2022. To fully justify a recently appreciating real estate market, time adjustment for three (3) comparables were calculated at a conservative 1/4 percent per month ( 3% annually ) going forward from date of each sale to date of value.

Lot size was a weighted consideration in the analysis for three (3) of the comparable sales. The comparable's lot sizes are weighed against the subject's 0.44 acres of buildable land. Typically, the market suggests that the larger lot size drives down the price per acre. Conversely, smaller lot sizes drive up the price per acre for the comparable. Based on this, the sales price per acre was adjusted +3%, +3%, -2%, -2% and -5% for comparables #1, #3, #4, #5 and #6 respectively, for their varying lot size differences to that of the subject.



- Sale #1** Was considered superior in property location and adjusted -5% of the sales price The indicated adjusted sales price is \$ 952,900 per usable acre for Comparable #1.
- Sale #2** Was considered superior in property location and adjusted -10% of the sales price. The indicated adjusted sales price is \$ 1,267,200 per acre for Comparable #2.
- Sale #3** Was considered inferior in regards to not having public sewerage and adjusted +5% of the sales price; was considered superior in property visibility and adjusted -5; Was considered superior in property location and adjusted -10% of the sales price. The indicated adjusted sales price is \$ 1,275,800 per acre for Comparable #3.
- Sale #4** Was considered inferior in property visibility and adjusted +5% of the sales price; considered superior in property location and adjusted -5%. The indicated adjusted sales price is \$ 1,146,600 per acre for Comparable #4.
- Sale #5** Was considered superior in property location and adjusted -5% of the sales price The indicated adjusted sales price is \$ 1,334,200 per usable acre for Comparable #5.
- Sale #1** Was considered superior in property location and adjusted -5% of the sales price The indicated adjusted sales price is \$ 1,440,700 per usable acre for Comparable #6.

The land sales transactions included usable lot sizes ranging from 0.34 acres to 0.79 acres in size. The *adjusted* sales prices range from a low of \$ 952,900 per usable acre to a high of \$ 1,447,700 per usable acre with the adjusted average being \$ 1,236,200 per acre for the six comparables.

Based on a consideration of the subject's size, location and good visibility and access, the appraiser has selected \$ 1,236,200 per acre for the market unit pricing of the land. This selected price per acre is well within the indicated range of the adjusted sale prices of the comparables and close to the average of sales prices per usable acre shown on the analysis. Therefore:

Subject Property Commercial Land Only : 0.44 Acres x \$ 1,236,200 /Acre = \$543,928

There are expenses paid by the investor/developer. These items include demolition of the current improvements, legal, engineering and commissions. Demolition costs are estimated at \$ 23,200. The cost of these additional expenses, or "soft costs", are estimated at six ( 6% ) percent of the gross value or (\$ 32,636) for the project. The anticipated demolition and soft costs are deducted from the indicated gross land valuation to arrive at a final value conclusion for the Sales Comparison Approach. Therefore;

|                                               |   |                    |
|-----------------------------------------------|---|--------------------|
| Indicated Land Valuation For The Subject Site | = | \$543,928          |
| Less Estimated Demolition Costs               | = | (\$ 23,200)        |
| Less Estimated " Soft Cost "                  | = | <u>(\$ 32,636)</u> |
| Sales Comparison Approach To Value            | = | \$ 488,092         |

Based on the analysis and valuation summary described above, the Sales Comparison Approach concludes an as-if vacant and available for new development value for the subject property of :

Subject Property Commercial Land : Single Lot = \$ 488,100

**Four Hundred Eighty Eight Thousand One Hundred Dollars  
( \$ 488,100 )**



## FINAL RECONCILIATION

### Highest & Best Use Conclusion

This appraisal provides an opinion of the market value, as defined herein, for the property to be acquired by the Town of Bridgewater. The proposed acquisition is for the premises located at 46 Summer Street in Bridgewater.

In applying the two ( 2 ) valuation scenarios described in this report, the following test is performed to see which value suggests the likely highest and best use of the subject property.

(1) Valuation As-Is Land & Building = \$295,000

(2) Valuation as-if a Commercial Vacant Lot = \$488,100

As the test shows, the indicated highest and best use of the subject is for the site to be a commercial vacant lot available for development. This “ Hypothetical ” scenario assumes any necessary zoning relief would be granted by the Town of Bridgewater authorities. Therefore;

**The highest and best use test concludes a market value, as defined herein,  
for the subject as-if vacant and available for development,  
as of June 12, 2022, the date of last inspection,**

**as follows:**

| <u>Assessors’<br/>Map / Lot</u> | <u>Subject<br/>Property Address</u> | <u>Property<br/>Taking Sf</u> | <u>Opinion<br/>Of Value</u> |
|---------------------------------|-------------------------------------|-------------------------------|-----------------------------|
| 34-218                          | 46 Summer Street<br>Bridgewater, MA | 19,037 Sf                     | \$ 488,100                  |



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Shaun Fitzgerald, RA,  
Massachusetts Certified General # 70225

June 21, 2022

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Date



## CERTIFICATION OF VALUE

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

Fitzgerald Appraisals LLC has performed an appraisal on the subject property within the last 3 years. The previous appraisals were dated August 2, 2019 and October 29, 2021.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The appraisal assignment was not based on a required minimum valuation, a specific valuation, or the approval of a loan.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

Stephen McCarthy provided significant professional assistance to the person signing this report on a previous assignment for this property.

Data on current revenues for the subject have not been analyzed and reported.

A legal description of the subject real estate is included in this report.

Any personal property, fixtures, or intangible items that are not real property but are included in the appraisal have been identified and separately valued, and the impact of their inclusion or exclusion on the estimate of market value has been discussed in this report.

If any information required or deemed pertinent to the completion of this evaluation was unavailable, that fact and the effort to obtain the information have been disclosed and explained in this report.

As of the date of this report, I, Shaun Fitzgerald, have completed the requirements of the continuing education program of the Massachusetts Board of Real Estate Appraisers.

As of the date of this report, I, Shaun Fitzgerald have completed the requirements of the continuing education program of the Massachusetts Division of Professional Licensure for Real Estate Appraisers.

The appraiser has made a personal inspection of the property that is the subject of this report.



June 21, 2022

Shaun Fitzgerald, RA  
Massachusetts Certified General # 70225

Date



LEGAL DESCRIPTION

BOOK 3351 PAGE 458

I, Paulina Matulis

of Bridgewater

Plymouth County, Massachusetts,

being unmarried, for consideration paid, grant to Augustina J. Matulis

of said Bridgewater

with ~~quitclaim~~ ~~assurances~~

~~that she has~~

[Description and assurances, if any]

TWO CERTAIN PARCELS OF LAND, as follows:

(1) A certain parcel of land in the Town of Bridgewater, with the buildings thereon, situated on the Northerly side of Summer Street, and now known as #46 Summer Street, and BOUNDED as follows:

BEGINNING at a stake on the Northerly side of said street in the line of land formerly of Ellen L. Vincent; thence, in said Vincent's line, North  $42^{\circ}$  East, 17 rods 20 links; thence, in line of land formerly of J. L. Bassett, North  $45^{\circ}$  East, 8 rods 15 $\frac{1}{2}$  links to a stake; thence South  $41^{\circ}$  East, 6 rods 6 $\frac{1}{2}$  links, to land formerly of Bethiah A. Holmes; thence, in said Holmes line, South  $43^{\circ}$  West, 23 rods 24 links, to said Summer Street; thence, by said street North  $59^{\circ}$  30' West, 3 rods 7 $\frac{1}{2}$  links; thence, North  $56^{\circ}$  15' West, 5 rods 13 $\frac{1}{2}$  links, to the first bounds, containing one acre and sixty-two (62) rods, more or less.

(2) A second parcel of land directly adjoining the first above-mentioned parcel, and containing four hundred sixty-nine (469) square feet of land, more or less, situated in said Bridgewater on the northeasterly side of Summer Street, and BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at a stone bound in the Northeasterly line of said Summer Street, at the Westerly corner of the conveyed premises and at the Southerly corner of land of the grantor, and running thence, North  $46^{\circ}$  22' East by land of the grantor, fifty-one and 78/100 (51.78) feet to a stake; thence, South  $25^{\circ}$  19' West ~~by land of the grantor~~, fifty and 25/100 (50.25) feet to an iron pin in

(\*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)



LEGAL DESCRIPTION

0003351 PAGE 459

the line of said Summer Street; thence, Northwesterly by said Summer Street  
in a curve to the right of a radius of one hundred fifty (150) feet, a  
distance of fifteen (15) feet; thence, North 56° 36' West by said Summer  
Street, three and 75/100 (3.75) feet to point of beginning.

For my title see deed of Augustine J. Matulis dated August 13, 1953,  
recorded with Plymouth County Registry of Deeds in Book 2291, Page 109.

The consideration for this Deed being less than \$100.00, no Federal or  
State stamps are affixed hereto.

~~Notary Public~~ ~~Notary Public~~

~~Witness my hand and seal this~~ ~~22nd~~ ~~day of~~ ~~MARCH~~ ~~1967~~

Paulina Matulis

The Commonwealth of Massachusetts

Plymouth ss. March 2, 1967

Then personally appeared the above named | Paulina Matulis

and acknowledged the foregoing instrument to be my free act and deed, before me

Harry P. Quinn  
Notary Public

My Commission Expires MAY 25, 1973

REC'D MAR 6 1967 AT 10:30 AM ANN RECORDED



**FISCAL YEAR 2021**

## Fitzgerald Appraisals



## APPRAISER QUALIFICATIONS

SHAUN FITZGERALD, RA

### WORK EXPERIENCE

- 4/93 - PRESENT**      *Fitzgerald Appraisals,*      NORTH EASTON, MA  
Appraiser responsible for the inspection, analysis and value determination of Residential, Commercial and Industrial properties.
- 5/88 - 05/00**      *J. Gerard Callahan, Realtors,*      BROCKTON, MA  
Commercial, Industrial, Residential and Land brokerage, appraisal, development and property management
- 11/88 - 5/90**      *Banker & Tradesman / RETD,*      BOSTON, MA  
Developed the *COMP-Report* Appraisal Data Base under a consulting assignment.
- 12/84 - 5/88**      *Adelie Corporation,*      CAMBRIDGE, MA  
Principal in a start-up software firm which developed Sales & Marketing data bases for Fortune 100 companies. Sold business to AT&T.
- 4/83 - 11/84**      *Hogan Systems,*      DALLAS TX  
Area VP in software firm serving banking and insurance industries.
- 9/78 - 4/83**      *Cincom Systems,*      CINCINNATI, OH  
Regional Manager, Marketing Rep, Technical Rep selling and servicing database management software systems to industrial users of mainframe computers.

### LICENSES & DESIGNATIONS

#### *Commonwealth of Massachusetts*

|                                     |          |
|-------------------------------------|----------|
| General Certified Appraisal License | # 70225  |
| Residential Appraisal License       | # 2047   |
| Real Estate Broker's License        | # 137506 |

#### *State of New Hampshire*

|                                     |            |
|-------------------------------------|------------|
| General Certified Appraisal License | # NHGC-617 |
|-------------------------------------|------------|

#### *US Government - FHA / HUD*

|                            |          |
|----------------------------|----------|
| FHA Approved Fee Appraiser | MA-70225 |
|----------------------------|----------|

#### *Massachusetts Board of Real Estate Appraisers*

|                          |                |
|--------------------------|----------------|
| Immediate Past President | 2008           |
| President                | 2007           |
| Vice President           | 2005           |
| Secretary/Treasurer      | 2004           |
| Secretary                | 2003           |
| Board of Trustees        | 2000 - 2002    |
| Designated Member        | 2006 - present |
| Member                   | 1996 - 2006    |
| Candidate Member         | 1995           |

#### *The Appraisal Foundation*

|                                          |      |
|------------------------------------------|------|
| Advisory Committee (TAFAC)               |      |
| 1 <sup>st</sup> Alternate Representative | 2009 |



National Association of Realtors

Appraisal Committee 2004  
Candidate - Certified Commercial Investment Manager (CCIM)  
Graduate - Realtor Institute (GRI)

Massachusetts Association of Realtors

State Director 2001  
Professional Standards Committee 1998 - present  
Instructor (Appraisals) Realtor Institute 2003 - present

North Bristol County Board of Realtors

Member 1997 - present  
Director 1999 - 2002

Greater Brockton Board of Realtors

Board of Directors 6 years  
Vice President 1994  
President 1995 & 1996

Town of Easton, Massachusetts

Board of Assessors - Chairman FY 2003, 2006, 2009  
Vice Chairman FY 2002, 2005, 2008  
Clerk FY 2004, 2007

Massachusetts Continuing Legal Education

Faculty 2007 - present

Massachusetts Office of Environmental Affairs

MassGIS Steering Committee 2007

**EDUCATION & TRAINING**

Oliver Ames High School

1967

University of Massachusetts

BS-Mathematics

1971

Introduction to Economics  
Urban Economics  
Urban Transportation Planning

Bentley College of Accounting

Appraisal of the Single Family Residence 1974  
Appraisal of Income Properties 1997  
Appraising Complex Residential Properties 1997

Northeastern University

Attacking & Defending an Appraisal in Litigation (Parts 1 & 2) 1997

Boston Architectural Center

Rise & Fall of the American City 1977  
Architectural Drafting 1977

National Association of Realtors

Appraisal Series (5 Courses) 1993  
Fundamentals of Real Estate Investment & Taxation (CCIM) 1988  
Advanced Taxation & Marketing Tools for R.E. Investment (CCIM) 1989  
User Decision Analysis for Commercial Investment R.E. (CCIM) 2000  
Market Analysis for Commercial Investment R.E. (CCIM) 2000

*Fitzgerald Appraisals*



Massachusetts Board of Real Estate Appraisers

Uniform Standards & Procedures for Appraisal Practice (USPAP)  
USPAP Update - Departure Provisions  
New Uniform Residential Appraisal Report  
Real Estate Law & The Registry of Deeds  
Property Inspection & Building Structural Components  
Land Development  
Title V Sanitary Code  
Rents-Contract vs Market, Direct Cap vs DCF, Contaminated Properties  
Appraisal Communication: Writing Convincing Appraisal Reports  
Property Inspection Techniques - Commercial / Industrial  
Commercial Appraisal Review Seminar  
HUD / FHA Appraisal Reform  
Appraisers' Use of the Internet - Untangling the Web  
Contemporary Issues in Appraising

Massachusetts Association of Assessing Officers

Assessment Administration: Law, Procedures, Valuation  
Mass Appraisal  
Geographical Information Systems, Use of Internet  
Valuing Wetlands

Lincoln Institute of Land Policy and Taxation

Theory & Practice of Land Valuation

**QUALIFIED EXPERT**

Massachusetts Probate Court

Barnstable County  
Norfolk County  
Plymouth County  
Suffolk County

Massachusetts Superior Court

Plymouth County  
Norfolk County

**PUBLISHED**

Banker & Tradesman

*Brockton's Glory, Once Heralded The World Over, Will Again Be Recognized*  
*Promise of New Train Line Transporting Brockton Market*  
*The UFFI House*

New England Real Estate Journal

*Should Lenders Wear Suspenders*  
*Appraisal Effort Moves to Top of Form*  
*Appraisers and the Privacy Law*  
*Fear Not - Plenty of Work for Appraisers*  
*Now is Not the Time to Cut Back on Effort, or Fees*  
*Countdown to 2008 - The Last Year of Reform*

Remodeling Magazine

*1995-2001 Cost vs Value Report*



# BRIDGEWATER HOUSING AUTHORITY

## COMMUNITY PRESERVATION FUNDING APPLICATION



HEMLOCK DRIVE, 667-2

November 2022





# Project Application

## Community Preservation Committee

### Bridgewater, MA

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### Cover Sheet

An electronic copy of this application and all supporting materials should be submitted to the CPC Chair at [cpc@bridgewaterma.org](mailto:cpc@bridgewaterma.org) and the CPC's administrative assistant (McGraw, Joshua <JMCRAW@bridgewaterma.org>). Applications should be submitted **no later than 4:00PM at least two weeks prior to the CPC's meeting (the CPC meets on the fourth Wednesday of each month).**

Complete applications received by this date will be reviewed at the next CPC meeting and considered for recommendation to the Town Council. Applications received after this will be reviewed at the following month's meeting, unless you receive an exception from the CPC chair for cases related to real estate purchase opportunities.<sup>1</sup> Projects may have timelines extending to a maximum of five years.

Projects will be favored by the CPC where:

- The project addresses at least one goal of the current CPC 5-yr. plan  
<https://www.bridgewaterma.org/DocumentCenter/View/2928/Community-Preservation-Committee-Plan?bidId=>
  - the applicant has site control of the proposed project parcel or involvement of the site owner.
  - there is demonstrated community support for the project from elected officials, abutters, user groups, civic associations, and community organizations.
  - applicants can demonstrate their capacity to implement their project and have a plan for ongoing maintenance and stewardship. projects occur on public space or private space with public access.
- Applicant Signature: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

<sup>1</sup> For cases related to real estate purchase opportunities, the CPC may consider emergency requests for funding outside of their regular meeting schedule. If you think you might be eligible for emergency consideration, please contact the CPC Chair. The CPC Chair has the authority to accept exceptions or extensions. They will consider such requests on a case-by-case basis and is under no obligation to grant any requested extensions or exceptions.





# Project Application

## Community Preservation Committee

### Bridgewater, MA

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#### Complete Application Check List

Please submit the application in this order:

- ✓ Project Application Cover Page (signed)
- ✓ Project Narrative and Timeline
- ✓ Budget Narrative and cost breakdown
- ✓ Required Project Attachments including:
  - ✓ Documentation of who has site control on the property (if other than the applicant)
  - ✓ Photographs of project site (at least three (3))
  - ✓ Map of project site showing nearest major roads or intersections
  - ✓ Letters of support from relevant Town departments, officials, and boards/commissions
  - ✓ Letters of commitment (from any organizations or individuals providing funding to the project)
- ✓ Other attachments as applicable and available to your project.

Note: Applicants may be required to submit additional supporting materials and documentation, as requested by the CPC, to aid the committee in their decision-making process.





# Project Application

## Community Preservation Committee

### Bridgewater, MA

#### GENERAL INFORMATION

**Project Name:** Window Replace & Exterior Repair - Phase 1

**Project Location** (address and neighborhood): 42 - 55 Hemlock Drive

**Legal Property Owner of Record:** Bridgewater Housing Authority (BHA)

Refer to Attachment A: Reference Map

**CPA Program Area** (check all that apply):

☐ Open Space ☐ Historic Preservation ☒ Community Housing ☐ Recreation

#### PROJECT DESCRIPTION

**Short Project Description:** Removal of existing original wood windows and decorative wood panels in their entirety, and replacement with insulated windows and architectural panel infills.

**Estimated Start Date:** 10/25/2023

(Construction start)

**Estimated Completion Date:** 4/24/2024

Refer to Attachment B: Milestone Schedule

**Amount Requested:** \$ 362,803.00

**Total Project Cost:** \$ 362,803.00

#### PROJECT CONTACT

**Contact Person:** Colleen Doherty, BHA Executive Director

**Telephone:** 508-823-6308

**Email:** cdoherty@tauntonhousing.com

**Project Sponsor/Organization** (check one below):

☐ Town Committee or Department ☐ Public Charity/Non-Profit ☐ Private

☒ Other: Public Housing Authority

**Have you or this organization applied for or received CPA funding before?** ☒ Yes ☐ No

**If yes, what project and when?** BHA may have applied for Bridgewater CPA funding under previous management, but has not applied under current management with C. Doherty as Executive Director.

#### ASSURANCE

I Colleen Doherty hereby certify under the penalties of perjury the  
(Print the name of the fiduciary agent)

following application information is true and correct to the best of my knowledge and I  
am legally able to enter into a contract on behalf of \_\_\_\_\_ (with the  
Town of Bridgewater for Community Preservation Funds.

**Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

**Title** Executive Director





# Project Application

## Community Preservation Committee

### Bridgewater, MA

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## Project Narrative

Use as much space as needed and refer to the CPC's Project Application Guidance for requirements.

### 1. PROJECT DESCRIPTION, TASKS, & ANTICIPATED OUTCOME:

Bridgewater Housing Authority (BHA) is requesting Community Preservation Committee (CPC) funding for design and installation of windows at their Hemlock Drive (667-2) state-aided development. This property is owned, operated and maintained by BHA, and serves low-income elderly and disabled residents close to Bridgewater's historic common, downtown shopping centers and other town resources.

Hemlock Drive, 667-2 is located at the end of Hemlock Drive in downtown Bridgewater and consists of four (4) two-story brick façade apartment buildings constructed in 1972 which contain fifty-six (56) total dwelling units. The property is adjacent to BHA's Hemlock Drive, 667-1 development which was constructed in 1967 and across Main Street (MA-Rt 28) from BHA's most public-facing development, 10 Heritage Circle, 667-3 which was constructed in 1992. Please refer to Attachment A (enclosed) for reference to Hemlock Drive, 667-2's location on Main Street.

Each of Hemlock Drive, 667-2's dwelling units has four (4) total windows: two (2) rear-facing and two (2) front-facing. The two rear-facing windows are double-hung style, one front-facing window is also double-hung, and the other front-facing (living room) window is composed of two (2) double-hung units and a center fixed/picture unit. Existing decorative painted wood trim panels below all front-facing windows are considered part of the window system because they are integral to the original window installation.

All existing windows within the development are original 1972 construction and considered by several measures to be well-beyond useful life. Even in good condition, wood windows of this construction era are considered to be defunct and inefficient because of the many air gaps that form and widen over time between various components. Storm windows generally do not reduce air infiltration to an acceptable level. Air infiltration ("draftiness") results in energy losses whether associated with winter cold or summer heat. Additionally, many wood windows of this age become difficult for elderly and disabled residents to operate.

At Hemlock Drive, 667-2, the windows are in poor condition, so the energy and operability problems described above are compounded by active water infiltration that has caused damage to the building interiors and made this project a very high priority for BHA. Wood windowsills and panels are rotted and deteriorated in many locations, allowing water to infiltrate into the building interior. This has been evidenced by damage to dwelling unit finishes including ceilings and interior walls. BHA maintenance staff has had to replace interior drywall in several locations and additional future





# Project Application

## Community Preservation Committee

### Bridgewater, MA

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damage is expected as the windows, panels and joints between components are deteriorated beyond repair.

The recommendation for air and water leak prevention is to remove all existing windows and adjacent wood panels in their entirety, properly weatherproof the original masonry openings, and install new, properly flashed and sealed, energy efficient windows with aesthetically appropriate low-maintenance insulated panel infills. BHA has determined the most feasible approach is to replace only the front-facing windows (including wood panels) in this project as Phase 1. BHA will then pursue replacement of the rear windows as Phase 2 when additional funding becomes available. There are one-hundred twelve (112) windows included in Phase 1, fifty-six (56) of them being large 3-wide living room units.

BHA has invested considerable amounts of funding over the past several years towards other high priority projects including, but not limited to, new roofs throughout our portfolio, windows at the adjacent Hemlock Drive, 667-1 development, exterior door replacements and major accessibility improvements. These efforts have depleted our typical state-aided funding sources which is why we are approaching CPC for assistance.

Due to the age of the existing windows and the ongoing potential for water damage described, this is a high priority project for residents and management of Bridgewater Housing Authority. Completion of this project would significantly benefit the immediate quality of life for our elderly and disabled residents as well as long-term preservation of these buildings for the Bridgewater Housing Authority and surrounding community.

## 2. CPC GOALS AND PRIORITIES:

In 2020, Bridgewater CPC published the “Bridgewater Community Preservation Plan FY2020-2024,” which outlines goals, priorities and guiding principles for use and allocation of CPA funding to meet the unique needs of the Bridgewater community. Regarding the category of Community Housing, the CPC developed housing goals based on “*careful consideration of Bridgewater’s housing needs, public input, and overall community goals.*”<sup>1</sup> We believe BHA’s Window Replace & Exterior Repair, Phase 1 project directly supports CPC’s goal to “*create and preserve affordable housing options for older residents to allow them to stay in the community as they age – prioritizing locations that provide easy access to services and other resources.*”<sup>2</sup>

Supporting the modernization and structural integrity of BHA’s Hemlock Drive, 667-2 development directly supports the CPC’s stated goals because these buildings provide critical 1-bedroom rental units for elderly (and disabled) residents, some of whom are life-long Bridgewater elders, in an ideal location within walking distance to services and resources. These units will continue to increase in importance as Bridgewater’s percentage population age 65 and older is projected to double by

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<sup>1</sup> Bridgewater CPC and JM Goldson LLC, *Community Preservation Plan FY2020-2024*, p 23.

<sup>2</sup> *Community Preservation Plan FY2020-2024*, p 23.





# Project Application

## Community Preservation Committee

### Bridgewater, MA

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2030.<sup>3</sup> At the same time, Bridgewater State University continues to grow and add pressure to housing stock in the area.

### 3. COMMUNITY NEEDS:

The Town of Bridgewater has seen steady growth in young adult, middle-aged and elderly populations since 2010, and that growth is expected to continue over the next decade.<sup>4</sup> Bridgewater State University has expanded its downtown campus and gained university status. It is now the third largest public university in the Commonwealth with annual enrollment of approximately 11,000 students. Hosting a world-class university presents incredible economic and cultural opportunities but also creates pressure for planners and managers to meet resulting housing demand.

Bridgewater's demographic trends and projections outlined in the Community Preservation Plan FY2020-2024 are indicative of housing conditions across the Commonwealth in that need for [affordable] housing far exceeds available units. In particular, Bridgewater saw a 32% increase in residents 65 years and older in just 7 years (between 2010 and 2017).<sup>5</sup> Because young adults and elderly tend to seek smaller 1- or 2-bedroom apartments and Bridgewater's housing stock consists mainly of detached single-family homes, competition for its limited apartment stock is inevitable.

Bridgewater Housing Authority supports community need by contributing 146 one-bedroom dwelling units to the housing supply, including at Hemlock Drive, that are reserved for qualifying low-income elderly and disabled applicants. As of November 16, 2022, there are 2,240 total applicants on the waitlist for one of the 146 units to become available, and this trend is consistent throughout the Commonwealth as demand far exceeds supply. Therefore, BHA's existing units are critical infrastructure and BHA is obligated to ensure they are modernized and maintained in stable, safe and clean working order. Currently, the windows at Hemlock Drive, 667-2 do not meet these standards as they exhibit significant rot, water infiltration and inoperability.

Properly functioning windows are a basic need of all residents, and are critical to their well-being especially as mobility decreases and thermal perception changes with age. All BHA residents deserve weather and water-tight, operable windows to provide fresh air, connection with community and nature, and thermal comfort. If this project is supported by CPC funding, it would greatly improve the conditions for residents and the town.

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<sup>3</sup> Bridgewater CPC and JM Goldson LLC, *Community Preservation Plan FY2020-2024*, p 23.

<sup>4</sup> *Community Preservation Plan FY2020-2024*, p 26.

<sup>5</sup> *Community Preservation Plan FY2020-2024*, p 26.





# Project Application

## Community Preservation Committee

### Bridgewater, MA

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#### 4. COMMUNITY SUPPORT: List of Letters of Support

| Name<br>(committee, department, official, organization, etc.) | Date<br>Requested | Date<br>Submitted |
|---------------------------------------------------------------|-------------------|-------------------|
| John Massey, Southeast RCAT Director                          | 11/3/2022         | 11/9/2022         |
| Sean Keating, DHCD Construction Advisor                       | 11/3/2022         | 11/4/2022         |
| Laura Notman, Matz Collaborative Architects                   | 11/3/2022         | 11/9/2022         |
| Bridgewater Board of Commissioners                            | 11/10/2022        | 11/21/2022        |
| Bridgewater Council on Aging                                  | 11/8/2022         | 11/21/2022        |

#### 5. IMPLEMENTATION AND TIMELINE:

Upon receipt of CPC funding approval, Bridgewater Housing Authority will proceed immediately in accordance with the Department of Housing & Community Development (DHCD)'s policies and procedures for capital projects at state-aided developments. DHCD will secure a Registered Architect to prepare a scope of work and bidding documents for sealed public bidding in accordance with Massachusetts Chapter 149 public procurement requirements. Based on our experience with DHCD project timelines, construction is anticipated to be complete in 2024. Please refer to Attachment B (enclosed) for a preliminary milestone schedule.

#### 6. ORGANIZATIONAL EXPERIENCE AND CAPACITY:

Bridgewater Housing Authority (BHA) is funded and assisted by DHCD. It is also part of the Southeast Regional Capital Assistance Team (RCAT) program. DHCD employs a large team to oversee capital improvement projects that includes finance managers, review architects and construction advisors. The RCAT program supports smaller local housing authorities (LHA's) by assisting in the development and execution of their annual capital improvement plans, maintenance plans and modernization projects. Together, BHA is buttressed by DHCD and RCAT to achieve quality construction results with fiduciary responsibility applied.

Aside from the support provided by DHCD and RCAT, Bridgewater Housing Authority also benefits from Taunton Housing Authority (THA)'s available resources because THA maintains management agreement with BHA. Taunton Housing Authority has managerial and maintenance staff capacity to respond quickly to needs that BHA may have, and THA has the benefit of being the host authority for the Southeast RCAT.

Colleen Doherty, the Executive Director of Bridgewater Housing Authority, also serves as Executive Director for Taunton Housing Authority (THA) and Stoughton Housing Authority (SHA). Colleen began her career in public housing management at THA in 1988 and has been the Executive Director of THA since 2000. She has been managing SHA since 2015 and BHA since 2021. All three authorities are considered high performers by DHCD as measured by annual reviews of policies, performance and maintenance. Colleen's extensive experience and knowledge from working directly on





# Project Application

## Community Preservation Committee

### Bridgewater, MA

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construction projects ranging in size from single door replacements to acres-large redevelopments has equipped her to oversee this proposed project. BHA's staff Portfolio Director and Facilities Planner will also be on BHA's internal project management team.

#### 7. MAINTENANCE:

BHA employs two (2) full-time maintenance staff who also provide 24-hour on-call service, and BHA has access to Taunton Housing Authority maintenance and RCAT personnel should needs arise that exceed BHA's maintenance capacity. RCAT performs annual Needs Assessments to monitor the condition of BHA's properties, and DHCD performs annual maintenance reviews to ensure BHA performs preventative maintenance. Generally, maintenance on new windows is low and the window material selected during the design phase will be durable and low maintenance such as vinyl or fiberglass composite. Decorative wood panels will be replaced with low maintenance but architecturally and historically appropriate composite materials.

#### 8. MULTI-YEAR PROJECTS:

In total, this will be a multi-year project including design and bidding phases, but the construction phase is expected to last several months. Actual mobilized on-site construction is expected to last several weeks once the new windows are in hand.

9. See Attachments Checklist for additional required materials, if applicable and available.

**APPLICANT SIGNATURE:**

**DATE SUBMITTED:** \_\_\_\_\_





# Project Application

## Community Preservation Committee

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## Project Application Attachments (see Application Guidance)

1. **SITE CONTROL**
2. **COMMUNITY SUPPORT**
3. **VISUAL MATERIALS:**
4. **MAPS:**
5. **FUNDING SUPPORT REQUIREMENTS**
  - a. Historic Preservation Proposals
  - b. OPEN SPACE PROPOSALS
  - c. RECREATION PROPOSALS
  - d. COMMUNITY HOUSING PROPOSALS
  - e. Proposals Involving Real Property
  - f. Proposals Involving Design and Construction

Check out the CPC's webpage for more information:

<https://www.bridgewaterma.org/1353/Community-Preservation-Committee>

If you have questions, please contact the Community Preservation Committee Chair at [cpc@bridgewaterma.org](mailto:cpc@bridgewaterma.org) and Community and Economic Development Department (CED) Director DeBoisbriand, Jennifer at [JBURKE@bridgewaterma.org](mailto:JBURKE@bridgewaterma.org) or call at 508-697-0950.





# Project Application

## Community Preservation Committee

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## Project Budget Narrative

### PROJECT COST:

#### Project Budget Overview

| Total Project Cost | CPA Amount Requested | Other Funding Sources | CPA Funds: % of Total |
|--------------------|----------------------|-----------------------|-----------------------|
| \$362,803.00       | \$362,803.00         | \$0.00                | 100%                  |

### LEVERAGING FUNDING:

#### Sources of Funding Overview

| Source<br><i>(private, federal, state, or local government)</i> | Amount | Status<br><i>(received, pending, will apply)</i> |
|-----------------------------------------------------------------|--------|--------------------------------------------------|
|                                                                 | \$     |                                                  |
|                                                                 | \$     |                                                  |
|                                                                 | \$     |                                                  |
|                                                                 | \$     |                                                  |
|                                                                 | \$     |                                                  |

### ANTICIPATED PROJECT EXPENSES:

The total budget for this project is \$362,803.00. The budget is comprised of \$290,243.00 in construction costs and \$72,561.00 in soft costs (design fees, administration, permits, etc.). The Bridgewater Housing Authority is requesting \$362,803.00 of CPA funds and does not have an additional source of funding to leverage at this time.

### PROJECT COST ASSUMPTIONS:

Please review Attachment D (enclosed) showing a preliminary project cost estimate breakdown. Unit prices are based on general market costs for materials and prevailing wage labor.

**ACQUISITION OF AN INTEREST IN REAL ESTATE:** Not applicable.

**BONDING AGAINST CPA FUNDS:** Not applicable.





# Project Application

## Community Preservation Committee

### Bridgewater, MA

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#### ADDITIONAL BUDGET INFORMATION:

BHA's main funding source for capital improvement projects is Formula Funding allocated by DHCD, and supplemented by occasional special funding initiatives, emergency reserves and compliance reserves. As mentioned in preceding sections of this application, BHA does not have sufficient Formula Funding (state-aided funding source) to proceed with the Window Replace & Exterior Repair project at Hemlock Drive, 667-2 due to several recent high priority and emergency projects that have exhausted available formula funding and emergency reserves.

In February of this year, 2022, the boiler at our 296 Main Street property failed and required emergency replacement since the failure occurred during the heating season. In May, two septic system lift pumps serving both Hemlock Drive developments failed and required substantial repairs after four months of costly pumping and temporary pump rental. Then in August of this year, a broken underground waste pipe required emergency repairs at our 65 Grove Street property. Unfortunately, these costly emergencies depleted formula funding and reserves because they came on the heels of larger planned projects including roofing replacements, window replacement at Hemlock Drive, 667-2 and major interior renovations to convert two (2) standard units into Accessible units. The Window Replace and Exterior Repair, Phase 1 project at Hemlock Drive, 667-2 is included BHA's current 5-year Capital Improvement Plan, but will not be funded until at least 2025 which is longer than we feel appropriate given the condition of the existing windows.





# Project Application

## Community Preservation Committee

### Bridgewater, MA

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## Project Budget Attachment

### BUDGET OVERVIEW

| Total Project Cost | CPA Amount Requested | Other Funding Sources | CPA Funds: % of Total |
|--------------------|----------------------|-----------------------|-----------------------|
| \$362,803.00       | \$362,803.00         | \$0.00                | 100%                  |

### INCOME – OTHER SOURCES OF PROJECT FUNDING

| Source<br>(private, federal, state, or local government) | Amount | Status<br>(received, pending, will apply) |
|----------------------------------------------------------|--------|-------------------------------------------|
| None                                                     | \$     |                                           |
|                                                          | \$     |                                           |
|                                                          | \$     |                                           |
|                                                          | \$     |                                           |
|                                                          | \$     |                                           |

### SUMMARY OF PROJECT EXPENSES<sup>2</sup>

|                      | CPA Funds    | Other Funding | Total |
|----------------------|--------------|---------------|-------|
| Personnel            | \$0.00       | \$            | \$    |
| Equipment            | \$0.00       | \$            | \$    |
| Supplies             | \$0.00       | \$            | \$    |
| Design and Contracts | \$40,634.00  | \$            | \$    |
| Construction         | \$290,242.00 | \$            | \$    |
| Other                | \$31,927.00  | \$            | \$    |
| TOTAL                | \$362,803.00 | \$            | \$    |

<sup>2</sup> Equipment is generally defined as an item with a useful life expectancy of more than one year. Supplies are defined as an item with a useful life of less than one year. Construction means all types of work done on a particular property or building including erecting, altering or remodeling.





# Project Application

## Community Preservation Committee

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#### DETAILED PROJECT EXPENSES

##### Personnel

|              | CPA Funds  | Other Funding | Total     |
|--------------|------------|---------------|-----------|
| N/A          | \$         | \$            | \$        |
|              | \$         | \$            | \$        |
|              | \$         | \$            | \$        |
| <b>TOTAL</b> | <b>N/A</b> | <b>\$</b>     | <b>\$</b> |
|              |            |               |           |

##### Equipment<sup>3</sup>

|              | CPA Funds  | Other Funding | Total     |
|--------------|------------|---------------|-----------|
| N/A          | \$         | \$            | \$        |
|              | \$         | \$            | \$        |
|              | \$         | \$            | \$        |
|              | \$         | \$            | \$        |
| <b>TOTAL</b> | <b>N/A</b> | <b>\$</b>     | <b>\$</b> |

##### Supplies<sup>4</sup>

|              | CPA Funds  | Other Funding | Total     |
|--------------|------------|---------------|-----------|
| N/A          | \$         | \$            | \$        |
|              | \$         | \$            | \$        |
|              | \$         | \$            | \$        |
| <b>TOTAL</b> | <b>N/A</b> | <b>\$</b>     | <b>\$</b> |

##### Design and Contracts

|                        | CPA Funds          | Other Funding | Total              |
|------------------------|--------------------|---------------|--------------------|
| Design Consultant Fees | <b>\$40,634.00</b> | \$            | <b>\$40,634.00</b> |
|                        | \$                 | \$            | \$                 |
| <b>TOTAL</b>           | <b>\$40,634.00</b> | <b>\$</b>     | <b>\$40,634.00</b> |

<sup>3</sup> Equipment is generally defined as an item with a useful life expectancy of more than one year.

<sup>4</sup> Supplies are defined as an item with a useful life of less than one year.





# Project Application

## Community Preservation Committee

### Bridgewater, MA

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#### Building and Construction<sup>5</sup>

|                       | CPA Funds           | Other Funding | Total               |
|-----------------------|---------------------|---------------|---------------------|
| Construction contract | \$290,242.00        | \$            | \$290,242.00        |
|                       | \$                  | \$            | \$                  |
| <b>TOTAL</b>          | <b>\$290,242.00</b> | <b>\$</b>     | <b>\$290,242.00</b> |

#### Other

|                                                      | CPA Funds          | Other Funding | Total              |
|------------------------------------------------------|--------------------|---------------|--------------------|
| Design & construction contingencies                  | \$23,219.00        | \$            | \$23,219.00        |
| Testing, permits, contract administration/accounting | \$8,708.00         | \$            | \$8,708.00         |
| <b>TOTAL</b>                                         | <b>\$31,927.00</b> | <b>\$</b>     | <b>\$31,927.00</b> |

#### Task based task (scope) costs identifying funding source

|                                                                                                         | CPA Funds | Other Funding | Total     |
|---------------------------------------------------------------------------------------------------------|-----------|---------------|-----------|
| <i>N/A – project is single-scoped to replace windows. Panels are considered part of window opening.</i> | \$        | \$            | \$        |
|                                                                                                         | \$        | \$            | \$        |
|                                                                                                         | \$        | \$            | \$        |
| <b>TOTAL</b>                                                                                            | <b>\$</b> | <b>\$</b>     | <b>\$</b> |

**Attach Letters of support and other key documents.**

<sup>5</sup> Construction means all types of work done on a particular property or building including erecting, altering or remodeling.

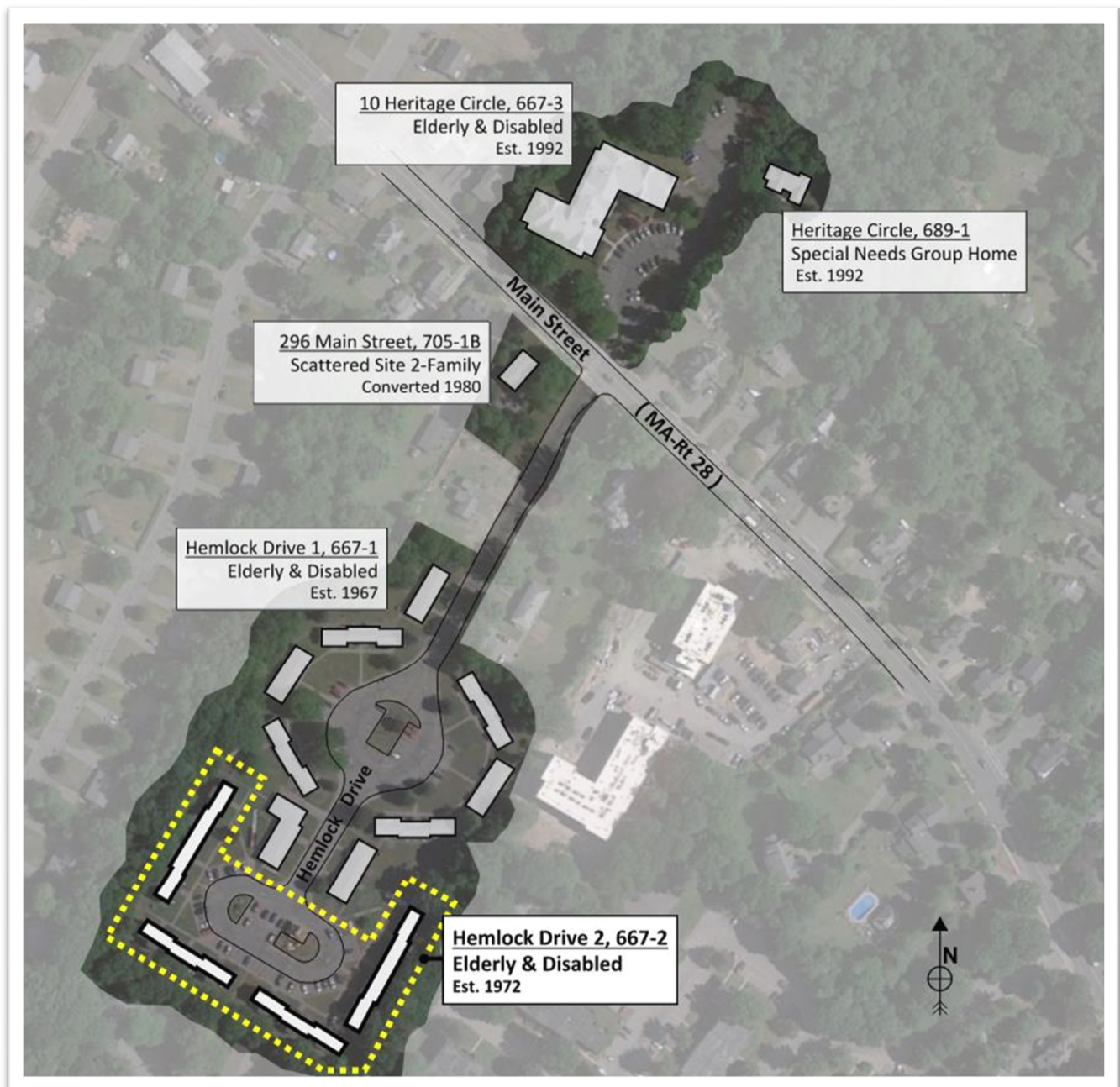


# Bridgewater Housing Authority

10 Heritage Circle  
Bridgewater, MA 02324

T: (508) 697-7405  
F: (508) 697-9534

## Attachment A: Reference Map





# Bridgewater Housing Authority

10 Heritage Circle  
Bridgewater, MA 02780

T: (508) 697-7405  
F: (508) 697-9534

## Attachment B: Preliminary Milestone Schedule

**Project:** Window Replace & Exterior Repairs  
**Dev./#:** Hemlock Drive, 667-2  
**LHA:** Bridgewater Housing Authority

This proposed preliminary milestone project schedule illustrates the anticipated general project timeline based upon established capital construction processes. Actual completion dates will vary depending upon individual agency turn-around times, product lead times, etc.

CPA Funding Award

Assumes January 1, 2023 allocation.

### Design Phase Milestones

#### **Designer Contract Executed**

### Completion Date

**March 1, 2023**

### Duration

8 wks from CPA

Schematic Design Submission

March 29, 2023

4 weeks

DHCD Schematic Design Review Complete

May 10, 2023

6 weeks

100% CDs Submission Due

June 21, 2023

6 weeks

DHCD Approval to Bid (ATB)

August 2, 2023

6 weeks

Total Design Phase duration:

30 weeks

### Bidding Phase Milestones

Bidding Documents Advertised for Public Bidding

August 16, 2023

2 wks from ATB

#### **Sealed Bids Due**

**September 6, 2023**

3 weeks

BHA Board Vote for Construction Contract Award

September 21, 2023

2 weeks

Execute Construction Contract (ECC)

October 11, 2023

3 weeks

Total Bidding Phase duration:

10 weeks

### Construction Bidding Milestones

#### **Construction Start/Notice to Proceed**

October 25, 2023

2 wks from ECC

Submittal/Shop Drawing Approvals

November 22, 2023

6 weeks

Product lead time (conservative estimate)

January 17, 2024

8 weeks

#### **Substantial Completion**

**February 28, 2024**

**8 weeks**

Final Completion of Construction Contract

April 24, 2024

8 weeks

Total Construction Phase duration:

32 weeks

Total Project duration:

72 weeks



# **Bridgewater Housing Authority**

10 Heritage Circle  
Bridgewater, MA 02780

T: (508) 697-7405  
F: (508) 697-9534

## Attachment C: Letters of Support



## Regional Capital Assistance Team

### Southeast Division

30 Olney Street  
Taunton, MA 02780

T: (508) 823-6308  
F: (508) 812-7050



November 9, 2022

Gina Guasconi, Chair, CPC  
Bridgewater Town Hall  
66 Central Square  
Bridgewater, MA 02324

Dear Ms. Guasconi,

I am writing in support of the Bridgewater Housing Authority (BHA) submission of a CPC application to assist with funding a project that will address the windows and wood panels at their Hemlock Drive 667-2 development. This development, which consists of four (4) 2-story apartment buildings, was constructed in 1976 and consists of 56 one-bedroom dwelling units for elderly and disabled residents.

The wood windows appear to be original 1972 construction, but the aluminum storm windows may have been replaced since. Overall, the condition of the original and storm windows is quite poor. Throughout all four buildings, they are in disrepair and well past their useful life expectancy. Most of the exterior wood trim and panels around the windows have significant rot from water penetration and Ultraviolet Rays (UVRs).

During a recent site visit of the property, I was approached by two residents who reported having issues with their windows being drafty and leaking water into their units. They allowed me to enter their units for inspection and I found water staining on the ceilings and windowsills in each unit. It is my professional opinion that the water stain on the ceilings is from the windows above in the second-floor units, as there is no water piping above. There was also evidence of water staining on the interior windowsills.

My recommendation is that the LHA should continue to include the replacement of these windows in its capital improvement plan and replace them as funding allows. I acknowledge that this LHA (Local Housing Authority) has limited funds available and has been addressing many high priority issues throughout its total housing stock, and I encourage it to continue its work to pursue additional funding sources as they become available.

If approved, this project will have an immediate and long-term benefit on the preservation of Bridgewater Housing Authority and the town of Bridgewater.

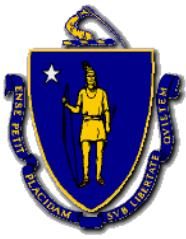
Sincerely,

John Massey  
Southeast RCAT Director  
HHA: Taunton Housing Authority  
[jmassey@tauntonhousing.com](mailto:jmassey@tauntonhousing.com)



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Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lieutenant Governor ♦ Jennifer D. Maddox, Undersecretary

Gina Guasconi, Chair, CPC  
Bridgewater Town Hall  
66 Central Square  
Bridgewater, MA 02324

November 4, 2022

Dear Ms. Guasconi,

I am a construction advisor with the Department of Housing & Community Development. I am writing to you to express my support for Colleen Doherty's request for CPC funding to be used for the replacement of windows and associated trim at the 667-2 elderly development on Hemlock Drive. The roofs and exterior doors were recently replaced, and the original brick veneer siding is holding up well. The next step needed to eliminate water infiltration and insure that the exterior envelope is efficient is the replacement of the existing wood windows. In addition to maintaining a safe and comfortable living space for the tenants, these improvements will also enhance the exterior appearance of the buildings.

Thank you for your consideration regarding this request for CPC funding.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean Keating", with a stylized flourish at the end.

Sean Keating



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50 Speen Street, Ste 300  
Framingham, MA 01701

617-467-3119  
info@matzcollaborative.com

November 7, 2022

Gina Guasconi, Chair  
Bridgewater Community Preservation Committee  
CPC@BridgewaterMA.org

RE: Letter in support of CPC funding for Bridgewater Hemlock Drive 667-2 Elderly Development

Dear Ms. Guasconi,

I am writing to express my support for the CPA Funding application for window replacement and repair at the Elderly Development at Hemlock Drive. Our firm recently completed the renovation of two units at the development to meet accessibility standards and directly observed the poor condition of the existing windows in the development. I wholly agree with the conclusions of the field report, conducted by John Massey on 9/16/2022, that the existing wood windows and storm windows are beyond their useful life and present problems for the durability, comfort, and efficiency of the buildings.

Replacing the windows with properly flashed current energy code compliant windows will help prevent maintenance issues and potential health issues from moisture infiltration into the building structure and finishes. It will also improve the comfort for residents and reduce the energy use and costs of the buildings.

Completing this work will preserve this housing as safe and efficient living spaces for the residents while prolonging the useful life of the assets for the Town of Bridgewater.

Sincerely,

A handwritten signature in black ink that reads "Laura Notman". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

**Laura Notman**  
**Architect | Project Manager**  
**Matz Collaborative Architects**



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**BRIDGEWATER HOUSING AUTHORITY**

10 Heritage Circle  
Bridgewater, Massachusetts 02324

Telephone: (508) 697-7405

Fax: (508) 697-9534

November 10, 2022

Gina Guasconi, Chair, CPC  
Bridgewater Town Hall  
66 Central Square  
Bridgewater, MA 02324

Dear Ms. Guasconi,

Please be advised that the Bridgewater Board of Commissioners at its November 17, 2022, meeting voted unanimously to support the application to the CPC by Colleen Doherty on behalf of Bridgewater Housing Authority for \$362,803.00 for the design and installation of new windows at Hemlock Drive (667-2).

This project would immediately improve the building envelope conditions for this development. As evident in the photos attached to this application, the windows and wood panels are beyond useful life. BHA has in the past couple of years had projects which have improved the building envelope and structure, but we have not been able to address the windows with available funding. The window replacement and roof replacement projects managed by the Department of Housing and Community Development (DHCD) in the past year have improved our overall portfolio, but need remains at Hemlock Drive, 667-2. The current Capital Improvement Plan includes necessary projects that are required for health & safety, and the Generator Installation project is a huge priority for 667-1 community building and 667-3 property. 667-3 has an elevator that requires new emergency power in case of any outage so that elderly and disabled residents can access to the elevator during any emergency.

BHA has also had several emergencies requiring immediate attention. An emergency septic repair on the pumps at 667-1 & 667-2 was required because water was not being properly pumped back to the street connection and the water was causing the reserve tanks to overflow and leak into the parking lot. The 65 Grove Street property also had an emergency waste pipe repair. The 296 Main Street property boiler failed and required emergency replacement to provide heat. All these emergencies were unforeseen costs that needed immediate attention and impacted the BHA budget. This project is part of the current capital plan but due to other priorities, the funding wouldn't be available for close to five years.

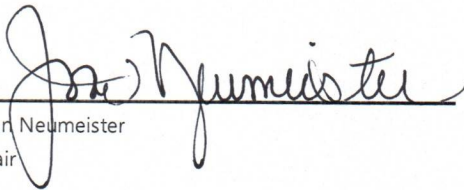
Awarding BHA the CPC funding for this project would be a huge improvement on the building envelope and the preservation of this property. We appreciate your consideration of our request.

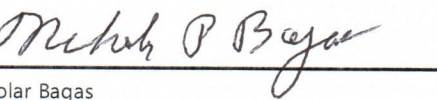
Sincerely,

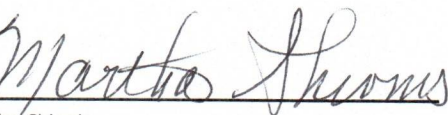
Bridgewater Board of Commissioners

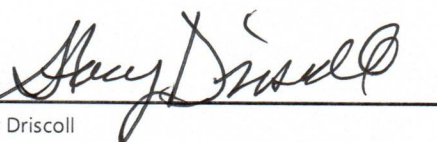


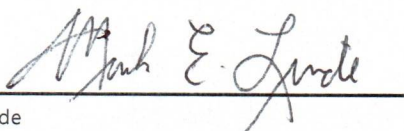
**Signature Page:**

X   
Joan Neumeister  
Chair

X   
Nicholar Bagas  
Vice-chair

X   
Martha Shionis  
Treasurer/Resident

X   
Stacy Driscoll  
Member

X   
Mark Linde

---





**Emily Williams**  
Director

**Bridgewater Council on Aging**  
**Cole-Yeaton Senior Center**  
10 Wally Krueger Way  
Bridgewater, MA 02324  
508-697-0929  
[www.bridgewaterma.org](http://www.bridgewaterma.org)

November 21, 2022

Gina Guasconi, Chair, CPC

Bridgewater Town Hall

66 Central Square

Bridgewater, MA 02324

Ms. Guasconi,

On behalf of the Bridgewater Department of Elder Affairs, this letter is in support of a Window Replacement Project for the Hemlock Drive 667-2 development. I understand that some of our Bridgewater senior residents of the Bridgewater Housing Authority have expressed concerns with the current quality of their existing windows and as a result, I wish to extend support for the decision to fund window replacements using Community Preservation Act funding.

Thank you.

Sincerely,

Emily Williams



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**Bridgewater Housing Authority**

10 Heritage Circle  
Bridgewater, MA 02324

T: (508) 697-7405

F: (508) 697-9534

**Attachment D: Preliminary Project Cost Estimate**

|                  |                                                      |               |
|------------------|------------------------------------------------------|---------------|
| Project Name:    | <b>Window Replace &amp; Exterior Repair, Phase 1</b> |               |
|                  | Bridgewater CPA Funding Application                  | November 2022 |
| LHA:             | <b>Bridgewater Housing Authority</b>                 |               |
| Dev. Name & No.: | <b>Hemlock Drive, 667-2</b>                          |               |

**SCOPE of WORK SUMMARY**

Remove existing front elevation windows and adjacent decorative wood panels in their entirety, and replace with new insulated double hung windows and insulated (*material to be determined*) panels at all four (4) buildings within the development.

**ITEMIZED ESTIMATE**

|                                                                            | UNITS | QUANTITY | UNIT COST               | SUB-TOTALS        |
|----------------------------------------------------------------------------|-------|----------|-------------------------|-------------------|
| <b>SOFT COSTS</b>                                                          |       |          |                         |                   |
| Design consultant fees ( <i>approx. 14% of construction cost</i> )         | Lump  | 1        | \$ 40,634               | \$ 40,634         |
| Design/construction contingency ( <i>approx. 8% of construction cost</i> ) | Lump  | 1        | \$ 23,219               | \$ 23,219         |
| Testing, permits, admin & accounting ( <i>3% of construction cost</i> )    | Lump  | 1        | \$ 8,707                | \$ 8,708          |
|                                                                            |       |          | <b>Total Soft Costs</b> | <b>\$ 72,561</b>  |
| <b>HARD COSTS</b>                                                          |       |          |                         |                   |
| Demolition and disposal                                                    | Lump  | \$ 1     | \$ 3,500                | \$ 3,500          |
| Hazardous materials abatement contingency                                  | Lump  | \$ 1     | \$ 6,054                | \$ 6,054          |
| General conditions, overhead & profit (approx. 10%)                        | Lump  | \$ 1     | \$ 29,024               | \$ 29,024         |
| 1-Wide double hung window, installed with trim                             | Each  | \$ 56    | \$ 1,105                | \$ 61,880         |
| 3-Wide double hung window, installed with trim                             | Each  | \$ 56    | \$ 2,539                | \$ 142,184        |
| Insulated panel, installed                                                 | Each  | \$ 112   | \$ 425                  | \$ 47,600         |
|                                                                            |       |          | <b>Total Hard Costs</b> | <b>\$ 290,242</b> |
| <b>Total Estimated Project Cost</b>                                        |       |          |                         | <b>\$ 362,803</b> |



# Bridgewater Housing Authority

10 Heritage Circle  
Bridgewater, MA 02324

T: (508) 697-7405  
F: (508) 697-9534

Project: **Window Replace & Exterior Repair**  
LHA: Bridgewater Housing Authority  
Development: Hemlock Drive, 667-2  
Re.: Bridgewater CPC Application 2022

## Attachment E: Photo Index

| No. | Photograph                                                                           | Description                                                                                                                                                                                                                                                                                                                                                           |
|-----|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  |   | <p>Overall partial view of Hemlock Drive, 667-2 showing (3) of (4) apartment buildings. Exterior wall construction, including windows and doors, is typical throughout all of the buildings.</p> <p>This photo shows relatively new lifetime architectural asphalt shingle roofs which were replaced in 2017.</p>                                                     |
| 2.  |  | <p>View of typical Hemlock Drive 667-2 front-facing windows with decorative wood panels. Damage along the picture windowsills is clearly evident.</p> <p>Circular stairwell windows are not planned to be replaced as part of this project.</p> <p>This photo shows relatively new main entrance doors with intercoms which were installed between 2017 and 2021.</p> |



|    |                                                                                     |                                                                                                                                                                                                                                                        |
|----|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. |   | <p>Angled view of typical front-facing windows and wood panels. Deterioration of sills and panels is evident.</p> <p>Replacement of existing shutters will not be included in this project, but BHA plans to replace missing shutters separately.</p>  |
| 4. |  | <p>Representative view of severe deterioration at typical living room window units, common frame and wood panel. Below the chipped paint, the wood is deeply checked and joints are open.</p> <p>Note inconsistent presence of decorative muntins.</p> |
| 5. |  | <p>View of typical single first floor window and panel. Damage and deterioration are consistent. Here, the storm window is left open because of difficulty operating the wood sash.</p>                                                                |



|    |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                     |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6. |  A photograph of a second-floor window on a brick building. The window is a double-hung style with white trim and dark shutters on either side. Below the window is a decorative panel with peeling white paint. The brickwork is red and appears well-maintained.                                                                         | <p>View of typical second floor window and panel.<br/>Deterioration is consistent.</p>                                                                              |
| 7. |  A photograph of a second-floor window on a brick building, similar to the one in photo 6. However, the decorative panel below the window is severely damaged, with the white paint and underlying material missing, revealing the brick and some debris. The shutters and window frame appear to be in better condition than in photo 6. | <p>View of severe damage at one panel that has caused water infiltration into the building interior.<br/><br/>Note inconsistent presence of decorative muntins.</p> |



|     |                                                                                      |                                                                                                                                                                                                                                                |
|-----|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.  |     | View of a temporary repair made where rotted wood was covered with PVC composite trim. Photo shows open joints between original wood sill and vertical mull.                                                                                   |
| 9.  |   | Photo showing temporary attempt to prevent water infiltration through failed sills using tape adhered along the storm window sash.                                                                                                             |
| 10. |  | View of the rear McElwain School Apartment building from the Hemlock Drive property. The McElwain school conversion was supported by the CPC and shares a similar mission as BHA to provide affordable housing units within the downtown area. |



|     |                                                                                    |                                                                                                                                                                                                                                             |
|-----|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11. |   | <p>Photo of the windowsill from the interior of a dwelling unit, showing a streak of standing water caused by leaking through the existing window.</p>                                                                                      |
| 12. |  | <p>View of water staining on the ceiling in one dwelling unit which was found during John Massey's site visit. The location of this stain indicates water infiltration through the 2<sup>nd</sup> floor apartment window opening above.</p> |

End of Photo Index