



Town of Bridgewater

Town Council

December 20, 2022

7:00 PM

Academy Building

66 Central Square

Council Chamber

MEETING AGENDA

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- a) December 6, 2022 Meeting Minutes

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

- a) Robert Rulli, Community and Economic Development Director Ratification
- b) Nora Tarr, Cultural Council - 2022 to 2024

F. HEARINGS

G. LICENSE TRANSACTIONS

- a) Petition P-2023-013: The Licensing of Establishments with Alcohol and Attendant Licenses
- b) Petition P-2023-014: The Licensing of Lodging Houses
- c) Petition P-2023-015: The Licensing of Automatic Amusements (*in establishments without alcohol*)
- d) Petition P-2023-016: The Licensing of an Antiques Dealer's Business
- e) Petition P-2023-017: The Licensing of Class I, Class II and Class III Auto Dealers
- f) Petition P-2023-018: The Licensing of Second Hand Gold/Pawn Shops
- g) Petition P-2023-019: The Licensing of a Common Carrier/Taxi Service Business
- h) Petition P-2023-020: The Licensing of Common Victualler Establishments (without Alcohol)

H. PRESENTATIONS

I. TOWN MANAGER'S REPORT

J. DISCUSSIONS

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

- a) Order O-FY22-019: Eminent Domain Order of Taking of Summer Street Property
CEDC voted 2-0 to recommend at their 12/13/22 meeting. To be referred to Advertising this evening.
- b) Ordinance D-FY23-005 General Ordinance - Amend Article II. Sec. 14. Citizens Comments
Rules and Procedures voted 3-0 to recommend at their 11/15/22 meeting. This measure has been duly advertised in the Enterprise and on the Town's website. This measure may be finally considered this evening.
- c) Resolution R-FY23-003: FY2024 Budget Resolution
Budget & Finance voted 3-0 to recommend at their 11/22/22 meeting. FinCom voted 5-0 to recommend at their 12/14/22 meeting.
- d) Resolution R-FY23-004: Town Council Meeting Dates - 2023
This Order was not referred to any committee. 14 days has elapsed, therefore it may be finally considered this evening.

M. OLD BUSINESS

N. NEW BUSINESS

- a) Order O-FY23-039: Transfer Order - Bridgewater Housing Authority Window Replacement Project

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT



Town of Bridgewater
Town Council
December 6, 2022
7:00 PM
MEETING MINUTES

CALL TO ORDER

A quorum being duly present, Town Council President Fred Chase called the meeting of the Bridgewater Town Council to order at 7:00 p.m. on Tuesday, December 6, 2022, in the Council Chambers.

A moment of silence was held for Mr. Angelo J. Veneto, a veteran who recently passed away.

PRESENT

Fred Chase, Dennis Gallagher, Dr. Kevin Perry, Bill Wood, Erik Moore, Peter Colombotos, Francis Sousa and Shawn George.

Town Manager Michael Dutton and Town Attorney Jason Rawlins were also present.

ABSENT

Matthew Rushton

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) October 11, 2022 Meeting Minutes

Councilor Gallagher made a motion to approve the October 11, 2022 meeting minutes, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Abstained; Colombotos – Abstained; Wood – Yea; Rushton – Absent. The motion passed 6-0-2

b) November 15, 2022 Meeting Minutes

Councilor George made a motion to approve the November 15, 2022 meeting minutes, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Abstained; George – Abstained; Moore - Abstained; Chase – Yea; Gallagher –Yea; Colombotos – Abstained; Wood – Yea; Rushton – Absent. The motion passed 4-0-4

c) November 22, 2022 Meeting Minutes

Councilor Moore made a motion to approve the November 22, 2022 meeting minutes, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Abstained; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Abstained; Wood – Yea; Rushton – Absent. The motion passed 6-0-2

ANNOUNCEMENTS FROM THE PRESIDENT – None

PROCLAMATIONS - None

CITIZEN OPEN FORUM –

Janet Hansen, Pleasant Street: Discussed how she is opposed to the question on the ballot.
Sandra White, 150 East Street: Discussed how she is opposed to the question on the ballot.
Ed Ilvaldi, Boxford Lane: Discussed how he is opposed to the question on the ballot.

APPOINTMENTS

a) Tree Committee:

Raymond Ajemian - Planning Board Appointment - 2022 to 2023

Shirley Krasinski - BIA Appointment - 2022 to 2025

Nicole Holmes - Open Space Appointment - 2022 to 2024

Councilor Gallagher made a motion to approve the appointments of Raymond Ajemian, Shirley Krasinski and Nicole Holmes to the Tree Committee, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 8-0

HEARINGS - None

LICENSE TRANSACTIONS - None

PRESENTATIONS - None

TOWN MANAGER'S REPORT

a) 1/7/23 Special Town Election Snow Emergency Procedure Update

Town Manager Dutton noted that any storm for January 7th plows will be coordinated. If small storm then equipment and staff would be at Middle School. If large storm the Town Clerk would make the decision. Would have to petition the court. Would use social media to notify the residents.

Councilor Perry asked if there would be early/absentee voting. Town Manager Dutton noted that there is no early voting for municipal elections but there is absentee ballots.

Councilor Gallagher asked if it is 6 hours into voting and they have to be shut down is the election official. Town Manager Dutton noted that the court would have to decide, no law or provision.

b) Fire Station Update

Town Manager Dutton noted that they met as a team for the design process, earliest September.

DISCUSSIONS - None

COMMITTEE REPORTS - None

LEGISLATION FOR ACTION

a) Order O-FY23-021: Town Council's Annual At A Glance Calendar

At their 11/17/22 meeting, Strategic Planning voted 2-0 to recommend.

Councilor Moore noted that he wanted to make sure important dates are seen so planning could be done. Calendar will be managed by Strategic Planning and updated every year.

Councilor Gallagher made a motion to approve Order O-FY23-021, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 8-0

b) Order O-FY23-031 Prior Fiscal Year Bill

Budget & Finance voted 2-0 to recommend at their 11/22/22 meeting. FinCom voted 5-0 to recommend at their 11/30/22 meeting.

Councilor Gallagher made a motion to approve Order O-FY23-031, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 8-0

c) Order O-FY23-032: Veteran Tax Benefits

Budget & Finance voted 2-0 to recommend at their 11/22/22 meeting. FinCom voted 5-0 to recommend at their 11/30/22 meeting.

Councilor Gallagher made a motion to approve Order O-FY23-032, which was duly seconded.

Councilor Sousa recused himself from the vote as he is a veteran.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Recused; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 7-0

d) Order O-FY23-033: Acceptance of Elderly Services Grant

Budget & Finance meeting on 12/6 prior to the Town Council meeting. FinCom voted 5-0 to recommend at their 11/30/22 meeting.

Councilor Gallagher noted that Budget & Finance met prior to the Council meeting and voted 3-0 to recommend.

Councilor Gallagher made a motion to approve Order O-FY23-033, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 8-0

e) Order O-FY23-034: Transfer Order - Employee PY Retro Longevity

Budget & Finance meeting on 12/6 prior to the Town Council meeting. FinCom voted 4-1 to recommend at their 11/30/22 meeting.

Councilor Gallagher noted that Budget & Finance met prior the Council meeting and voted 3-0 to recommend.

Councilor George made a motion to approve Order O-FY23-034, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 8-0

f) Order O-FY23-035: Bridgewater Public Library Staff Assn (BPLSA) Bargaining Contract Ratification

Budget & Finance meeting on 12/6 prior to the Town Council meeting. FinCom voted 4-0-1 to recommend at their 11/30/22 meeting.

Councilor Gallagher noted that Budget & Finance met prior the Council meeting and voted 3-0 to recommend.

Councilor George made a motion to approve Order O-FY23-035, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 8-0

g) Order O-FY23-036: Transfer Order - Contractual Settlement BPLSA

Budget & Finance meeting on 12/6 prior to the Town Council meeting. FinCom voted 4-0-1 to recommend at their 11/30/22 meeting.

Councilor Gallagher noted that Budget & Finance met prior the Council meeting and voted 3-0 to recommend.

Councilor George made a motion to approve Order O-FY23-036, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 8-0

h) Order O-FY23-037: Transfer Order - Water Enterprise Fund

Budget & Finance meeting on 12/6 prior to the Town Council meeting. FinCom voted 5-0 to recommend at their 11/30/22 meeting.

Councilor Gallagher noted that Budget & Finance met prior the Council meeting and voted 3-0 to recommend.

Councilor Gallagher made a motion to approve Order O-FY23-037, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 8-0

i) Ordinance D-FY23-002: Zoning Ordinance - Amend Section 11 Definitions

At a joint public hearing held on 11/2/22, the Community Economic and Development Committee voted 2-0 and the Planning Board voted 3-0 to recommend. This measure has been duly advertised in the Enterprise and on the Town's website. This measure may be finally considered this evening.

Councilor Moore noted that this is to change the restriction on in-law spaces from 600 feet to 800 feet.

Councilor Wood made a motion to approve Ordinance D-FY23-002, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 8-0

j) Petition P-2023-012: Special Town Election Warrant - January 7, 2023

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

Councilor Moore made a motion to approve Petition P-2023-012, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 8-0

k) Resolution R-FY23-002 Naming of the Olde Scotland Links Golf Course Clubhouse

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

Councilor Perry made a motion to approve Resolution R-FY23-002, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 8-0

OLD BUSINESS

NEW BUSINESS

- a) Order O-FY23-038: Appropriation for Eminent Domain Order of Taking for Summer Street Property
Town Manager Dutton noted that the funds are from CPC for the taking of the Mobil Station.

Councilor Wood made a motion to refer Order O-FY23-038 to Budget & Finance and FinCom, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 8-0

- b) Resolution R-FY23-004: Town Council Meeting Dates – 2023

Councilor Perry made a motion to keep Resolution R-FY23-004 at council, which was duly seconded.

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 8-0

CITIZEN COMMENTS

Ed Ivaldi, Boxwood Lane: Spoke again about not being in favor of the question on the ballot.

Janet Hansen, Pleasant Street: Also spoke again about not being in favor of the question on the ballot.

Sandra White, 150 East Street: Also spoke again about not being in favor of the question on the ballot.

COUNCIL COMMENTS

Councilor Perry: Commended the BBA on a great Christmas on the Common, well attending. Also noted that the lights look great. Great job between the Lions and the BIA.

Councilor Sousa: Noted that Christmas on the Common was a big turnout, great event.

Councilor George: Thanked the BIA, BBA and Lions for the lights and noted that Christmas on the Common was a great event.

Councilor Moore: Enjoyed the parade and Christmas on the Common. Excited bout the lights around town and noted that the houses on Auglis Way are great.

Councilor Gallagher: Christmas on the Common was a great event; common looks beautiful at night. Thanked the speakers tonight. Spoke about not being in favor of the question on the ballot.

Councilor Colombotos: None

Councilor Wood: Christmas on the Common was great. Spoked about being in favor of the question on the ballot.

Councilor Chase: Christmas on the Common was a great event. Thanked the citizens for their comments tonight.

EXECUTIVE SESSION - None

ADJOURNMENT

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

Voice vote was taken with the results recorded as follows:

Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher –Yea; Colombotos – Yea; Wood – Yea; Rushton – Absent. The motion passed 8-0

Meeting adjourned at 8:19p.m.

Meeting minutes being submitted in draft form by Debbie Ward, Town Council Clerk.

From: [Town Manager](#)
To: [McGraw, Joshua](#)
Subject: FW: Online Form Submittal: Board/Committee/Commission Application
Date: Tuesday, October 11, 2022 9:30:19 AM

Dawn Menard
Executive Assistant Town Manager's Office
Town of Bridgewater
Municipal Town Offices | Academy Building
66 Central Square
Bridgewater, MA 02324
508-697-0919 x1249 office
dmenard@bridgewaterma.org

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, October 10, 2022 3:09 PM
To: Town Manager <TOWNMANAGER@bridgewaterma.org>
Subject: Online Form Submittal: Board/Committee/Commission Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Board/Committee/Commission Application

Board/Committee/Commission (B/C/C) Application

Select the Board,
Commission, or Committee
applying for

Other

If Other, Which B/C/C are
you applying?

Bridgewater Cultural Council

Personal Information

First Name Nora

Middle Name L

Last Name Tarr

Address1

City Bridgewater

State MA

Zip	02324
Primary Number	
Alternate Phone	<i>Field not completed.</i>
Email Address	
Are you presently, or have you ever served on a Board, Committees, or Commission in Town of Bridgewater?	Yes
If yes, please provide dates of service and Identify B/C/C:	Bridgewater Cultural Council (several years)
Are you Applying for reappointment?	Yes
If Yes, number of years previously served:	5+ ?
How did you hear about this vacancy?	Other
If other How did you hear about this vacancy?	contacted by email and Town Website
Please Attach Resume	
In addition to providing a resume, please detail below experience and skills relevant to the B/C/C to which you are applying. List work/volunteer experience, technical skills or other abilities which will make a positive contribution to the B/C/C.	Former chair and member of Bridgewater Cultural Council Musician ("retired" bass player and student of viola) Organize the annual Bridgewater Arts & Music Festival on July 4th since 2010 Please see my resume for skillsets Strong desire to do for the Town and help to bring more events to the Town of Bridgewater

Please be advised that the applicants being considered for appointment to a B/C/C in the Town of Bridgewater, MA may be subject to background investigations and financial disclosure.

I understand that participation in a board or committee is strictly voluntary and is not subject to compensation. I further understand that the Town of Bridgewater does not discriminate its selection process for committee members based on race, color, religion, national origin, disability, gender, age, military status, sexual orientation, or genetic history.

Signing below indicates my understanding of the above disclosures and certifies that the information provided above to me is true and accurate to the best of my ability.

Electronic Signature Agreement	I agree.
--------------------------------	----------

Electronic Signature	Nora L. Tarr
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Date	10/10/2022
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Email not displaying correctly? [View it in your browser.](#)

Nora Tarr

Bridgewater, MA 02324-2420

SUMMARY

- Exceptional attention to detail; experienced proofreader
- Confident with most Windows-based computer software
- Strong background in Help Desk/Support and Training to computer end users
- Able to communicate effectively, utilizing strong listening skills
- Strong team creation, support, and team management
- Organizational: successfully plan and execute annual community events from concept to completion, including fundraising
- Marketing, sales; polished phone skills. Enjoy providing excellent customer service skills both in person and over telephone
- Experience in several home health care agencies in areas of recruitment, staff hiring, and management
- Variety of receptionist, secretarial experiences, requiring telephone skills
- Authorized to work in the US for any employer

EXPERIENCE

NATIONAL SAFETY COUNCIL

Certified instructor/facilitator (part-time)

October 2010 to Present

- Facilitate an 8-hour defensive driving class for a student population that generally would not choose to take the class, but are required by the Registry of Motor Vehicles or the court system
- Certified to instruct the Attitudinal Dynamics of Driving program and the Chronic Offender Program
- Confirm student identity, track attendance, report status of student completion after each class
- Renew certification to teach this course annually

Nora Tarr

Page 2 of 2

SELF HELP, INC.

VITA Site Coordinator

October 2010 to current

(Program runs annually - part-time one evening and one weekend morning)

- Recruit and train volunteers, ensure volunteers have achieved required certification to participate in free tax preparation for the Volunteer Income Tax Assistance Program
- Ensure that site is in full compliance and adheres to all requirements, including procedural and ethical guidelines issued by the IRS.
- Annual reporting in support of grant, community, and government requirements as needed.

North River Home Care - Norwell, MA

On-Call Manager

September 2013 to September 2018

- After hour's coverage for non-medical, private pay, home care staffing agency
- Part-time position, scheduling, working with eRSP Scheduling program
- Developed On-Call Training Guide for future hires.

MISCELLANEOUS

- Small business owner private consultant: NTarr Associates, May 2004-Present.
- Bridgewater Arts & Music Festival, President & Organizer for annual July 4th Festival 2010-Current.
- Former Chair & Treasurer, Bridgewater Cultural Council
- Member of Bridgewater Business Association



Bridgewater Town Council

Introduced By:

Date Introduced: 12/20/2022

First Reading: 12/20/2022

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2023-013: The Licensing of Establishments with Alcohol and Attendant Licenses

	<u>Total</u>
All Alcoholic Restaurant	13
All Alcoholic Club	6
Wine & Malt Restaurant	2
All Alcoholic Retail Package Store	7
Wine & Malt Beverages Package Store	6
Farmer Series Pouring Permit	1
	35

WHEREAS, Thirty-Five (35) licensees operating at the locations in the Town of Bridgewater desire authorization to continue the operation of its establishments; and

WHEREAS, Alcohol and attendant licenses are subject to renewal annually; and

WHEREAS, Pursuant to Massachusetts General Law Chapter 304 of the Acts of 2004, all requisite inspections have been completed by the Inspector of Buildings and Fire Department; and

WHEREAS, the Tax Collector's Office has submitted its recommendation for the renewal candidates; and

WHEREAS, Pursuant to Massachusetts General Law Chapter 138 § 16A , a retail license "*shall be*

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

automatically renewed for the next annual license period upon application by the holder thereof during the month of November and shall be automatically renewed...provided that said license is of the same type as the expiring license and covers the same licensed premises”; and

WHEREAS, the Bridgewater Town Council, acting as the Legislative body of the Town has such licensing authority with consideration of no adverse recommendations being received from the Bridgewater Building Inspector, Fire, Police, and Health Departments who have oversight authority, it appears that the public good so requires such license be granted;

The Town Council of the Town of Bridgewater, Massachusetts, pursuant to Chapter 138 - § 16A (*alcohol licenses*); Chapter 140 § 2, 4 (*common victualler*); Chapter 140 § 22-32 (*innholders*); Chapter 140 § 177A (*auto amusements*); Chapter 140 § 181 and 183A (*annual entertainment*) respectively of the Massachusetts General Law (M.G.L.), in Town Council assembled approve the petitions, as submitted, and that the individual applicants be granted a license to continue its operations for a period of one year - January 1, 2023 to December 31, 2023.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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Attachments: 1. 2023 Alcohol Renewal List A



TOWN OF BRIDGEWATER
2023 - ALCOHOL & ATTENDANT LICENSE RENEWALS

RESTAURANT ALL ALCOHOL LICENSES AND ATTENDANT LICENSES

NAME & ADDRESS	LICENSES
LFHM LLC DbA THE CHATTA BOX Manager: Andy Mei 755 Bedford Street Tel. (508) 697-8898 ABCC No: 05862-RS-0136	a) Restaurant – All Alcohol b) Common Victualler
CRISPI'S INC. dba CRISPI'S ITALIAN CUISINE Manager: Crispi Falconeiri 136 Broad Street Tel. (508) 697-6733 ABCC No: 00005-RS-0136	a) Restaurant – All Alcohol b) Common Victualler c) TV
99 RESTAURANTS OF BOSTON, LLC dba 99 RESTAURANT & PUB Manager: Kendra Carley 233 Broad Street, Campus Plaza Tel. (508) 279-2799 ABCC No: 00044-RS-0136	a) Restaurant – All Alcohol b) Common Victualler c) TV d) DJ & Live Entertainment – Fridays Only
JEH RESTAURANTS, INC. dba BARRETT'S ALEHOUSE Manager: Ruth A. Barrett 425 Bedford Street Tel. (508) 697-4800 ABCC No: 00001-RS-0136	a) Restaurant – All Alcohol b) Common Victualler c) TV & Juke Box d) Dancing/DJ/Live Entertainment – Weekdays & Sunday (<i>Indoors & Outside enclosed Area & Covered Deck</i>)
THE RIVIERA CAFÉ, INC. dba THE RIVIERA CAFÉ Manager: George Dixon III 288 Broad Street (corner of Crapo & Broad) Tel. (508) 697-9892 ABCC No: 00011-RS-0136	a) Restaurant – All Alcohol b) Common Victualler c) TV & Jukebox – Weekdays & Sundays d) DJ/Dancing/Live Entertainment – Weekdays & Sundays
RONALD JOHN EMMA dba EMMA'S PUB & PIZZA Manager: Ronald John Emma 1420 Pleasant Street Tel. (508) 697-9332 ABCC No: 00045-RS-0136	a) Restaurant – All Alcohol b) Common Victualler c) TV & Juke Box (Weekdays & Sundays) d) Pool Table (1) e) Video Games (1) f) Auto Amusement (2) g) Live Entertainment – Weekdays & Sundays



TOWN OF BRIDGEWATER
2023 - ALCOHOL & ATTENDANT LICENSE RENEWALS

NAME & ADDRESS	LICENSES
RONALD JOHN EMMA dba EMMA'S PUB & PIZZA DOWNTOWN Manager: Ronald John Emma 128 Broad Street Tel. (508) 697-0332 ABCC No: 00030-RS-0136	a) Restaurant – All Alcohol b) Common Victualler c) TV & Juke Box - Weekdays & Sundays d) DJ/Live Entertainment – Weekdays & Sundays
GREYHOUND GROUP LLC dba GREYHOUND TAVERN Manager: Nicolas Palermo 39 Broad Street (508) 807-5782 ABCC No: 03651-RS-0136	a) Restaurant – All Alcohol b) Common Victualler c) Live Entrainment – Sundays
CASTAWAY'S AT OLDE SCOTLAND LINKS, INC. Manager: Emily E. Barrett 695 Pine Street ABCC No: 00060-RS-0136	a) Restaurant – All Alcohol b) Common Victualler c) TV d) Dancing/Music/Live Entertainment – Weekdays & Sundays
ANDY & BETTY CORPORATION dba MEE KING GARDEN Manager: Kevin Tsang 33 Main Street Tel. (508) 279-1228 ABCC No: 00056-RS-0136	a) Restaurant – All Alcohol b) Common Victualler c) TV
THE NIP LLC dba THE NIP Manager: Wayne Reid 2020 Pleasant Street Tel. (508) 930-8633 ABCC No: 00068-RS-0136	a) Restaurant – All Alcohol b) Common Victualler c) TV *no game room
TEEN YATIP INC. dba SUGAR CANE Manager: Teen Phraephawichawat 180 Winter Street – Unit A Tel. (508) 697-2266 ABCC No: 05994-RS-0136	a) Restaurant – All Alcohol b) Common Victualler
RONALD JOHN EMMA dba RONNIE WAFFLES Manager: Ronald Emma 1400 Pleasant Street (508) 807-4642 ABCC No: 05589-RS-0136	a) Restaurant – All Alcohol b) Common Victualler



TOWN OF BRIDGEWATER
2023 - ALCOHOL & ATTENDANT LICENSE RENEWALS

CLUB ALL ALCOHOL LICENSES AND ATTENDANT LICENSES

NAME & ADDRESS	LICENSES
BRIDGEWATER CITIZENS CLUB Manager: Richard J. Coakley 60 Hale Street Tel. (508) 697-9887 ABCC No: 00012-CL-0136	a) Club – All Alcohol b) Common Victualler c) TV d) Juke Box – Weekdays/Sundays & Special hours e) Pool table (1) f) Video Games (1) g) Dancing/Live Entertainment/DJ – Weekdays/Sundays & Special Hours
BRIDGEWATER VETERANS, INC. Manager: Paul Hanley 85 Cottage Street Tel. (508) 697-3028 Manager Tel. (774) 259-0234 ABCC No: 013600010-00010-CL-0136	a) Club – All Alcohol b) Common Victualler c) TV d) Juke Box – Weekdays/Sundays & Special hours e) Video Games (1) f) Auto Shuffleboard (1) g) Manual Pool Table (1) h) Dancing/Live Entertainment/DJ – Weekdays/Sundays & Special Hours
FORTY-NINERS CLUB, INC. Manager: Michael P. Delfino 161 High Street Tel. (508) 697-9555 ABCC No: 00015-CL-0136	a) Club – All Alcohol b) Common Victualler c) TV d) Juke Box – Weekdays/Sundays e) Pool Table (1)
LINCOLN ATHLETIC ASSOC., INC. Manager: Paul Revil 150 High Street Tel. (508) 697-9872 ABCC No: 00014-CL-0136	a) Club – All Alcohol b) Common Victualler c) TV d) Juke Box – Weekdays e) Pool Tables (2)
POLISH SOCIETY OF FRATERNAL AID OF OUR LADY OF OSTRABRAMA, INC. Manager: Robert M. Revel 127 Spring Street, Rear Tel. (508) 697-9809 ABCC No: 00018-CL-0136	a) Club – All Alcohol b) Common Victualler c) TV d) Juke Box – Weekdays/Sundays & Special hours e) Pool Table (1)
PORTUGUESE HOLY GHOST SOCIETY OF BRIDGEWATER, INC. Manager: Antonio Chaves 352 Broad Street Tel. (508) 697-7393 ABCC No: 00006-CL-0136	a) Club – All Alcohol b) Common Victualler c) DJ/ Entertainment 6pm – 12pm Weekdays



TOWN OF BRIDGEWATER
2023 - ALCOHOL & ATTENDANT LICENSE RENEWALS

RESTAURANT – WINE AND MALT BEVERAGES AND ATTENDANT LICENSES

NAME & ADDRESS	LICENSES
THOKNIA INC. dba NICK & ANGELO'S PIZZA PLACE Manager: Nicholas Syrniotis 24 Anacki lane Tel. (781) 267-1801 ABCC No: 00017-RS-0136	a) Restaurant – Wine & Malt b) Common Victualler
LUCY BELLA DAISY, INC. Manager: Nancy Pisco 8 Romney Road Tel. (508) 331-5220 ABCC No: 05185-RS-0136	a) Restaurant – Wine & Malt

RETAIL PACKAGE STORE – ALL ALCOHOL LICENSES

NAME & ADDRESS	LICENSES
A.M.B. CORPORATION dba BERNIER'S LIQUORS Manager: Peter Bernier 905 Plymouth Street Tel. (508) 697-9552 ABCC No: 0034-PK-0136	a) Retail Package – All Alcohol
BRIDGEWATER DISCOUNT LIQUORS, INC. Manager: Kevin Prosper 25 Broad Sreet Tel. (508) 697-4333 ABCC No: 00022-PK-0136	a) Retail Package – All Alcohol
PRISHANA CORPORATION dba STARR LIQUORS Manager: Dipesh Patel 460 Pleasant Street Tel. (508) 659-0055 ABCC No: 00026—PK-0136	a) Retail Package – All Alcohol b) Common Victualler
RANIP CORPORATION dba RUSSO LIQUORS Manager: Ana J Perez 455 Bedford Street Tel. (508) 697-4316 ABCC No: 00024-PK-0136	a) Retail Package – All Alcohol



TOWN OF BRIDGEWATER
2023 - ALCOHOL & ATTENDANT LICENSE RENEWALS

NAME & ADDRESS	LICENSES
PATELSONS, INC. dba SKIP'S LIQUORS Manager: Sejal Patel 98-100 Plymouth Street Tel. (508) 697-2551 ABCC No: 00028-PK-0136	a) Retail Package – All Alcohol
LABAKI, INC. dba 106 MINI MARKET Manager: A. Michael Labaki 2017A Plymouth Street Tel. (508) 697-9271 ABCC No: 00051-PK-0136	a) Retail Package – All Alcohol
N.A.R.H., INC. dba WINE, BEER & MORE Manager: Alain R. Hauvuy, Jr. 1440 Pleasant Street, Suite D & E Tel. (508) 697-1511 ABCC No: 00057-PK-0136	a) Retail Package – All Alcohol

RETAIL PACKAGE STORE – WINE & MALT BEVERAGES LICENSES

NAME & ADDRESS	LICENSES
7-Eleven of Massachusetts Db a 7-Eleven Manager: Dana R. Pelton 755 Bedford Street (Winter Place) Tel. (508) 828-0721 ABCC No: 90141-PK-0136	a) Retail Package – Wine & Malt Beverages b) Common Victualler
20 BROAD STREET INC. dba PAGES III Manager: Stephen E. Goulston 233 Broad Street, Campus Plaza Tel. (781) 760-4188 ABCC No: 00023-PK-0136	a) Retail Package – Wine & Malt Beverages <i>Note: There is a Common Victualler under Roche. Bros.</i>
SAGER CORPORATION dba GO GAS Manager: Jenish Patel 155 Broad Street Tel. (508) 697-0375 ABCC No: 00058-PK-0136	a) Retail Package – Wine & Malt Beverages b) Common Victualler
CIRCLE K MASSACHUSETTS LLC 1385 Pleasant Street Manager: JoAnn Benitich Tel. (508) 279-3332 ABCC No: 00063-PK-0136	a) Retail Package – Wine & Malt Beverages b) Common Victualler



TOWN OF BRIDGEWATER
2023 - ALCOHOL & ATTENDANT LICENSE RENEWALS

NAME & ADDRESS	LICENSES
CUMBERLAND FRAMS OF MA, INC. dba CUMBERLAND FARMS – STORE 2318 Manager: Roberta Maxwell 1001 Pleasant Street Tel. (508) 279-1565 ABCC No: 00065-PK-0136	a) Retail Package – Wine & Malt Beverages b) Common Victualler
AARNA CORPORATION dba BRIDGEMART Manager: Smit Patel 169 Spring Street Tel. (508) 697-8425 ABCC No: 89211-PK-0136	a) Retail Package – Wine & Malt Beverages b) Common Victualler

FARMERS SERIES POURING PERMIT

NAME & ADDRESS	LICENSES
BLACK HAT BREW WORKS LLC Manager: Paul Mulcahy, Jr. 25 Scotland Boulevard Unit 1 Tel. (540) 219-4550 ABCC No: 00067-PP-0136	a) Farmers Series Puring Permit – Malt Beverages b) Common Victualler



Bridgewater Town Council

Introduced By:

Date Introduced: 12/20/2022

First Reading: 12/20/2022

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2023-014: The Licensing of Lodging Houses

WHEREAS, the following five (5) applicants operating at various locations desire a license to continue the operation of said businesses:

1. Tian Ming Lin & Xiao Hua Zheng, 40 Central Square
2. Brian Koplovsky, 105 Plymouth Street
3. Brian Koplovsky, 9 Burrill Avenue
4. Iron Fence Trust, LLC
dba Iron Fence Inn, 46 Main Street
5. Gail Yelle, 28 School Street

WHEREAS, Licenses for the operation of lodging houses are subject to renewal annually; and

WHEREAS, All requisite inspections have been completed by the Building Inspector, Wiring Inspector, Health Agent, Plumbing Inspector and Fire Department; and

WHEREAS, the Tax Collector's Office submitted its recommendation for the renewal candidates; and

WHEREAS, Said applicants have complied with the policies and requirements of the Town of Bridgewater, as well as, applicable state laws governing its industry; and

WHEREAS, the Bridgewater Town Council, acting as the Legislative body of the Town have such licensing authority and have received no adverse recommendations from the Bridgewater Building Inspector, Health, Police and Fire Departments who have oversight authority, it appears that the public good so requires such licenses be granted;

The Town Council of the Town of Bridgewater, Massachusetts, pursuant to M.G.L.A. c. 140, § 22, 23 and 24 in Town Council assembled approve the petitions, as submitted, and that

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

the aforementioned individual applicants be granted a license to continue its operation of a lodging house business for a period of one year - January 1, 2023 to December 31, 2023.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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Attachments: 1. Lodging Houses Listing 2023

	Name and Address	Total Number of Rooms, Bathrooms and Individual
1)	Tian Ming Lin & Xiao Hua Zheng 40 Central Square	Rooms: 12 Baths: 4 Individuals: 12
2)	Brian Koplovsky 105 Plymouth Street	Rooms: 5 Baths: 1 Individuals: 8
3)	Brian Koplovsky 9 Burrill Avenue	Rooms: 6 Baths: 1.5 Individuals: 7
4)	Iron Fence Trust, LLC Db a Iron Fence Inn 46 Main Street	Rooms: 32 Baths: 6 Individuals: 64
5)	Gail Yelle 28 School Street	Rooms: 17 Baths: 3 Individuals: 22
6)	Hope & Grace Lodging 1912 South Street	Rooms: 11 Baths: 5 Individuals: 18



Bridgewater Town Council

Introduced By:
Date Introduced: 12/20/2022
First Reading: 12/20/2022
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Petition P-2023-015: The Licensing of Automatic Amusements (*in establishments without alcohol*)

BRIDGEWATER SPORTS COMPLEX, INC.

350 Bedford Street

*****Total Auto Amusements: 6***

WHEREAS, the applicant operating at the aforementioned location desires a license to continue the operation of said automatic amusement devices; and

WHEREAS, Licenses for the operation of automatic amusement devices is subject to renewal annually; and

WHEREAS, All requisite inspections have been satisfactorily completed by the Inspector of Buildings and Fire Department; and

WHEREAS, the Tax Collector's Office has reported no outstanding obligations for the renewal candidates; and

WHEREAS, Said applicants have complied with the policies and requirements of the Town of Bridgewater, as well as, applicable state laws governing its industry; and

WHEREAS, the Bridgewater Town Council, acting as the Legislative body of the Town have such licensing authority and with approval Bridgewater Building Inspector/Zoning Enforcement Officer, Police and Fire Departments who have oversight authority, it appears that the public good so requires such licenses be granted;

The Town Council of the Town of Bridgewater, Massachusetts, pursuant to M.G.L.A. c. 140, § 177A in Town Council assembled approve the petitions, as submitted, and that the aforementioned individual applicants be granted a license to continue its operation of automatic amusement devices for a period of one year - January 1, 2023 to December 31, 2023.

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Committee Referrals and Dispositions:

Disposition(s)

Attachments: 1. Automatic Amusements Listing 2022

AUTO AMUSEMENT LICENSE RENEWALS – 2023

	NAME & ADDRESS Devices	HOURS OF OPERATION
1)	Bridgewater Sports Complex 350 Bedford Street 5 – Video Games 1 – Auto amusements	Monday – Friday: 3:30 p.m. – 11:30 p.m. Sunday – Saturday: 7:00 a.m. – 11:30 p.m.



Bridgewater Town Council

Introduced By:

Date Introduced: 12/20/2022

First Reading: 12/20/2022

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2023-016: The Licensing of an Antiques Dealer's Business

WHEREAS, Joseph A. Brazil dba Rocking Horse Crafts operating at 529 Plymouth Street desires its license to continue operations of said business; and

WHEREAS, Joseph A. Brazil dba Rocking Horse Crafts has complied with the policies and requirements of the Town of Bridgewater, as well as, applicable state laws governing its industry; and

WHEREAS, the Bridgewater Town Council, acting as the Legislative body of the Town has such licensing authority and with approval Bridgewater Building Inspector/Zoning Enforcement Officer, Police and Fire Departments who have oversight authority, it appears that the public good so requires such license be granted;

The Town Council of the Town of Bridgewater, Massachusetts, pursuant to M.G.L.A. c. 140, § 54, in Town Council assembled approve the petition that Joseph A. Brazil dba Rocking Horse Crafts be granted a license to operate its antique dealers business for a period of one year - January 1, 2023 to December 31, 2023.

Committee Referrals and Dispositions:

Disposition(s)

Attachments: 1. Antique Dealers Listing 2023

ANTIQUES DEALER RENEWALS – 2023

	NAME & ADDRESS Devices	HOURS OF OPERATION
1)	Joseph A. Brazil, D/B/A Rocking Horse Crafts 529 Plymouth Street	*Holds license to retain use in the event of sales



Bridgewater Town Council

Introduced By:

Date Introduced: 12/20/2022

First Reading: 12/20/2022

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2023-017: The Licensing of Class I, Class II and Class III Auto Dealers

Class I

Total: 2

Class II

Total: 13

Class III

Total: 7

WHEREAS, twenty two (22) businesses operating at various locations throughout the Town of Bridgewater desire authorization to continue the operation of their auto dealerships; and

WHEREAS, Licenses for the operation of an auto dealership are subject to renewal annually; and

WHEREAS, the requisite inspections have been completed by the Inspector of Buildings and Fire Department; and

WHEREAS, the Tax Collector's Office has submitted its recommendation for the renewal candidates; and

WHEREAS, Said applicants have complied with the policies and requirements of the Town of Bridgewater, as well as, applicable state laws governing its industry; and

WHEREAS, the Bridgewater Town Council, acting as the Legislative body of the Town have such licensing authority and with approval Police and Fire Departments, Bridgewater Building Inspector/Zoning Enforcement Officer, who have oversight authority, it appears that the public good so requires such licenses be granted;

The Town Council of the Town of Bridgewater, Massachusetts, Chapter 140 - section 58 specifically; and also sections 57 and 59 generally, of the Massachusetts General Law (M.G.L.), in Town Council assembled approve the petitions, as submitted, and that the individual applicants be granted a license to continue its operation as a Class I, Class II or Class III auto dealership for a period of one year - January 1, 2023 to December 31, 2023.

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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Attachments: 1. Auto Dealer Listing 2023

AUTO DEALER LICENSE RENEWALS – 2023

	NAME & ADDRESS	TYPE OF LICENSE & NUMBER OF VEHICLES	HOURS OF OPERATION
1)	Wyman Residential LLC 105 Bridgestone Way	Class: 1	
2)	LaBelle Sales & Service 1000 Main Street	Class: I # of Vehicles: 100	Monday – Friday: 8am to 7pm
3)	New ERA Finest Transporters 808 Bedford Street	Class: II # of Vehicles: 8	Monday – Saturday: 9am to 4pm Sunday: 12pm to 3pm
4)	Fritz Auto 567 Main Street	Class: II # of Vehicles: 24	Monday – Friday: 9am to 5pm Saturday: 9am to 12pm Sunday: Closed
5)	Paul Routson dba Car Guys 1221A Bedford Street	Class: II # of Vehicles: 25	Monday – Friday: 8am to 8pm Sunday: By Appointment
6)	College Motors 365 Elm Street	Class: II # of Vehicles: 11	Monday - Sunday: 8am to 8pm
7)	Chuckran Auto Parts 1775 Old Plymouth Street	Class: II # of Vehicles: 50	Monday – Saturday: 6am to 8pm
8)	Michael Hewins dba Hewins Garage 1861 Old Plymouth Street	Class: II	Monday – Friday: 8am to 4pm Saturday: 9am to 12pm
9)	Auto Nation 1893 Old Plymouth Street	Class: II # of Vehicles: 40	Monday – Saturday: 9am to 6pm
10)	LaBelle Sales & Service 292 Bedford Street	Class: II # of Vehicles: 65	Monday – Friday: 9am to 7pm Saturday: 9am to 6pm
11)	Auto City LLC 707 Bedford Street	Class: II	Monday – Friday: 7:30am to 9pm Saturday: 8am to 6pm Sunday: 12pm to 5pm
12)	Motor Cars International Inc. 1460 Pleasant Street	Class: II # of Vehicles: 80	Monday/Wednesday/Friday: 8am to 6pm Tuesday/Thursday: 8am to 7pm Saturday: 8am to 4pm Sunday: 12pm to 4pm

AUTO DEALER LICENSE RENEWALS – 2023

	NAME & ADDRESS	TYPE OF LICENSE & NUMBER OF VEHICLES	HOURS OF OPERATION
13)	Almanzar Auto Sales 560 Bedford Street	Class: II # of Vehicles: 30+	Monday - Friday: 9am to 6pm Saturday: 9am to 5pm Sunday: Closed
14)	039 Auto Sales 994 Bedford Street	Class: II # of Vehicles: 30	Monday - Thursday: 10am to 7pm Friday: 10am to 6pm Saturday: 10am to 5pm Sunday: 12pm to 5pm
15)	Elite Auto Sales 456 Bedford Street	Class: II # of vehicles: 50	Monday – Saturday: 9am to 6pm Sunday: 9am to 3pm
16)	Chuckran Auto Parts, Inc. 1775 Old Plymouth Street	Class: III #of Vehicles: 50	Monday – Saturday: 6am to 8pm
17)	Best Auto Parts, Inc. 2109 Old Plymouth Street	Class: III # of Vehicles: 0	Monday – Friday: 8am to 5pm Saturday: 10am to 3pm Sunday: By Appointment
18)	Judith Jameson St. George dba Jameson's Auto 1762 Plymouth Street	Class: III # of Vehicles: 10	Monday – Friday: 8am to 5pm Saturday: 8am to 1pm
19)	Karl Irving Dba Wood's Auto Parts 95 Water Street	Class: III	Monday – Saturday: 8am to 5pm
20)	Bridgewater Recycling Inc. 99 Water Street	Class: III	Monday – Saturday: 6am to 8pm
21)	Cycle Pros Inc. Dba Cycle Pros 456 Bedford Street	Class: III	Monday – Friday: 10am to 6pm Saturday: 10am to 3pm
22)	Bridgewater Auto Parts 1663 Plymouth Street	Class: III	Monday – Saturday: 7am to 6pm



Bridgewater Town Council

Introduced By:
Date Introduced: 12/20/2022
First Reading: 12/20/2022
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Petition P-2023-018: The Licensing of Second Hand Gold/Pawn Shops

Applicant:

Platinum Scrap & Recycling
1875 Bedford Street, Unit 3
Bridgewater, MA 02324

WHEREAS, one applicant operating at the aforementioned location desires a license to continue the operation of Second Hand Gold/Pawn Shop/Resale of items; and,

WHEREAS, Licenses for the operation of Second Hand Gold/Pawn Shop/Resale of Items is subject to renewal annually; and,

WHEREAS, All requisite inspections have been satisfactorily completed by the Inspector of Buildings and Fire Department; and,

WHEREAS, the Tax Collector's Office has reported no outstanding obligations for the renewal candidates; and,

WHEREAS, Said applicants have complied with the policies and requirements of the Town of Bridgewater, as well as, applicable state laws governing its industry; and

WHEREAS, the Bridgewater Town Council, acting as the Legislative body of the Town have such licensing authority and with approval Bridgewater Building Inspector/Zoning Enforcement Officer, Police and Fire Departments who have oversight authority, it appears that the public good so requires such licenses be granted;

The Town Council of the Town of Bridgewater, Massachusetts, pursuant to M.G.L.A. c. 140, § 70 in Town Council assembled approve the petitions, as submitted, and that the aforementioned applicants be granted a license to continue its operation of second hand gold/pawn shops/resale of items for a period of one year - January 1, 2023 to December 31, 2023.

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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Attachments:

1. Secondhand - Pawnbroker - Gold Listing 2022

SECONDHAND/PAWNBROKER/GOLD LICENSE RENEWALS – 2023

	NAME & ADDRESS	HOURS OF OPERATION
1)	Platinum Scrap & Recycling 1875 Bedford Street, Unit 3	Monday – Friday: 8am to 5pm Saturday: 8am to 3pm Sunday: Closed



Bridgewater Town Council

Introduced By:
Date Introduced: 12/20/2022
First Reading: 12/20/2022
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Petition P-2023-019: The Licensing of a Common Carrier/Taxi Service Business

WHEREAS, Bill's Taxi Service, Inc. operating at 1001 Bedford Street desires its license to continue operations of said business; and

WHEREAS, Bill's Taxi Service, Inc. has complied with the policies and requirements of the Town of Bridgewater, as well as, applicable state laws governing its industry; and

WHEREAS, the Bridgewater Town Council, acting as the Legislative body of the Town has such licensing authority and with approval Bridgewater Building Inspector/Zoning Enforcement Officer, Police and Fire Departments who have oversight authority, it appears that the public good so requires such license be granted;

The Town Council of the Town of Bridgewater, Massachusetts, pursuant to M.G.L.A. c. 40, § 22 (authority to regulate), M.G.L.A. c. 159 (common carriers generally) and M.G.L.A. c. 159A (common carriers of passengers by motor vehicles), in Town Council assembled approve the petition that Bill's Taxi Service, Inc. be granted a license to operate its common carriers/taxi service business from January 1, 2023 - December 31, 2023.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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Attachments: 1. Taxi Cab Listing 2023

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

COMMON CARRIER/TAXI SERVICE BUSINESS RENEWALS – 2023

	NAME & ADDRESS	TAXI VEHICLES
1)	Bill's Tax Service Mr. Thomas Arrighi 1001 Bedford Street	ID: 644 Year: 2013 Make: Chrysler Reg: LV45518



Bridgewater Town Council

Introduced By:

Date Introduced: 12/20/2022

First Reading: 12/20/2022

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2023-020: The Licensing of Common Victualler Establishments (without Alcohol)

WHEREAS, Forty (40) licensees operating at the locations in the Town of Bridgewater require authorization to continue the operation of its establishments; and

WHEREAS, Common Victualler licenses are subject to renewal annually; and

WHEREAS, Requisite inspections have been satisfactorily completed by the Building Inspector and Fire Department; and

WHEREAS, Tax Collector's Office has submitted its recommendation for the renewal candidates; and

WHEREAS, the Bridgewater Town Council, acting as the Legislative body of the Town has such licensing authority and with consideration of no adverse recommendations being received from the Building Inspector, Fire, Police, and Health Departments who have oversight authority, it appears that the public good so requires such license be granted;

The Town Council of the Town of Bridgewater, Massachusetts, pursuant to Chapter 140 - section 2 and section 4 respectively of the Massachusetts General Law (M.G.L.), in Town Council assembled approve the petitions, as submitted, and that the individual applicants be granted a license to continue its operation as a Common Victualler for a period of one year - January 1, 2023 to December 31, 2023.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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Attachments: 1. Common Victualler Listing 2023

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

COMMON VITUALLER LICENSE RENEWALS – 2023

	NAME & ADDRESS	HOURS OF OPERATION
1)	B&J Sub Sandwich Shop, Inc. Db a D’Angelo’s 1440C Pleasant Street	Monday – Saturday: 10am to 11pm Sunday: 11am to 11pm
2)	B&J Sub Sandwich Shop, Inc. Db a D’Angelo’s 3 Broad Street, Campus Plaza	Monday – Saturday: 10am to 11pm Sunday: 11am to 11pm
3)	LBK, LLC dba #4484 Db a Burger King Route 24 Southbound Service Area	Monday – Sunday: 24 Hours
4)	LBK, LLC dba #4485 Db a Burger King Route 24 Northbound Service Area	Monday – Sunday: 24 Hours
5)	LBK, LLC Db a Burger King 115 Broad Street (Campus Plaza)	<u>Lobby Hours</u> : Sunday – Thursday 6am to 11pm Friday - Saturday 6am to 12am <u>Drive-Up Window</u> : Thursday, Friday and Saturday 12am to 2am
6)	Zolvesa LLC Db a Edi’s Pizzeria 955 Pleasant Street	Monday – Thursday: 10:30am to 9pm Friday – Saturday: 10:30am to 9:30pm Sunday: Closed
7)	Restoration Coffee 23 Central Square	Monday – Friday: 7am to 8pm Saturday – Sunday: 7am to 4pm
8)	Donovan Services Db a Dunkin Donuts 750 Bedford Street	Monday – Sunday: 5am to 12 Midnight
9)	Donovan Services Db a Dunkin Donuts 171 Broad Street	Monday – Sunday: 5am to 12 Midnight
10)	Donovan Services Db a Dunkin Donuts 955 Pleasant Street	Monday – Friday: 4:30 am to 12am Saturday – Sunday: 5am to 12am
11)	Donovan Services Db a Dunkin Donuts Route 24 Northbound Service Area	Monday – Sunday: 5am to 12 Midnight
12)	Donovan Services Db a Dunkin donuts Route 24 Southbound Service Area	Monday – Sunday: 5am to 12 Midnight
13)	D.E. Foods, LLC Db a Kentucky Fried Chicken 218 Broad Street	Monday – Sunday: 10am to 11pm
14)	K & A Enterprises Db a Honey Dew 1485 Pleasant Street	Monday – Sunday: 4:30am to 8pm
15)	Roche Bros. 233 Broad Street (Campus Plaza)	Monday – Friday: 7am to 10pm Saturday: 8am to 10pm Sunday: 8am to 9pm

COMMON VITUALLER LICENSE RENEWALS – 2023

	NAME & ADDRESS	HOURS OF OPERATION
16)	McBee Enterprises Dbas McDonald's 233 Broad Street (Campus Plaza)	Monday – Sunday: 5am to 1am Outside Drive-up Window only: open 24 hours
17)	Sodexo Operations, LLC Crimson Hall, BSU 124 Burrill Avenue <i>*Not subject to local inspection, State property</i>	Monday – Wednesday: 11am to 12 Midnight Thursday – Friday: 11am to 11pm Saturday: 2pm to 11pm Sunday: 2pm to 12 Midnight
18)	Sodexo Operations, LLC Tillinghast Hall, BSU Flynn Dining Commons <i>*Not subject to local inspection, State property</i>	Monday – Thursday: 7am to 9p, Friday: 7am to 6:30pm Saturday: 8:30am to 6:30pm Sunday: 8:30am to 9pm
19)	Sodexo Operations, LLC East Campus Commons, BSU Burrill Avenue <i>*Not subject to local inspection, State property</i>	Monday – Friday: 7am to 7:30pm Saturday: 10am to 7pm Sunday: Closed
20)	Sodexo Operations, LLC Rondileau Campus Center BSU Catering/Bear's Den/Bridgewater Dining <i>*Not subject to local inspection, State property</i>	Monday – Thursday: 7:30am to 8:30pm Friday: 7:30am to 6:30pm Saturday – Sunday: Closed
21)	J & K Restaurant Dbas King Garden 220 Winter Street	Monday – Thursday: 11am to 1am Friday – Saturday: 11am to 2am Sunday: 11am to 1am
22)	C.S.M. Hospitality, Inc. Dbas Lou Lou's Café 2107 D Plymouth Street	Monday – Sunday: 6am to 9pm
23)	Sugar Hill Dairy, LLC 602 Pleasant Street	Seasonal: April to October Sunday – Thursday: 12pm to 9pm Friday – Saturday: 12pm to 10pm
24)	Bridgewater Bagel & Coffee Inc. 86 Spring Street	Monday – Sunday: 5:15am to 11pm
25)	Final Score (Snack Bar inside Bridgewater Sports Complex) 350 Bedford Street	Monday – Friday: 10am to 11pm Saturday – Sunday: 7am to 11pm
26)	Kyriaki, Inc. Dbas Baldies Pizzeria 755 Bedford Street	Monday – Thursday: 10:30am to 9pm Friday: 10:30am to 9:30pm Saturday: 10:30am to 9pm Sunday: 12pm to 9pm
27)	Chen & Ching, Inc. Dbas the Imperial Kitchen 341 Broad Street	Monday – Tuesday: 5pm to 12am Wednesday – Sunday: 12pm to 12am

COMMON VITUALLER LICENSE RENEWALS – 2023

	NAME & ADDRESS	HOURS OF OPERATION
28)	Stephen A. Yannone Db J's Flying Pizza 815 South Street	Monday – Thursday: 3pm to 8pm Friday – Saturday: 12pm to 9pm Sunday: 12pm to 8pm
29)	St. Maria Pizza Inc. Db College Pizza 750 Bedford Street	Monday – Sunday: 10am to 9:30pm
30)	The Lwin Family Co Db Hissho Sushi @ BSU <i>*Not subject to local inspection, State property</i>	Monday – Sunday: 7am to 7pm
31)	Kendra Johnson Db Juice Mill 48 Central Square	Monday – Sunday: 10am to 9:30pm
32)	GBC Food Services Inc. Db Yummy Sushi 233 Broad Street (Roche Bros)	Monday – Sunday: 7am to 9pm
33)	Arena Concession (Bridgewater Ice Arena) 20 Bedford Park	Monday – Friday: 5pm to 9pm Saturday: 9am to 8pm Sunday: 9am to 6pm
34)	Cape Cod Bridgewater, LLC Db Cape Cod Café 220 Winter Street, Unit 1	Monday – Sunday: 11am to 9pm
35)	Just Desserts 1 Main Street	Monday: 9am to 5pm Tuesday – Friday: 9am to 6pm Saturday: 9am to 5pm Sunday: 9am to 3pm
36)	Bridgewater Girls Softball League	Seasonal
37)	Team WB dba Mexican Taqueria 16 Central Square	Monday – Thursday: 11am to 12pm Friday – Saturday: 11am to 1am Sunday: 11am to 10pm
38)	Bridgewater House of Pizza 33 Main Street	Monday – Sunday: 11am to 10pm
39)	New England Authentic Eats Db Papa Gino's 233 Broad Street	Monday – Sunday: 10am to 11pm
40)	WBM Alimentary Db Gonzalez 59 Broad Street	Monday – Sunday: 7am to 9pm



Bridgewater Town Council

In Town Council, Tuesday, October 19, 2021

Council Order: O-FY22-019

Introduced By:	Councilor George
Date Introduced	October 19, 2021
First Reading:	October 19, 2021
Second Reading:	December 20, 2022
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY22-019

EMINENT DOMAIN ORDER OF TAKING FOR SUMMER STREET PROPERTY

WHEREAS, the Town of Bridgewater wishes to create additional downtown parkland and passive recreational space for the people Bridgewater for the public purpose of improving the living experience of residents of Bridgewater who live in the downtown area and providing outdoor passive recreational opportunities for residents and visitors alike.

Ordered, that by the Town Council for the Town of Bridgewater as follows:

1. That the Town of Bridgewater, by right of eminent domain, pursuant to the applicable provisions of Massachusetts General Laws, Chapter 79 and Chapter 121B and also Chapter 610 of the Acts of 1967 and of any and every power granted or implied, hereby takes for itself in fee simple for the purposes set forth or referred to, the Property located in the Town of Bridgewater presently known as 46 Summer Street more particularly described as Parcel 1 in a Plan recorded with the Plymouth County Registry of Deeds at Plan Book 14, Page 625 and in a Deed recorded with the Plymouth County Registry of Deeds at Book 3351, Page 458, together with any and all easements and rights and privileges as specifically referred to if any, but not limited thereto, and all claims, rights and interests of any kind or nature therein, whether vested or otherwise, including the trees, buildings, structures, bridges, overhead bridges, standing upon or affixed thereto, including air rights and the fee, if any, in all streets and passageways in said area and rights, if any, either contiguous or nearly contiguous and adjacent or nearly adjacent to the Properties taken hereby.
2. It is further ordered that in accordance with the provisions of the General Laws, awards are made by the Town of Bridgewater for damages, if any, sustained by the owner or owners and all other persons including mortgagees of record having any and all interest in each parcel.
3. It is further Ordered that a copy of this Order of Taking and related plans, if any, be recorded at the Plymouth County Registry of Deeds, and the Land Registration Section thereof, if applicable, in compliance with M.G.L. Chapter 79.
4. The Parcel (known as 46 Summer Street, Bridgewater, MA 02324) being taken, is specified as Parcel 1 in a Plan recorded with the Plymouth County Registry of Deeds at Plan Book 14, Page 625.

Explanation: To take by Eminent Domain, a certain parcel of Land in the Town of Bridgewater for Municipal Purposes, namely, to create parkland and open space for the benefit of all Bridgewater residents.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• CEDC	• 12/13/22: Voted 2-0 to recommend.



Bridgewater Town Council

Introduced By: Councilor Chase
Date Introduced: 10/11/2022
First Reading: 10/11/2022
Second Reading: 11/15/2022
Amendments Adopted:
Third Reading: 12/20/2022
Date Adopted:
Date Effective:

Ordinance D-FY23-005 General Ordinance - Amend Article II. Sec. 14. Citizens Comments

WHEREAS, the Town Council encourages active participation by citizens during meetings of the Town Council and has dedicated specific segments of each regular meeting of the Town Council for such purpose, designating such periods as "Citizen Open Forum" and "Citizen Comments"; and

WHEREAS, the "Citizen Open Forum" and "Citizen Comments" periods of meetings of the Town Council are essential opportunities for the Town Council to receive comment from residents of the Town relative to proposed legislation, public safety issues and all other matters of public concern; and

WHEREAS, this Section further provides opportunities for participation during said "Citizen Open Forum" and "Citizen Comments" periods by non-residents, subject to an approval vote of the Town Council; it is hereby

ORDERED, that the Town Council assembled votes to amend the Town Charter, Article II, Section 14, by rescission of the second paragraph thereof and substitution therefor by the following:

A non-resident of the Town desirous of an opportunity to address the Town Council during a "Citizen Open Forum" or "Citizen Comments" period of a meeting of the Town Council shall be permitted to do so, subject to compliance with the following provisions:

1. Not less than twenty-four (24) hours prior to the designated time of commencement of the meeting of the Town Council at which the non-resident wishes to speak, a written request to address the Town Council must be received by the Town Council Clerk from such non-resident, which shall include:
 - a) The name and street address of said non-resident.
 - b) The name and street address of a resident of the Town who shall be deemed to have invited the non-resident to address the Town Council.
 - c) A brief description of the subject matter upon which the non-resident shall speak.
 - d) A brief statement of the educational, occupational or other training, experience or qualification upon which basis the non-resident professes information, knowledge or expertise, if any, to opine on the subject matter.
2. Within twelve (12) hours prior to the designated time of commencement of the specific meeting of the Town Council at which the non-resident wishes to speak, but in no case less than six (6) hours prior to such designated time, the Town Council Clerk shall electronically forward to each member of the Town Council a copy of the written request received from such non-resident.
3. During the "Citizen Open Forum" or "Citizen Comments" periods of the meeting, the Town Council assembled shall consider a motion, duly made and seconded, to permit said non-resident to address the Council. An affirmative vote by a majority of the Council members present and voting shall be required to permit the non-resident to address the Council.

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Notwithstanding the foregoing, the owner of a business located within the Town who is a non-resident of the Town (or a designated employee or officer of such business) shall be permitted to address the Town Council during such periods upon compliance with paragraph numbered 1 hereof, but shall not be required to adhere to the further requirements set forth within subparts (b) or (d), hereof.

All other provisions of this Section 14 shall be applicable to non-residents.

EXPLANATION:

The “Citizen Open Forum” and “Citizen Comments” periods are intended for solicitation of input from residents. Comment from a non-resident may, at times, also furnish valuable insight and should be allowed. Presently, the Council is presented with a request from a non-resident without advance notice and without any opportunity to properly identify the non-resident or evaluate the experience or background upon which basis the non-resident purports to speak. This proposed amendment would provide an opportunity for Council members to, should they individually so-choose, personally assess the merits of the comments to be rendered by a non-resident during his or her allotted time.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Rules and Procedures	11/10/22: Voted 3-0 to recommend

Attachments: None



Bridgewater Town Council

In Town Council, Tuesday, November 15, 2022

Council Resolution: R-FY23-003

Introduced By:	Councilor Wood
Date Introduced	November 15, 2022
First Reading:	November 15, 2022
Second Reading:	December 20, 2022
Amendments Adopted:	
Date Adopted:	
Date Effective:	

FY2024 BUDGET RESOLUTION

WHEREAS: A methodical and disciplined approach to the operating budget is warranted.

RESOLVED: Pursuant to establishing guidelines and priorities for the Town Manager to develop the Annual Budget, the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to adopt the following Policy Guidelines for the Town Manager to use in creating the FY 2024 Budget:

The Town Council is adopting these budget policy guidelines pursuant to Section 6-1 of the Bridgewater Home Rule Charter. Based on these guidelines, the Town Manager will develop budgetary goals and the Town Budget for Fiscal Year 2024.

Introduction

The following financial principles set forth the framework for our overall fiscal planning and management of the Town of Bridgewater's resources and are designed to ensure the Town's sound financial condition, now and in the future.

Sound Financial Condition is defined as:

- Cash Solvency - the ability to pay bills in a timely fashion
- Budgetary Solvency - the ability to annually balance the budget
- Long Term Solvency - the ability to pay for future costs
- Service Level Solvency - the ability to provide needed and desired services
- Reserve Solvency – the ability to adapt and respond to economic conditions
- Capital Solvency – the ability to assess, maintain, and replace our capital assets
- Bond Rating- maintain or improve current bond rating A2

To this end we will adhere to the following financial policies.

Financial Policies and Guidelines:

The Town will adopt a Multi-Year forecast for fiscal years 2024-2028 and a Capital Improvement Program, prior to the submission of the FY Town Manager's FY 2024 Budget. This will give the Town a broader more forwarding looking perspective to better understand the budgetary cost drivers and our revenue capacity. Projecting forward will allow us to foresee where a structural deficit may exist when building out our operating budget for the ensuing year.

The following will be applied in preparing the FY 2024 Budget.

1. The town will avoid budgetary practices that balance current expenditures at the expense of meeting future year's expenses, such as postponing maintenance and upkeep of our facilities and equipment.
2. Recurring operating costs will be funded by recurring sources of revenue. In addition, to budget prudently and plan for contingencies, the town sets the following reserve objectives for FY 2024:
 - a. Unreserved Fund Balance (free cash) for FY 2023 (07/01/2024) will be targeted at 2% of the 2024 operating budget and used only for one-time expenditures such as capital improvements, capital equipment, unexpected or extraordinary expenses such as unbudgeted snow and ice removal expenses and/or to meet the stabilization reserve policy objectives.
 - b. The Town will maintain a Stabilization Fund as its main financial reserve in the event of an emergency, unforeseen circumstances, or an extraordinary need. It shall be the goal of the town to achieve and maintain a balance in the Stabilization Fund equal to 10% of its operating budget.
3. Revenue:
 - a. Revenue Estimating: the revenues will be estimated conservatively, using an objective analytical approach. The goal is to predict revenues as accurately as possible while erring on the side of caution.
 - b. The Town will use methodologies established that best fit the accuracy of specific forecasting, in other words, different methods for different revenue types: PropertyTax, Local Aid, Local Receipts, and Other Available Funds.
 - c. Ambulance Receipts Reserved for Appropriation: A five-year forecast will be used to determine available funds to support, proportionately, the ensuing year's Fire Department operating budget and capital requirements for the Ambulance Fleet.
 - d. For FY 2024 the projected revenue surplus shall be set at 2% of the 2024 operating budget. Revenue surpluses are essential to continue the annual funding of the Stabilization Fund at the 10% level, fund capital purchases of machinery, equipment, and vehicles, capital building improvements, infrastructure and engineering costs, unfunded sick leave buyback, and outstanding OPEB liability.
4. Expenditures:
 - a. Estimating Major Cost Drivers: This compilation will address the increases necessary to fund the major budgetary cost drivers - salaries and benefits - which support our current service levels.

- b. Maintenance of Capital Assets: The Town will compile a budget that will maintain capital assets and infrastructure to protect the Town's investment. The Town will compile a budget that will maintain our assets to protect the Town's investment, support and provide services, community, and economic development. Specifically:
 - Mach/Equip/Vehicles
 - Software
 - Infrastructure
 - Land & Land Improvement
 - Building & Building Improvements
- c. New Programs or Initiatives: The Town will budget for new programs or initiatives only after fully funding existing major cost drivers and the maintenance of capital assets.

FY 2023 Town Manger's Budget Objectives

1. Continue the Town's efforts within all departments to obtain grant funding from federal, state, and other sources in order to offset capital expenditures and major initiatives.
2. Review cost implication of contracted services vs. staffing in various departments.
3. Continue to enhance the Town's website and use other technologies as cost effective means for delivering information and services, increasing public awareness, and encouraging public feedback.
4. Submit a budget which maintains the Town's current service level and a budget which will meet the Town Manager's service priorities.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• Budget & Finance	• 11/22/22: Voted 2-0 to recommend
• FinCom	• 12/14/22: Voted 5-0 to recommend



Bridgewater Town Council

Introduced By: Councilor Chase
Date Introduced: 12/6/2022
First Reading: 12/6/2022
Second Reading: 12/20/2022
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Resolution R-FY23-004: Town Council Meeting Dates - 2023

WHEREAS: The Bridgewater Town Council Rules and Procedures, Section III Meetings states, “The Town Council will hold regular meetings on the first and third Tuesdays of each month beginning at 7:30 p.m. In the months of June, July and August, the Council will meet monthly on the first Tuesday, following the first Monday”; and

WHEREAS: Adoption of this Resolution, establishes regular meeting dates which are an exception to the aforementioned rule; and

RESOLVED: The following dates are established as regular meetings for the calendar year 2023 and regular meetings will be held in the Academy Building, Council Chambers, 66 Central Square, Bridgewater MA, to the greatest extent possible, beginning at 7:30 p.m., unless otherwise noted.

FURTHER RESOLVED: Due to COVID-19 restrictions relative to building capacity and social distancing requirements, remote participation for Councilors will be offered while allowable under the revised Open Meeting Law and meetings will begin at 7:00 p.m.

Tuesday, January 10, 2023	Tuesday, June 20, 2023
Tuesday, January 24, 2023	Tuesday, July 11, 2023
Tuesday, February 7, 2023	Tuesday, August 8, 2023
Tuesday, February 21, 2023	September 5, 2023
Tuesday, March 7, 2023	September 19, 2023
Tuesday, March 21, 2023	October 10, 2023
Tuesday, April 4, 2023	October 24, 2023
Tuesday, April 18, 2023	November 7, 2023
Tuesday, May 9, 2023	November 21, 2023
Tuesday, May 23, 2023	December 5, 2023
Tuesday, June 6, 2023	December 19, 2023

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Committee Referrals and Dispositions:

Referral(s)
<i>This Order was not referred to any committee. 14 days has elapsed, therefore it may be finally considered this evening.</i>

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 12/20/2022
First Reading: 12/20/2022
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY23-039: Transfer Order - Bridgewater Housing Authority Window Replacement Project

ORDERED, that the Town Council assembled vote to

In accordance with section 6-4 of the Bridgewater Home Rule Charter, vote to appropriate \$363,000 from CPC Community Housing Reserve Account (Account#2100-324300) for the replacement of windows at Hemlock Drive, 667-2.

Explanation:

Attached see CPC recommendations of funding of \$363,000 from CPC Community Housing Reserve Account.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•
•	•
•	•

Attachments: 1. Final Submission_BHA CPA 2022 Application 11.23.22-398-234-095

NOT FOR ACTION - FIRST READING

2. Rec to TM - Hemlock Drive windows

BRIDGEWATER HOUSING AUTHORITY

COMMUNITY PRESERVATION FUNDING APPLICATION



HEMLOCK DRIVE, 667-2

November 2022



Project Application

Community Preservation Committee

Bridgewater, MA

Cover Sheet

An electronic copy of this application and all supporting materials should be submitted to the CPC Chair at 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.¹ 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:  Colleen Doherty
I am the author of this
document
2022.11.23 09:35:
26-05'00' Date Submitted:

¹ 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

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  Colleen Doherty
I am the author of this document
2022.11.23 09:36:03-05'00'

Date _____

Title Executive Director



Project Application

Community Preservation Committee

Bridgewater, MA

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

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.*”¹ 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.*”²

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

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

² *Community Preservation Plan FY2020-2024*, p 23.



Project Application

Community Preservation Committee

Bridgewater, MA

2030.³ 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.⁴ 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).⁵ 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.

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

⁴ *Community Preservation Plan FY2020-2024*, p 26.

⁵ *Community Preservation Plan FY2020-2024*, p 26.



Project Application

Community Preservation Committee

Bridgewater, MA

4. COMMUNITY SUPPORT: List of Letters of Support

Name (committee, department, official, organization, etc.)	Date Requested	Date 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

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:

Colleen Doherty
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document
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Project Application

Community Preservation Committee

Bridgewater, MA

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 and Community and Economic Development Department (CED) Director DeBoisbriand, Jennifer at JBURKE@bridgewaterma.org or call at 508-697-0950.



Project Application Community Preservation Committee

Bridgewater, MA

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 <i>(private, federal, state, or local government)</i>	Amount	Status <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

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

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 (private, federal, state, or local government)	Amount	Status (received, pending, will apply)
None	\$	
	\$	
	\$	
	\$	
	\$	

SUMMARY OF PROJECT EXPENSES²

	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	\$	\$

² 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

Bridgewater, MA

DETAILED PROJECT EXPENSES

Personnel

	CPA Funds	Other Funding	Total
N/A	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	N/A	\$	\$

Equipment³

	CPA Funds	Other Funding	Total
N/A	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	N/A	\$	\$

Supplies⁴

	CPA Funds	Other Funding	Total
N/A	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	N/A	\$	\$

Design and Contracts

	CPA Funds	Other Funding	Total
Design Consultant Fees	\$40,634.00	\$	\$40,634.00
	\$	\$	\$
TOTAL	\$40,634.00	\$	\$40,634.00

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

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



Project Application

Community Preservation Committee

Bridgewater, MA

Building and Construction⁵

	CPA Funds	Other Funding	Total
Construction contract	\$290,242.00	\$	\$290,242.00
	\$	\$	\$
TOTAL	\$290,242.00	\$	\$290,242.00

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
TOTAL	\$31,927.00	\$	\$31,927.00

Task based task (scope) costs identifying funding source

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

Attach Letters of support and other key documents.

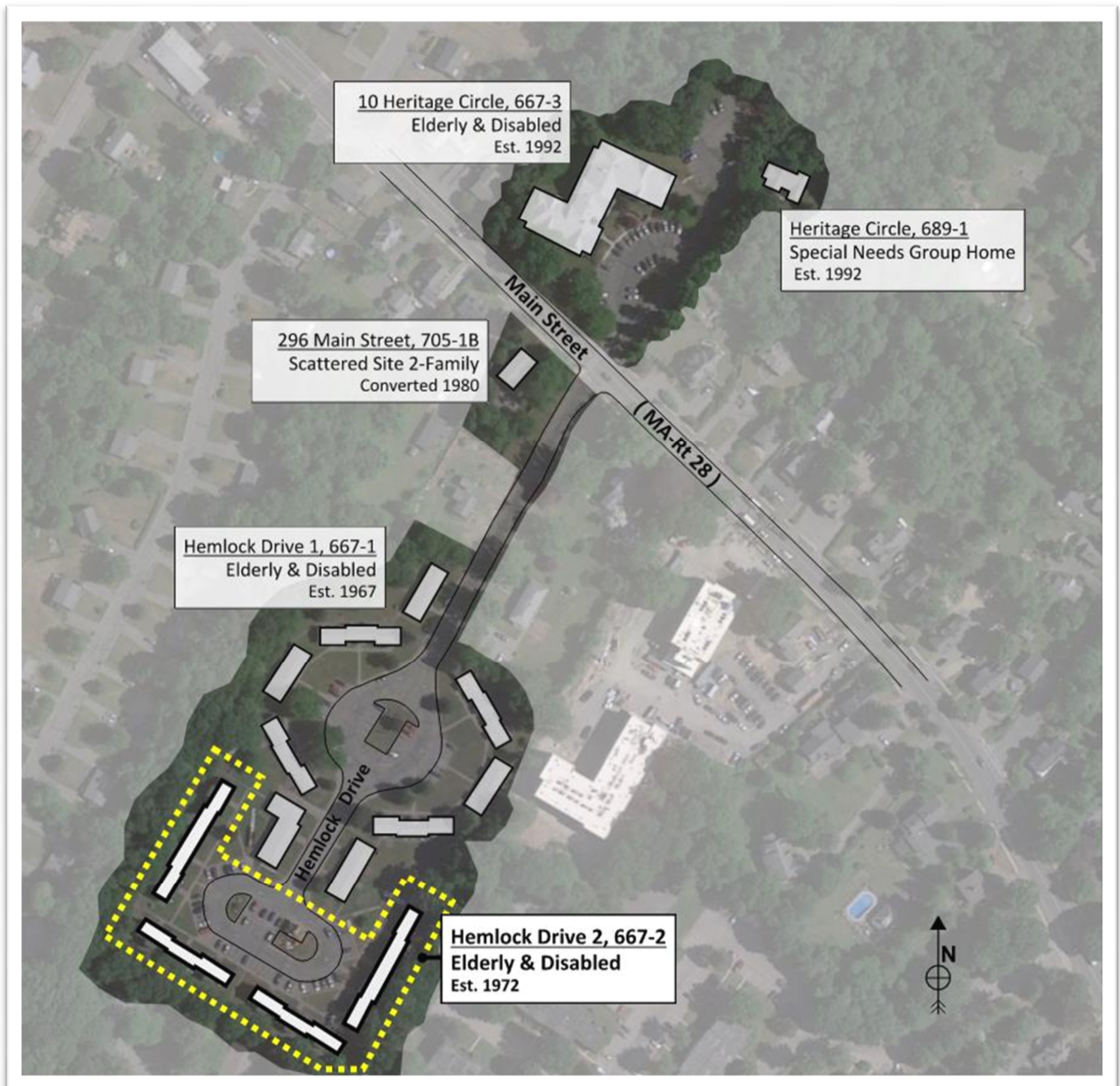
⁵ Construction means all types of work done on a particular property or building including erecting, altering or remodeling.

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.

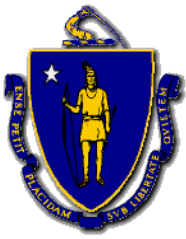
My recommendation is that the LHA should continue to include the replacement of these windows in its capital improvement plan and replace them as funding allows. I acknowledge that this LHA (Local Housing Authority) has limited funds available and has been addressing many high priority issues throughout 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

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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.

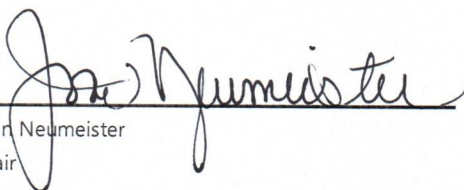
BHA has also had several emergencies requiring immediate attention. An emergency septic repair on the pumps at 667-1 & 667-2 was required because water was not being properly pumped back to the street connection and the water was causing the reserve tanks to overflow and leak into the parking lot. The 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.

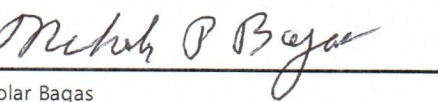
Awarding BHA the CPC funding for this project would be a huge improvement on the building envelope and the preservation of this property. We appreciate your consideration of our request.

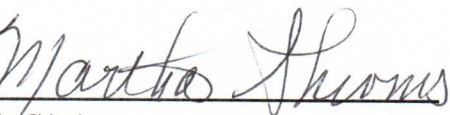
Sincerely,

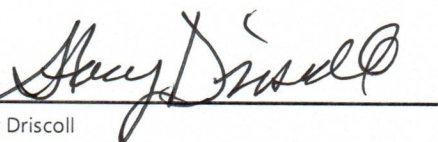
Bridgewater Board of Commissioners

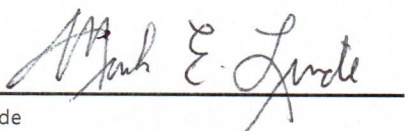
Signature Page:

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

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:	Window Replace & Exterior Repair, Phase 1	
	Bridgewater CPA Funding Application	November 2022
LHA:	Bridgewater Housing Authority	
Dev. Name & No.:	Hemlock Drive, 667-2	

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
SOFT COSTS				
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
Total Soft Costs				\$ 72,561
HARD COSTS				
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
Total Hard Costs				\$ 290,242
Total Estimated Project Cost				\$ 362,803

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.		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. This photo shows relatively new lifetime architectural asphalt shingle roofs which were replaced in 2017.
2.		View of typical Hemlock Drive 667-2 front-facing windows with decorative wood panels. Damage along the picture windowsills is clearly evident. Circular stairwell windows are not planned to be replaced as part of this project. This photo shows relatively new main entrance doors with intercoms which were installed between 2017 and 2021.

3.		Angled view of typical front-facing windows and wood panels. Deterioration of sills and panels is evident. Replacement of existing shutters will not be included in this project, but BHA plans to replace missing shutters separately.
4.		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. Note inconsistent presence of decorative muntins.
5.		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.

6.	 A photograph of a second-floor window on a brick building. The window is a double-hung style with a white frame and dark shutters on either side. Below the window is a decorative panel with a white frame. The brickwork is red and the overall appearance is well-maintained.	View of typical second floor window and panel. Deterioration is consistent.
7.	 A photograph of a second-floor window on a brick building, similar to the one in the previous photo. However, the decorative panel below the window is severely damaged, with the white paint and frame missing, revealing the underlying brick and wood. The shutters are dark and appear to be made of wood.	View of severe damage at one panel that has caused water infiltration into the building interior. Note inconsistent presence of decorative muntins.

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.		Photo of the windowsill from the interior of a dwelling unit, showing a streak of standing water caused by leaking through the existing window.
12.		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 2nd floor apartment window opening above.

End of Photo Index



Town of Bridgewater, MA

Community Preservation Committee

66 Central Square, Bridgewater, MA 02324

December 1, 2022

Mr. Michael Dutton, Town Manager
Town of Bridgewater
66 Central Square
Bridgewater, MA 02324

Re: Replacement of Windows at Hemlock Drive, 667-2

Dear Mr. Dutton:

In response to an application received from the Housing Authority for the replacement of windows at Hemlock Drive, 667-2, dated November 23, 2022, the following motion was made and seconded by Carlton Hunt and Patrick Driscoll at the CPC's November 30th meeting. The motion passed with 6 yeas, 0 nays.

Move to recommend the Bridgewater Town Council appropriate \$363,000 from the CPC Community Housing Reserve Account 324300 for the replacement of windows at Hemlock Drive, 667-2.

Please see that this information as well as the application are placed on the Town Council agenda and forwarded to the Council members as backup to the order.

I would appreciate if you would let me know when the Council acts on the order so we can prepare the award letter.

Sincerely,

A handwritten signature in blue ink that reads "Gina Guasconi".

Gina Guasconi, Chair
Community Preservation Committee

CC: Dawn Menard
Debra Ward
Josh McGraw
Fred Chase
Anthony Sulmonte
Laurie Guerrini