Town of Bridgewater

Town Council

January 10, 2023
7:00 PM
66 Central Square
Academy Building
Council Chambers

MEETING AGENDA

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) December 20, 2022 Meeting Minutes

B. ANNOUNCEMENTS FROM THE PRESIDENT

a) Swearing in of newly elected Councilors

b) Reorganization of the Council: Elect President and Vice President

c) Reorganization of Council Seats

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

a) Parks and Recreation: Mark Thomas - 2022 to 2025

F. HEARINGS

G. LICENSE TRANSACTIONS

a) Petition P-2023-018: The Granting of a Class I Used Auto Dealers License
This hearing has been duly advertised in the Enterprise and on the Town's website and abutter letters sent. This measure may be considered this evening upon conclusion of the hearing.

H. PRESENTATIONS

I. TOWN MANAGER'S REPORT

a) Fire Station Project Update

J. DISCUSSIONS

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

a) Order O-FY23-038: Appropriation for Eminent Domain Order of Taking for Summer Street Property
Budget & Finance meeting on 1/9/23 to discuss. FinCom voted 5-0 to recommend at their 1/4/23 meeting.

b) Order O-FY22-019: Eminent Domain Order of Taking of Summer Street Property
Community and Economic Development recommended 2-0 at their 12/13/22 meeting. This Order has been duly advertised in the Enterprise and on the Town's website. This measure may be considered this evening upon conclusion of the hearing.

c) Order O-FY23-039: Transfer Order - Bridgewater Housing Authority Window Replacement Project
Budget & Finance meeting on 1/9/23 to discuss. FinCom voted 5-0 to recommend at their 1/4/23 meeting.

M. OLD BUSINESS

N. NEW BUSINESS

a) Order O-FY23-040: Certified Assessors Compensation

b) Order O-FY23-041: Acceptance of Non- Recurring Revenue to Capital

c) Order O-FY23-042: Transfer Order - CPA Old State Farm Trail Project

d) Order O-FY23-043: Bridgewater Raynham Regional School District Capital Allocation

e) Proposed Ordinance D-FY23-007: Acceptance of Local Tax Option - Retail Marijuana Tax

f) Proposed Ordinance D-FY23-008: Cash Policy - Retail Marijuana Tax Reserve Fund

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT

Town of Bridgewater

Town Council

December 20, 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 or order at 7:00pm on Tuesday, December 20, 2022, in the Council Chambers.

PRESENT

Fred Chase, Dr. Kevin Perry, Bill Wood, Erik Moore, Francis Sousa, Shawn George, Dennis Gallagher and Matt Rushton. Also in attendance was Town Manager Michael Dutton and Town Attorney Jason Rawlins.

ABSENT

Peter Colombotos

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) December 6, 2022 Meeting Minutes

Councilor George made a motion to approve the meeting minutes from December 6, 2022, 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 – Absent; Wood – Yea; Rushton – Abstained. The motion passed 7-0-1.

ANNOUNCEMENTS FROM THE PRESIDENT

Councilor Chase asked for a moment of silent prayer for Lt. Elders, retired Bridgewater Fire Chief who recently passed away.

Since this was the last meeting for 3 of the councilors, Councilor Chase thanked each of them for serving.

PROCLAMATIONS

Councilor Chase read a proclamation for Jim Campbell into the record. Mr. Campbell was a long time member of the Recreation Commission who recently stepped down.

CITIZEN OPEN FORUM

Ed Ivaldi, Boxwood Lane: Thanked the council for their work on the council. Spoke in opposition of the question on the 1/7/23 ballot, read facts.
Pat Neary, Lakeside Drive: Spoke in opposition of the question on the 1/7/23 ballot, read facts.
Janet Hansen, Pleasant Street: Spoke in opposition of the question on the 1/7/23 ballot, read facts.
Brian Perry, 1065 High Street: Would like help with the issue of sand and gravel trucks on High Street. Noted

that there is a sign on Route 18 that says 19 tons but these trucks are bigger. Would like some support to get this corrected.

APPOINTMENTS

a) Robert Rulli, Community and Economic Development Director Ratification

Town Manager Dutton noted that Mr. Rulli has a wealth of experience and received many awards. Highly recommended.

Councilor George made a motion to ratify Mr. Robert Rulli as Community and Economic Development Director, 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 – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

b) Nora Tarr, Cultural Council – 2022 to 2024

Councilor George made a motion to ratify Mr. Robert Rulli as Community and Economic Development Director, 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 – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

HEARINGS – None

LICENSE TRANSACTIONS

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

Councilor George made a motion to approve Petition P-2023-013, 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 – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

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

Councilor George made a motion to approve Petition P-2023-014, 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 – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

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

Councilor George made a motion to approve Petition P-2023-015, 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 – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

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

Councilor Wood made a motion to approve Petition P-2023-016, 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 – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

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

Councilor George made a motion to approve Petition P-2023-017, 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 – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

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

Councilor George made a motion to approve Petition P-2023-018, 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 – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

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

Councilor George made a motion to approve Petition P-2023-018, 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 – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

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

Councilor George made a motion to approve Petition P-2023-018, 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 – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

PRESENTATIONS – None

TOWN MANAGER'S REPORT – None

DISCUSSIONS - None

COMMITTEE REPORTS - None

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.

Councilor Chase noted that this Order was for the eminent domain taking of the Mobil station and it needed to be referred to Budget and Financing and Finance.

Councilor Wood made a motion to refer Order O-FY22-019 to advertising, which was duly seconded.

Councilor George asked how long it would take to obtain the Mobil station. Attorney Rawlins noted that it will be 60 days to record, fairly quick if no appeal.

Voice vote was taken with the results recorded as follows:
Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

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.

Councilor George made a motion to approve Ordinance D-FY23-005, which was duly seconded.

Councilor Moore asked if someone shows up to speak and they did not follow this rule can they speak. Councilor Chase noted that the council could amend and vote the rules and allow them to speak.

Voice vote was taken with the results recorded as follows:
Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

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.

Councilor Wood noted that Budget and Finance met with the Finance Committee to go over the Resolution. Fairly general language, focus should be on the four Town Manager objectives.

Councilor Wood made a motion to approve Resolution R-FY23-003, 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 – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

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.

Councilor Perry made a motion to approve Resolution R-FY23-004, 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 – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

OLD BUSINESS - None

NEW BUSINESS

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

Councilor Wood made a motion to refer Order O-FY23-039 to Budget and Finance and Finance Committee, which was duly seconded.

Councilor Rushton noted that this was a great use of CPC funds. Bridgewater Housing has a very tight budget and competes with other housing authorities for State and Federal money.

Voice vote was taken with the results recorded as follows:
Perry – Yea; Sousa – Yea; George – Yea; Moore - Yea; Chase – Yea; Gallagher – Yea; Colombotos – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

CITIZEN COMMENTS

Ed Ivaldi, Boxwood Lane: Spoke about the special election, opposed question and noted marijuana facts.
Janet Hansen, Pleasant Street: Opposes question, voting no. Wants to know why crosswalk at the common was moved.

COUNCIL COMMENTS

Councilor Rushton: Acknowledged everyone on the board; would like to see more appreciation for Town employees. Will continue to give 110% for the Fire Station project. Also noted that he voted for the question to be on the ballot to let the voters decide but will be voting against it.
Councilor Wood: Thanked Councilors Colombotos, Sousa and Rushton, pleasure serving with you. Noted that he is pushing for the question on the ballot because his district voted in favor. Wished everyone a Happy Holiday.
Councilor Gallagher: Thanked the speakers who spoke tonight. Noted that the council started the year with Zoom meetings and then in person meetings. Thanked Councilors Colombotos, Sousa and Matt. Spoke about the Special Election, opposes the question, not a good fit for the town. Wished everyone a Happy Holiday.
Councilor Moore: Congratulated Jim Campbell for his service to the town and thanked all who spoke. Noted that truck issues were an enormous problem and the town should look into it. Welcomed Mr. Rulli and thanked Councilors Colombotos, Sousa and Rushton.
Councilor George: Reminded residents to vote on 1/7/23. Agreed with resident Mr. Perry, High Street has truck issues. Thanked Councilors Colombotos, Sousa and Rushton. Wished everyone a Happy Holiday.
Councilor Sousa: Thanked everyone for their kind words. Noted that he was not in favor of the question.
Councilor Perry: Condolences to Captain Elders family. Thanked Jim Campbell and welcomed Mr. Rulli. Thanked Colombotos, Sousa and Rushton. Reminded residents to go out and vote on 1/7/23; opposes the question, voting no.
Councilor Chase: Thanked everyone who came and spoke, respect your opinions. Will miss Councilors Colombotos, Sousa and Rushton. Wished everyone a Happy Holiday.

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 – Absent; Wood – Yea; Rushton – Yea. The motion passed 8-0.

Meeting adjourned at 8:35p.m.

McGraw, Joshua

From: noreply@civicplus.com
Sent: Monday, November 21, 2022 10:16 PM
To: Town Manager
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?	Parks and Recreation

Personal Information

First Name	Mark
Middle Name	*Field not completed.*
Last Name	Thomas
Address1	
City	Bridgewater
State	MA
Zip	02324
Primary Number	
Alternate Phone	*Field not completed.*
Email Address	
Are you presently, or have you ever served on a Board, Committees, or Commission in Town of Bridgewater?	No
Are you Applying for reappointment?	No

How did you hear about this vacancy?	Town Website
Please Attach Resume	MThomas Resume 2022.pages
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.	My name is Mark Thomas, 25 year resident of Bridgewater. Since moving to town, I've attended and graduated from college in Bridgewater, worked for local businesses as well as established my own local home improvement business. Currently my wife and I are raising our two sons (9,7) in Bridgewater and spent the last 5 years coaching and serving as a board member for the Bridgewater Youth Soccer Association. I have also coached for the town little league since 2018. I believe in giving back to the community one resides in, and I feel that I can be an asset for the Bridgewater Park and Recreation Commission. With extensive management and construction experience, a strong work ethic and the ability to work with people, I welcome the opportunity to serve the town!

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	Mark A. Thomas
Date	11/21/2022

Email not displaying correctly? View it in your browser.

Mark Thomas

Professional Summary

Prioritized personal relationships and quality of work over 32 years in retail, restaurant, sales and construction management.

Relevant Experience

Self-employed carpenter with 25 years experience in all aspects of building construction. Established Advanced Exteriors in 2018 as a home improvement company committed to quality and the highest customer service.

24 years of customer service, management and relationship building experience in retail and restaurant industries.

Over a decade of volunteer coaching various age levels across multiple sports

Bridgewater Youth Soccer Association
-Coach, Board of Directors 2017-current date

Bridgewater Little League
-Coach 2018-current date
-Board of Directors 2022-2023

Education

Bridgewater State College 1999-2002
BA in Political Science
Minor in Management

Bridgewater Town Council

Introduced By:
Date Introduced: 1/10/2023
First Reading: 1/10/2023
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Petition P-2023-018: The Granting of a Class I Used Auto Dealers License

WHEREAS, Lucini Truck Sales, 900 Elm Street has submitted all applicable documentation as required for a Class I license to operate an auto dealer establishment at 900 Elm Street, Bridgewater, Massachusetts; and

WHEREAS, William E. Lucini will serve as the establishment's manager of record; and

WHEREAS, Lucini Truck Sales proposes up to 5 vehicles to be displayed for sale; and

WHEREAS, Lucini Truck Sales proposes to operate the business during the following hours:

Monday – Friday	**9:00am to 5:00pm**
Sunday	**Closed**

and;

WHEREAS, Lucini Truck Sales has complied with the requirements of the Town of Bridgewater and applicable state laws inclusive of the zoning requirements, Building and Fire Codes governing the operation of such licenses; and

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

The Town Council of the Town of Bridgewater, Massachusetts, pursuant to Chapter 140 - section 58 specifically; and also sections 57 and 59 generally, of the Massachusetts General Law (M.G.L.), in Town Council assembled approve the petition of Lucini Truck Sales to be granted a Class I license to operate as a Class I - Used Car Dealer within the Town of Bridgewater.

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Committee Referrals and Dispositions:

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

Attachments: 1. Class 2 - Transfer License Checklist

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Town Council Meeting Date: January 10, 2023

Applicant Name:	Lucini Truck Sales
Address:	900 Elm Street
Telephone:	(508) 584-3181
Email:	welucini@lucinibus.com

NEW/TRANSFER AUTO DEALER'S LICENSE
CLASS I

✓ Application – Town of Bridgewater
✓ Articles of Organization
✓ DBA Certificate (Issued by the Town Clerk's Office
✓ Copy of one of the following: Lease Agreement, Purchase & Sales Agreement or Deed (if property owner)
✓ Newspaper Advertisement
✓ Certified Abutter's List
✓ Plot Plan
✓ Delinquent Tax Certification
✓ State Tax Affidavit
✓ Workman's Compensation Insurance Affidavit
___ Check payable to Town of Bridgewater for $25 for Abutter Listing
✓ Check payable to Town of Bridgewater for $100 for Application Fee (non-refundable)
✓ Check payable to Town of Bridgewater of $200 (License fee)

Recommendations:
___ Tax Office
___ Fire Department
___ Police Department
___ Building Department

Notes:
1) Lucini Truck Sales is requesting of the Class 1 license for 5 vehicles at 900 Elm Street.
2) There are no outstanding taxes owed
3) The Fire, Police and Building Departments have no issues with the transfer of this license.

Bridgewater Town Council

Introduced By:
Date Introduced:
First Reading:
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Fire Station Project Update

Committee Referrals and Dispositions:

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

Attachments: None

Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 12/6/2022
First Reading: 12/6/2022
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY23-038: Appropriation for Eminent Domain Order of Taking for Summer Street Property

Ordered, that by the Town Council for the Town of Bridgewater as follows:
To fund the eminent domain taking of the Parcel known as 46 Summer Street (Map 34, Lot 218), the Bridgewater Town Council appropriates $313,900 from Community Preservation Funds – Open Space Reserve Account 324100.

Explanation: This order adds to existing appropriation to fund the eminent domain taking of 46 Summer Street, Bridgewater (the old Mobil Station) 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)
•	•
•	•

Attachments:
1. Rec to TM - 46 Summer Street
2. 2022-10-31 Mobil Station Application Amended II FINAL

NOT FOR ACTION - FIRST READING

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: 46 Summer Street Property (Mobil Station)

Dear Mr. Dutton:

In response to your amended application for the Taking of the 46 Summer Street Property (dated October 31, 2022) the following motion was made and seconded by Carlton Hunt and Maureen Minasian at the CPC's November 30th meeting. The motion passed with 6 yea, 0 nay.

> Move to recommend the Bridgewater Town Council appropriate $313,900 from CPC Open Space Reserve Account 324100 towards the acquisition of property at 46 Summer Street (Map 34, Lot 218). The remaining acquisition costs (est. @ $245,000) will be funded from the Town of Bridgewater Capital Reserve account 292.16 as appropriated under Town Council Order 0-FY22-038.

Please see that this information is placed on the Town Council agenda and is 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,

Gina Guasconi

Gina Guasconi, Chair
Community Preservation Committee

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

Amended October 31, 2022

Project Application
Community Preservation Committee

Cover Sheet

An electronic copy of this application and all supporting materials should be submitted to the CPC Chair at *cpc@bridgewaterma.org* and the CPC's administrative assistant (McGraw, Joshua <JMCGRAW@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:_____ Date Submitted: October 31, 2022

[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

Complete Application Check List

Please submit the application in this order:

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

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

Amended October 31, 2022

Project Application
Community Preservation Committee

REVISED AND AMENDED APPLICATION – 10/31/2022

GENERAL INFORMATION

Project Name: Eminent Domain Taking – Summer Street (Mobil Station)

Project Location (address and neighborhood): 46 Summer Street, Map 34, Lot 218

Legal Property Owner of Record: P. Dilip DeSilva

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

X Open Space ▪ Historic Preservation ▪ Community Housing X Recreation

PROJECT DESCRIPTION

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

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

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

PROJECT CONTACT

Contact Person: Michael Dutton .

Telephone: 508-697-0919 **Email:** TownManager@bridgewaterma.org

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

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X Town Committee or Department ▪ Public Charity/Non-Profit ▪ Private

Have you or this organization applied for or received CPA funding before? X Yes ▪ No

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

ASSURANCE

I Michael Dutton hereby certify under the penalties of perjury the
(Print the name of the fiduciary agent)
following application information is true and correct to the best of my knowledge and I am legally able to enter into a contract on behalf of the Town of Bridgewater with the Town of Bridgewater for Community Preservation Funds.

Signature **Date** October 29, 2022

Title: Town Manager

Project Narrative

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

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

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

   a. The Town Council appropriated funds from the Capital Stabilization Account on March 15, 2022 in the amount of $245,000 for the purpose of paying expenses associated with this taking. Out of the appropriated money, $58,900 has either been expended or will be expended for the preliminary work towards this purpose, including the environmental assessment, survey, and design. This will leave a balance of $186,100 to allocate directly for the taking.
   b. The appraised value of the property is $488,100. This represents the professional appraiser's opinion that the Highest and Best Use of the property is as a **vacant lot**. The appraiser's valuation As-Is Land and Building would be $295,000. The Town's obligation is to pay based on the highest and best use as determined by the independent appraiser. The appraisal shows that the building has a negative value of ($193,000).

2. **CPC GOALS AND PRIORITIES:** From the Community Preservation Plan FY2020-FY2024, Open Space and Passive Recreation:
   GOAL 4: Create, preserve, and acquire neighborhood-level open spaces for pocket parks, community gardens, and other outdoor gathering spaces… Although small in size, green spaces on private property make up large parts of the urban land base and provide important roles for habitat and ecosystem services. The CPC will

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

From the 2017 Open Space and Recreation Plan Update:

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

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

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

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

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

6. **ORGANIZATIONAL EXPERIENCE AND CAPACITY:** The Town is an institutional applicant for Community Preservation Funds with extensive familiarity with municipal process, funding, procurement, and grant funding.

7. **MAINTENANCE:** The eminent domain taking itself will not create additional maintenance costs. However, as the property transforms into a public park and recreation area, ongoing upkeep and maintenance will be required. This will include cleaning, maintenance of green space, trash pickup, and infrequent capital improvements. Pending sufficient budget funding, the Town will be responsible for these expenses but has been in discussions with other entities about sharing the ongoing burden of maintenance.

8. **MULTI-YEAR PROJECTS:** The eminent domain taking of the property is a separate project. Future funding requests to create active and passive recreational improvements to the property are anticipated.

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

APPLICANT SIGNATURE: _____

DATE SUBMITTED: October 29, 2022

Project Application
Community Preservation Committee

Project Application Attachments (see Application Guidance)

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

Check out the CPC's webpage for more information:
https://www.bridgewaterma.org/1353/Community-Preservation-Committee

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

Project Budget Narrative

PROJECT COST:

Project Budget Overview

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

LEVERAGING FUNDING:

Sources of Funding Overview

Source *(private, federal, state, or local government)*	Amount	Status *(received, pending, will apply)*
Local Capital Appropriation	$ 245,000	Received
Less Expenses already committed	$ 58,900	
Balance of Available Funds	**$ 186,100**	
	$	
	$	

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

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

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

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

Project Budget Attachment

BUDGET OVERVIEW

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

INCOME – OTHER SOURCES OF PROJECT FUNDING

Source *(private, federal, state, or local government)*	Amount	Status *(received, pending, will apply)*
Balance of Local Capital Appropriation	$ 186,100	Received
	$	
	$	
	$	
	$	

SUMMARY OF PROJECT EXPENSES[2]

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

[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.

Amended October 31, 2022

Project Application
Community Preservation Committee

DETAILED PROJECT EXPENSES

Personnel

	CPA Funds	Other Funding	Total
Ex: Project Manager			
Ex. Inspectional Services	$	$	$
	$	$	$
	$	$	$
TOTAL	$	$	$

Equipment[3]

	CPA Funds	Other Funding	Total
Ex: Furniture			
	$	$	$
	$	$	$
	$	$	$
	$	$	$
TOTAL	$	$	$

Supplies[4]

	CPA Funds	Other Funding	Total
Ex:	*$*	*$*	*$*
	$	$	$
	$	$	$
	$	$	$
TOTAL	$	$	$

Design and Contracts

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

[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

Building and Construction[5]

	CPA Funds	Other Funding	Total
Ex: Picnic Pavilion			
	$	**$**	**$**
	$	**$**	**$**
TOTAL	**$**	**$**	**$**

Other

	CPA Funds	Other Funding	Total
Ex: Land Acquisition			
Land Acquisition and Closing Costs	**$** 313,900	**$** 186,100	**$** 500,000
	$	**$**	**$**
	$	**$**	**$**
TOTAL	**$** 313,900	**$** 186,100	**$** 500,000

Task based task (scope) costs identifying funding source

	CPA Funds	Other Funding	Total
Ex: Accessible Entrance			
Ex: Accessible Elevator			
	$	$	$
	$	**$**	**$**
	$	**$**	**$**
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 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:	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
2. Rec to TM - Hemlock Drive windows

NOT FOR ACTION - FIRST READING

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 <JMCGRAW@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

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.

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.

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

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
I am the author of this document
2022.11.23 09:36:48-05'00'

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 *(private, federal, state, or local government)*	Amount	Status *(received, pending, will apply)*
	$	
	$	
	$	
	$	
	$	

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.

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 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 EXPENSES[2]

	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**	$	$

Equipment[3]

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

Supplies[4]

	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 Construction[5]

	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.

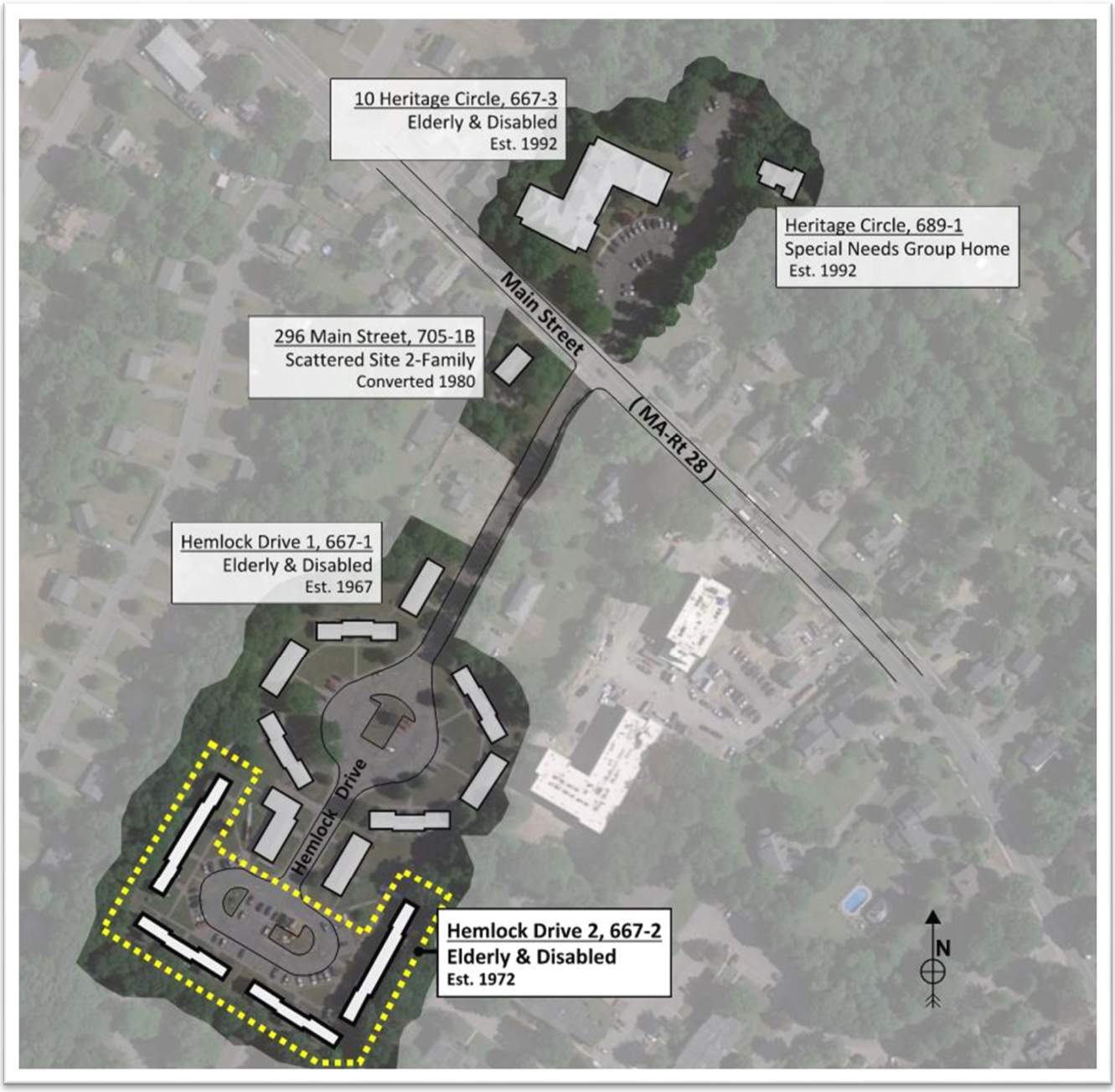
[5] Construction means all types of work done on a particular property or building including erecting, altering or remodeling.

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	Completion Date	Duration
Designer Contract Executed	**March 1, 2023**	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

TAUNTON housing authority

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,

Sean Keating

100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

www.mass.gov/dhcd
617.573.1100

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MATZ
COLLABORATIVE
ARCHITECTS

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 widows 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,

Laura Notman

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

Bridgewater:
Preserving Our Past. Enriching Our Present. Building Our Future.

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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 *(approx. 14% of construction cost)*	Lump	1	$ 40,634	$ 40,634
Design/construction contingency *(approx. 8% of construction cost)*	Lump	1	$ 23,219	$ 23,219
Testing, permits, admin & accounting *(3% of construction cost)*	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.		View of typical second floor window and panel. Deterioration is consistent.
7.		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 yea, 0 nay.

> 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,

Gina Guasconi

Gina Guasconi, Chair
Community Preservation Committee

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

Bridgewater Town Council

Introduced By:	Town Manager
Date Introduced:	1/10/2023
First Reading:	1/10/2023
Second Reading:	
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY23-040: Certified Assessors Compensation

Ordered, that the Town Council assembled, accept the provisions of c. 59, section 21A.5 relative to compensation for certified assessors which reads as follows:

Section 21A.5. In any city or town which accepts this section, an assessor or assistant assessor, who has completed the necessary courses of study and training and has been awarded a certificate by the International Association of Assessing Officers as a certified assessment evaluator or who has been awarded a certificate by the Association of Massachusetts Assessors as a certified Massachusetts assessor, shall receive as compensation from such city or town, in addition to the regular compensation paid by such city or town for services in such office, an amount equal to ten per cent of such regular compensation. An assessor who has been awarded both certificates referred to above shall receive such additional compensation for only one of such certificates. In order to qualify for such additional compensation, an assessor or assistant assessor shall submit proof that he has been awarded either or both of the aforesaid certificates to the mayor or the board of selectmen of such city or town. The additional compensation herein provided shall be prorated for any twelve month period in which an eligible person does not hold the office of assessor or assistant assessor for twelve consecutive months. In those cities and towns which accept the provisions of section twenty-one A, this section shall not be applicable.

Explanation:
Traditionally, Bridgewater has rewarded education through increases in pay. State law encourages an increase in the Assessor's pay if the employee completes the challenging course of study and is certified by the International Association of Assessing Officers ***or*** *the Association of Massachusetts Assessors. Bridgewater's Assessor has achieved both certifications and is one of the most educated Assessors in Massachusetts. Adopting this MA General Law would reward the achievement of these certifications.*

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)

•	•
•	•
•	•

Attachments: None

Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 1/10/2023
First Reading: 1/10/2023
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY23-041: Acceptance of Non- Recurring Revenue to Capital

ORDERED, that the Town Council assembled vote to

WHEREAS: Massachusetts General Laws, Chapter 40, §5B requires the Town Council to accept and authorize the expenditure of revenue sources that are deemed one-time revenue or take any other action relative thereto and

WHEREAS: The Town of Bridgewater has received a payment of $120,720.55 from the Department of Corrections' FY 2023 budget earmarked for cities and towns hosting correctional facilities.

ORDERED: that the Town Council of Bridgewater, Massachusetts in Town Council assembled to vote to accept payment of $120,720.55 into the Capital Stabilization Funds to appropriate for Capital needs.

Explanation:
This order accepts one time non-recurring revenues from the DOC earmarked 2023 budget to the Capital Stabilization Fund for Capital Appropriations for the Towns Capital Needs.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•
•	•

NOT FOR ACTION - FIRST READING

•	•

Attachments: 1. FY2023 DOC Prison Mitigation Payment$120720.55

The Commonwealth of Massachusetts
Executive Office of Public Safety & Security
Department of Correction
50 Maple Street, Suite 3
Milford, MA 01757
Tel: (508) 422-3300
www.mass.gov/doc

CHARLES D. BAKER
Governor

KARYN E. POLITO
Lieutenant Governor

TERRENCE M. REIDY
Secretary

CAROL A. MICI
Commissioner

SHAWN P. JENKINS
Chief of Staff

KELLEY J. CORREIRA
ROBERT P. HIGGINS
MITZI S. PETERSON
THOMAS J. PRESTON
Deputy Commissioners

December 19, 2022

Mr. Michael Dutton
Town Manager
Municipal Office Building
66 Central Square
Bridgewater, MA 02324

Dear Mr. Dutton:

The Department of Correction's FY 2023 operating budget contains funds earmarked for cities and towns hosting correctional facilities.

Based on the average state inmate population housed in your community from July 1, 2021 through June 30, 2022, a payment in the amount of **$120,720.55** will be processed for the City of Bridgewater. This payment will be issued via the State Treasurer's Office and sent to your local Treasurer by electronic transfer. This payment has a scheduled disbursement date of December 22, 2022.

If there are any questions, I can be reached at 508-422-3332.

Sincerely,

Thomas Brennan
Budget Director

Cc: Shawn Jenkins, Chief of Staff
Thomas J. Preston, Deputy Commissioner Administration
Matthew Dailey, Executive Director of Admin Services
Thomas Ashe, Legislative Manager of Constituency Services
Kristine Marcotte, Director, Fiscal Services

Bridgewater Town Council

Introduced By:	Town Manager
Date Introduced:	1/10/2023
First Reading:	1/10/2023
Second Reading:	
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY23-042: Transfer Order - CPA Old State Farm Trail Project

ORDERED, that the Town Council assembled vte to

In accordance with Section 6-4 of the Bridgewater Home Rule Charter, vote to appropriate $40,000 from CPA Undesignated Fund Balance (Account #2100-359000) to an expense account within the CPA funds 21005-530050.

Explanation:
Approved by the CPC for the surveying of the property for the Old State Farm Trail Project.

Committee Referrals and Dispositions:

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

Attachments:
1. 2022-12-16 Bridgewater Old State Farm Trail Project Application- Reduction
2. Rec to TM - Old State Farm Trails Project

NOT FOR ACTION - FIRST READING

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 <Committees@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:_____ Date Submitted: 12/15/2022

[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: Old State Farm Trail Project
Project Location (address and neighborhood): Off of Summer Street
Legal Property Owner of Record: Commonwealth of Massachusetts

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

☑ Open Space ☐ Historic Preservation ☐ Community Housing ☐ Recreation

PROJECT DESCRIPTION

Short Project Description: The Old State Farm Trail Project is a multi-stage project that seeks to create a 1.8 mile pedestrian recreational trail on a permanent trail easement on MA Department of Corrections land starting at a trailhead parking area on the east side of Summer Street by the bridge and flowing along the Wild and Scenic Taunton River; then turning and travelling through woodlands on DOC property back to a northern trailhead off Summer Street. The initial goal is to create a natural surface trail for hikers, walkers, bicyclists, dog walkers, skiers, snowshoe users and others. Vehicle use will be prohibited on this trail. The proposed trail would be a part of the greater Nunckatessett Greenway system (see attached brochure). Completion of this 4-Phase project will cost approximately $200,000 to $250,000. This application is for monies to fund the survey required by DCAMM before the easement can be transferred to the Town.

Estimated Start Date: 01/01/2023 Estimated Completion Date: 06/30/2023 (Phase 2)

Amount Requested: $ 40,000 **Total Project Cost:** $65,000

PROJECT CONTACT

Contact Person: Michael Dutton, Town Manager, on behalf of the Natural Resources Trust of Bridgewater, Kitty Doherty, contact
Telephone: (508) 697-0919 **Email:** Mdutton@bridgewaterma.org

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

X Town Committee or Department ▪ Public Charity/Non-Profit ▪ Private

Have you or this organization applied for or received CPA funding before? X Yes No
If yes, what project and when? The Town is a frequent institutional applicant for CPA funds for such things as Academy Building Restoration, Memorial Building restoration, softball fields, lighting at Legion Field, etc.

Project Application
Community Preservation Committee
Bridgewater, MA

ASSURANCE

I Michael Dutton hereby certify under the penalties of perjury the
(Print the name of the fiduciary agent)
following application information is true and correct to the best of my knowledge and I am legally able to enter into a contract on behalf of the Town of Bridgewater, (on behalf of the NRTB) with the Town of Bridgewater for Community Preservation Funds.

Signature _____ **Date** 12/15/2022

Title Town Manager

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:

The entire multi-phased project is outlined in the following narrative. **The request for funding covers only Phase 2 at this stage.**

Summary: The Old State Farm Trail Project is a multi-stage project that seeks to create a 1.8 mile pedestrian recreational trail on a permanent trail easement on Department of Corrections land (*see attached two pieces of legislation authorizing the easement and the terms of transfer)* starting at a trailhead parking area on the east side of Summer Street by the bridge and flowing along the Wild and Scenic Taunton River; then turning and travelling through woodlands on DOC property back to a northern trailhead off Summer Street. The initial goal is to create a natural surface trail for hikers, walkers, bicyclists, dog walkers, skiers, snowshoe users and others. Vehicle use will be prohibited on this trail. Completion of this 5-Phase project will cost approximately $200 to $250 thousand dollars.

Phase 1 of the project was the development of a conceptual plan for the trail and obtaining amended legislation (*see attached*) to create an acceptable trail corridor and trail location with the potential for trailhead parking at both ends of the 1.8 mile trail. Working with the Town, the Natural Resources Trust of Bridgewater, Division of Capital Asset Management and Maintenance, Dept. of Corrections, Public Access Board for DFW, Taunton River Stewardship Council, abutters and stakeholders, a consensus was reached on the trail route, the need for parking and the need to re-route the trail to more favorable ground. This required the assistance of the local legislative contingent to push amended legislation through the State Legislature. This enabled us to move on to Phase 2.

Phase 2 (our current phase) is to achieve the transfer of a permanent trail easement to the Town. This process and timing are controlled by DCAMM and requires the Town to provide $65,000 to pay for the survey costs, writing of the actual legal easement, and legal and recording costs associated with that. We are reaching out to the Taunton River Stewardship Council for additional funds to cover the closing costs (they have already committed $15,000 towards the survey work. We are also reaching out to two family foundations for funds to help defray the cost. Finally, we have been contacted by private donors who have expressed an interest in helping cover the cost of this phase.

The Town and NRTB are planning on submitting a grant request to MassTrails by February 1, 2023. This would be for Phase 3 and 4 – the engineering/permitting work and the beginning of construction of the trail. The Town is ineligible for this MassTrails grant program if it is not the owner of record of the permanent trail easement. It is critical that the survey work be completed or underway at the time MassTrails Advisory Board reviews the grant applications at the beginning of March. If the trail easement is not a certainty or still in question, the Town's MassTrails grant application will be much less appealing than many of the other grants and would, most likely, not be funded. But, with the confirmed Taunton River Stewardship Council donation and the CPC funds, the transfer of the easement would be assured and the Town's MassTrails grant application would be much stronger. It would stand a very good chance of competing with other grants and being funded.

Phase 3 is securing funding to pay for the permitting and engineering costs and some preliminary construction of the trail (construction of 2 10-car parking lots). This work could cost approximately $105,000 ($40K for each of the parking areas and $25K for the permitting and engineering work.

Phase 4 is completion of the trail for its entire length including all user amenities (signage (wayfinding and interpretive), benches, canoe/kayak take-out areas, outdoor classroom areas, viewing platforms). Clearing the corridor, doing any tread work that is needed, constructing stream crossings and bog-bridging needed along the trail. Adding benches and signage. This work will cost approximately $85,000

Phase 5 is the Grand Opening event that officially opens the trail to the public. Hikes, canoe/kayak rides, some interpretive presentations, etc. will be planned for that day.

2. CPC GOALS AND PRIORITIES:

Town of Bridgewater Community Preservation Plan FY2020-2024

GOAL 2: Preserve existing natural open space and passive recreation facilities—specifically enhancing safety and public access.

GOAL 3 Preserve and acquire strategic private open space properties along water resources and river corridors to improve water quality and to protect priority wildlife habitats and critical natural landscapes from development.

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3. COMMUNITY NEEDS:

Bridgewater continues to make incremental efforts to provide accessible, natural, and convenient passive recreational opportunities. The proposed trail takes advantage of previously inaccessible land and water resources for exceptional passive recreational opportunities.

4. COMMUNITY SUPPORT: List of Letters of Support

Name *(committee, department, official, organization, etc.)*	**Date Requested**	**Date Submitted**
Kitty Doherty, NRTB	12/08/2022	
Michael Dutton, Town Manager	12/08/2022	
Eileen Hiney, Chair Open Space Committee	12/08/2022	
Michael Flaherty, Chair Parks and Recreation Committee	12/08/2022	

5. IMPLEMENTATION AND TIMELINE:

For the Phase 2 work (subject of this funding request), the timeline would start immediately upon an affirmative funding vote from the Town Council and continue through June of 2023.

6. ORGANIZATIONAL EXPERIENCE AND CAPACITY:

The Town is an institutional applicant for Community Preservation Funds with extensive familiarity with municipal process and funding. The NRTB has been an advocate for passive recreation in Bridgewater for decades.

7. MAINTENANCE:

This project itself does not require any maintenance. The larger project would be maintained by the Bridgewater Parks and Recreation Department with assistance by a volunteer corps.

8. MULTI-YEAR PROJECTS:

This Phase 2 of the overall project would lead to the execution of an additional three phases as outlined previously in this application.

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

APPLICANT SIGNATURE: _____

DATE SUBMITTED: 12/15/2022

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* or call at 508-697-0950.

Project Application
Community Preservation Committee
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Project Budget Narrative

PROJECT COST:

Project Budget Overview

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
$65,000	$40,000	$25,000	**%62**

LEVERAGING FUNDING:

Sources of Funding Overview

Source *(private, federal, state, or local government)*	Amount	Status *(received, pending, will apply)*
Taunton River Stewardship Council	$ 15,000	Committed
Community Preservation Funds	$ 40,000	This request
Private contributions	$ 10,000	Pending
	$	
	$ 65,000	

ANTICIPATED PROJECT EXPENSES:
Phase 2 should only include the cost of surveying and cost of recording.

PROJECT COST ASSUMPTIONS:
Costs are based on the responses to a RFQ issued by the Commonwealth through DCAMM for surveying services.

ACQUISITION OF AN INTEREST IN REAL ESTATE:
The application involves the "cost-free" acquisition of an easement from the Commonwealth, but the funding is to cover the Town's obligation to pay for the survey work which is a precursor to secure the easement.

BONDING AGAINST CPA FUNDS:
No

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
$65,000	$40,000	$25,000	62%

INCOME – OTHER SOURCES OF PROJECT FUNDING

Source *(private, federal, state, or local government)*	Amount	Status *(received, pending, will apply)*
Taunton River Stewardship Council	$15,000	Committed
Private Funding	$ 10,000	Pending
	$	
	$	
	$	

SUMMARY OF PROJECT EXPENSES[2]

	CPA Funds	Other Funding	Total
Personnel	$	$	$
Equipment	$	$	$
Supplies	$	$	$
Design and Contracts	$	$	$
Construction	$	$	$
Other	$40,000	$25,000	$65,000
TOTAL	$40,000	$25,000	$65,000

[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
Ex: Project Manager	*$5,000*	*$50,000*	*$55,000*
Ex. Inspectional Services	**$**	**$**	**$**
	$	**$**	**$**
	$	**$**	**$**
TOTAL	**$**	**$**	**$**

Equipment[3]

	CPA Funds	Other Funding	Total
Ex: Furnature	*$*	*$5,000*	*$50,000*
	$	**$**	**$**
	$	**$**	**$**
	$	**$**	**$**
	$	**$**	**$**
TOTAL	**$**	**$**	**$**

Supplies[4]

	CPA Funds	Other Funding	Total
Ex:	*$*	*$*	*$*
	$	**$**	**$**
	$	**$**	**$**
	$	**$**	**$**
TOTAL	**$**	**$**	**$**

Design and Contracts

	CPA Funds	Other Funding	Total
Ex: Deed Restriction	$10,000	*$5,000*	*$5,000*
Ex: Appraisal	$12,000	*$0*	*$12,000*
	$	**$**	**$**
	$	**$**	**$**
TOTAL	**$**	**$**	**$**

[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 Construction[5]

	CPA Funds	Other Funding	Total
Ex: Picnic Pavilion	***$***	***$50,000***	***$50,000***
	$	**$**	**$**
	$	**$**	**$**
TOTAL	**$**	**$**	**$**

Other

	CPA Funds	Other Funding	Total
Ex: Land Acquisition	***$***1,000,000	***$***500,000	***$***1,500,000
Survey and Recording	**$**40,000	**$**25,000	**$**65,000
	$	**$**	**$**
	$	**$**	**$**
TOTAL	**$**	**$**	**$**

Task based task (scope) costs identifying funding source

	CPA Funds	Other Funding	Total
Ex: Accessible Entrance	*$100,000*	*$15,000*	*$115,000*
Ex: Accessible Elevator	$75,000	*$0*	$ 75,000
	$	$	$
	$	**$**	**$**
	$	**$**	**$**
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.

Attachments

Old State Farm Trail Project

- Letters of Support
- Old Farm Trail conceptual layout
- Nunckatesset Greenway brochure
- Acts of 2020, Chapter 177
- Acts of 2022, Chapter 172

Town Manager's Office

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0919

December 15, 2022

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

Re: Old State Farm Trail

Dear Chair Guasconi:

I write to support the efforts of the NRTB to create a walking trail on state property off Summer Street.

In 2019, the Department of Fire Services proposed using Department of Corrections land to develop a second fire academy to train new and existing fire fighters. As a mitigation to the Town for any adverse impacts, the Executive Office of Energy and Environmental Affairs proposed to grant a public trail access along the Taunton River and through DOC property to the Town of Bridgewater.

The legislation creating the potential easement and public access required the Town to pay for a survey which identifies the easement prior to the transfer to the Town. The application in front of you is designed to partially fund this survey.

I fully support this effort of the NRTB to create a mile-plus of trail through DOC property. The trail will provide a needed passive recreational opportunity in this part of Town.

Sincerely,

Michael Dutton
Town Manager

NATURAL RESOURCES TRUST of BRIDGEWATER

A local nonprofit focusing on Natural Resource Conservation,
user-friendly parklands, and connecting land & water trails

12 December 2022

RE: Town / NRTB funding request for Old State Farm Trail
Conservation Restriction Survey and deed recording

Gina Guasconi, Chair, Bridgewater Community Preservation Committee

Dear Community Preservation Committee:

With great pleasure the Natural Resources Trust of Bridgewater (NRTB) endorses the town's application for funds to complete the Conservation Restriction survey on the Old State Farm Trail off Summer Street on Department of Corrections property.

This is a wonderful collaborative project that the nonprofit and town administration have been working on for several years, and finally, after completing clarifying legislation, the state's DCAMM has released the bid cost for the survey.

The town must immediately identify funding sources to satisfy DCAMM, and for the engineering contract to be signed. It is the Town's responsibility to pay the engineering costs in order for the trail CR survey and deed transfer from DOC to the town to take place.

NRTB is partnering with the town on the fundraising responsibility and has identified the Wild & Scenic Taunton River Stewardship Council and the Sheehan Family Companies Charitable Giving Fund as co-funders with us for this survey.

Thank you very much for considering our request for these funds. The Town of Bridgewater will benefit greatly with a user-friendly land and water trail network and parkland system that protects our natural resources, draws the people to the land, and to our downtown businesses.

Sincerely,
Kitty Doherty, Project Coordinator
Natural Resources Trust of Bridgewater.

Bridgewaters Real Estate

[redacted]
P.O. Box 697
Bridgewater MA 02324
508-697-3300
508-697-7474 Fax
Bob@BridgewatersRealEstate.com
www.BridgewatersRealEstate.com

December 13, 2022

Dear Community Preservation Committee,

I am writing this letter to request your support and funding for the Old State Farm Trail project as a spur of the Nuncktessett Greenway.

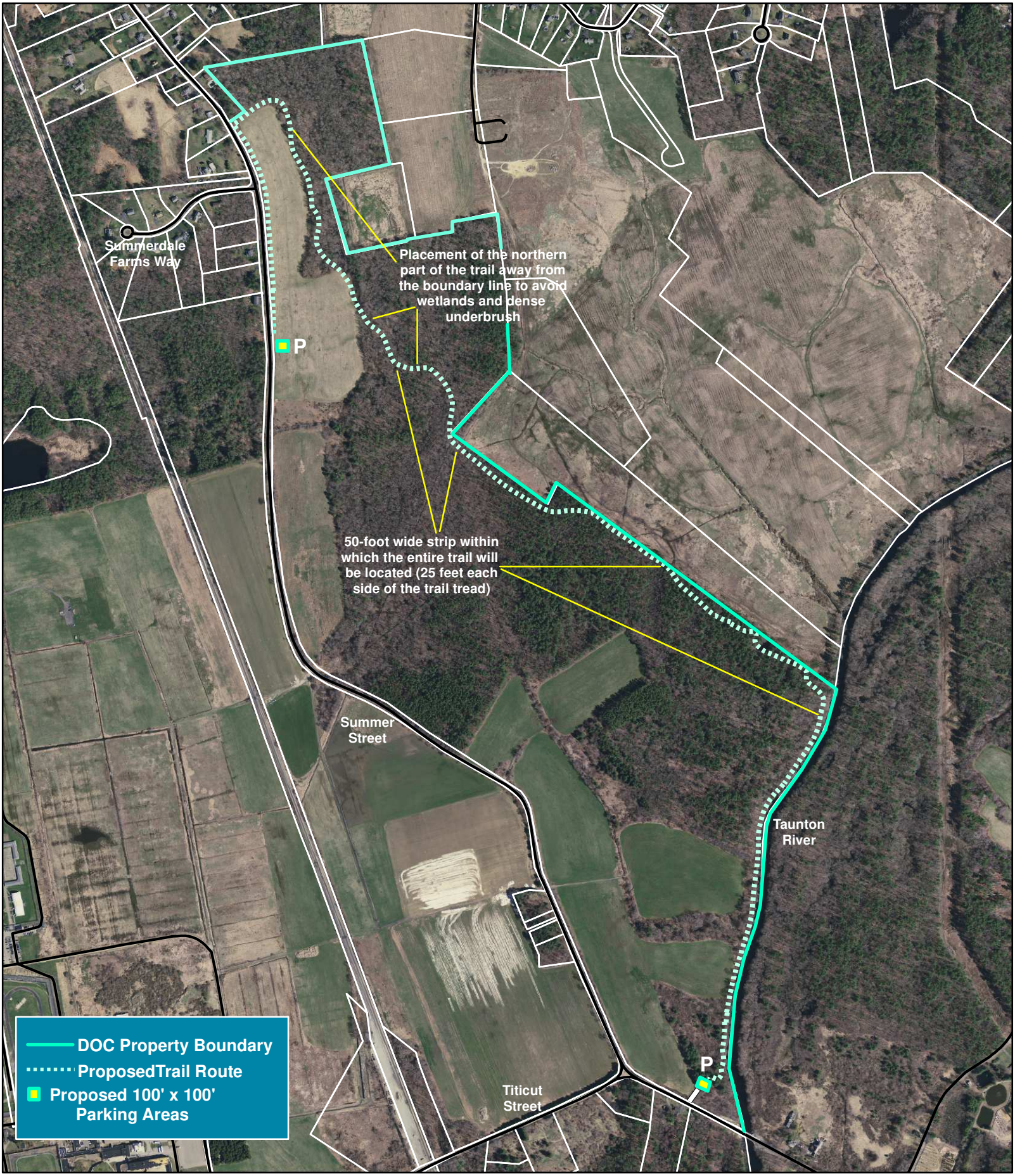
As a member of the Bridgewater Business Association and local REALTOR for over 40 years, I am very aware that every single enhancement to the Town's points of interest acts in an upward spiral to increase both property values and business opportunities.

Also, as a former member and treasurer of the CPC from its inception in 2006 to the spring of 2012, I have a sense of the proposals that are submitted to the Committee. This proposal by the Natural Resources Trust of Bridgewater – Parks & Trails – is certainly in the upper tier.

Sincerely,

Bob Vazza

Bob Vazza



Aerial Photo from MassGIS 2019

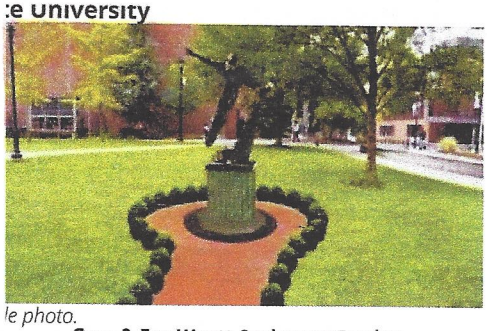
Figure 1. Needed Changes to Proposed Old State Farm Trail

0 200 400 800 1,200 1,600 Feet

N W E S

Conservation Works - June 2022

:e University



le photo.

Greg & Fay Wyatt Sculpture Garden

ın a Nunckatessett Greenway spur through ridgewater State University, the Wyatt Sculpture ıarden features the bronze works of Greg Wyatt, who ıterprets and reimagines famous Shakespearian oems into the language of dance. Twenty sculptures re presented in the historic center of campus, some ith braille plaques. A soaring Baryshnikov sculpture epicting the dancer Mikhail Baryshnikov suspended ı mid-leap leads visitors into the garden. The NG Trail ontinues past these marvelous works of art to ummer Street.

#19. Old State Farm Trail

ı 2020 legislation was again signed into law, eating a 10' Conservation Easement that stablished a new hiking trail to connect the xisting Nunckatessett Greenway Trail network ong Summer Street to the Wild & Scenic aunton River, at the Summer Street Bridge. This ld State Farm Trail (OSF Trail) will be a woodland ath bordering the protected farm fields still in ctive agriculture and new residential evelopments to the north. The Natural esources Trust of Bridgewater (NRTB) is earheading trail development; the trail will be art of the municipal trail system. Contributions ward this trail project may be made via the unckatessett Greenway website.

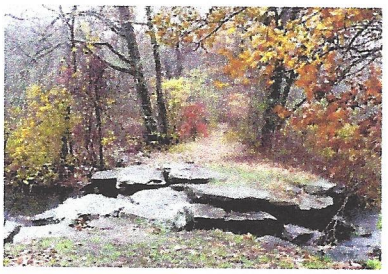
#15. Carver Pond

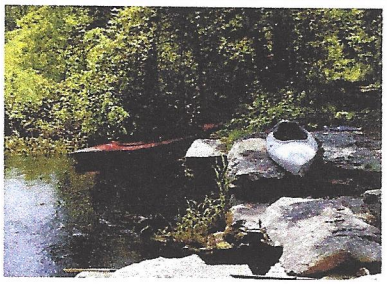
ı Bridgewater Cotton Gin (1816 to 1822) and sed for ice harvest, is located on Summer Street ewater State University. Public trails around the enic woodland with diverse plants and wildlife , osprey, fox, muskrat, turtles, and birds.This Bridgewater's water supply district, with 5 wells south side. The surrounding wetlands help to ace water which in turn contributes to good ı the aquifer below. Carver's Pond is also an oom for the university and public schools, and ing, fishing, canoeing, and ice skating.

Introducing.... NUNCKATESSETT GREENWAY

Today there is a Vision and a huge effort across the state to link hundreds of open spaces through parks & trails, natural resource areas, and important community features.

The Bridgewater and West Bridgewater planning documents embrace a conceptual **Vision** known as the **Nunckatessett Greenway (NG)**, with the goal of connecting town-owned conservation areas and urban centers to the nationally recognized **AMC / Bay Circuit Trail** and to the **Town River**, a focus tributary of the National Park Service's Wild & Scenic Taunton River. The Greenway is nestled between the Hockomock Swamp Area of Critical Environmental Concern and the Wild & Scenic Taunton River, it features both wilderness beauty and downtown business districts. Its recreational potential can trigger economic enhancement as healthy trails and parks equal healthy, vital communities. It fosters natural resource preservation and provides outdoor classrooms where natural and cultural history, science, art, literature and many more disciplines meet to tell a compelling story of the Old Bridgewater Area. This trail network includes multiple access locations for car-top boat put-ins, with canoeing, kayaking, hiking, cross-country skiing, picnicking, birding, photography, tenting, dog-walking, fishing, and hunting all allowable uses. While Bridgewater State University and each town manage their own parklands, the 501 (C) (3) Natural Resources Trust of Bridgewater (NRTB) coordinates activities between partnering groups and volunteer participants.





Photos courtesy of Kent Kreutler, Jack Manchester, Dan Rezendes, and Julie Amaral Diedricksen.

Town River (Nunckatessett) originates in the Hockomock Swamp. This meandering river corridor is one of the earliest areas of colonial activity, dating back to the early1600s. Before then it was home to the Pokanoket, Ponkapoag, and other Native American civilizations that existed in southern New England for thousands of years. The Town River hosts several Colonial Era industrial sites that are on the National Register of Historic Places, and flow through the centers of both West Bridgewater and Bridgewater before converging with the Matfield River to form the Wild & Scenic Taunton River which is now federally protected under the National Park Service.

Bay Circuit Trail (BCT) is a 200-mile permanent recreational trail extending through eastern Massachusetts, linking parks and open spaces around Boston. Now managed by the Appalachian Mountain Club (AMC), the BCT is recognized nationally. Part of its route travels along the Town River in West Bridgewater and Bridgewater. Promoting BCT stewardship is a goal found in both communities' Open Space & Recreation Plans. The Bay Circuit Alliance has partnered with the Appalachian Mountain Club (AMC) whose 100 years of trail experience ensures sustainability and stewardship of the BCT. The common vision includes securing additional off – road sections of this trail through the Bridgewaters.

#3 Skim Milk Bridge

A dry-stone slab bridge crossing the Town River marks the route of an old road to Taunton. The exact age has not been pinpointed, but historical records indicate that it dates to around 1800 and remains in near perfect, original condition. Skim Milk Bridge is in the process of being nominated to the National Register of Historic Places.

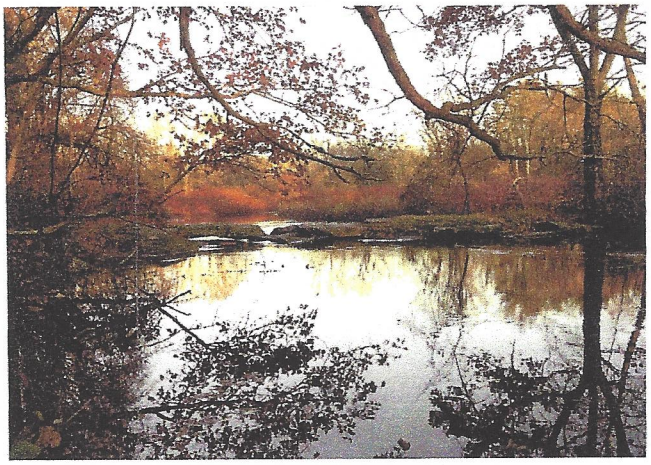
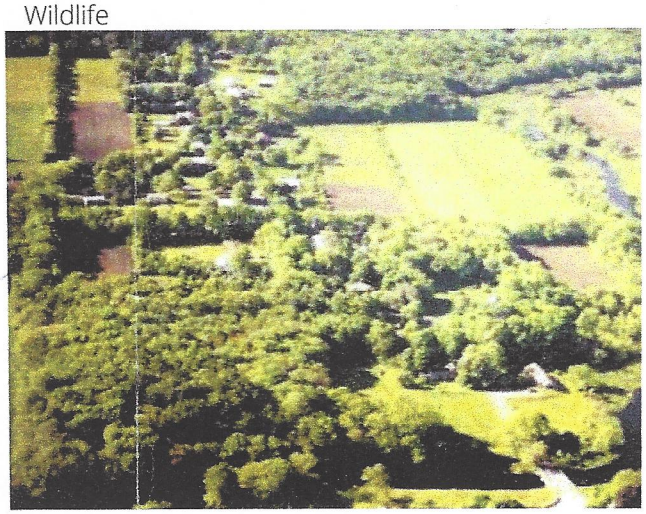
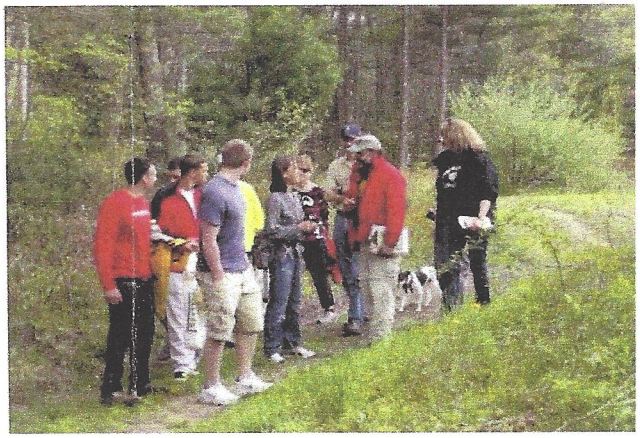


Photo courtesy of Joan Peirce MA Department Fish & Wildlife

The Hockomock Swamp is the largest remaining fresh-water swamp in Massachusetts, this wetland is a protected Area of Critical Environmental Concern (ACEC), a huge, 7 ½ billion-gallon water reservoir. It is a unique and irreplaceable wildlife habitat- a vast natural and scenic area, an oasis of peace and quiet. For thousands of years the Hockomock has remained close to primeval wilderness, a soggy, trackless woodland of white cedar, red maple, cat-tail marsh, small ponds, and meandering streams. Early civilizations depended on this swamp as an abundant source of game; they believed that if they camped each spring in an area known as 'Mollie Ground,' the good spirits of the swamp would stay with them for the rest of the year. It is rumored that Mollie Ground was a pre-colonial trading post attracting diverse peoples from Canada, New York, and from all over New England The Mass Division of Fish & Game own approximately 5000 acres of this swamp – headwaters to the Town River - providing public access to recreational areas along the Nunckatessett Greenway. The swamp is popular for hunting, hiking, fishing, canoeing, swimming, and for the observation and study of plants and animals. The fertile agricultural fields adjacent to the Hockomock's wetlands and rivers are of prime importance.



Wild & Scenic Taunton River begins at the confluence of the Town and Matfield Rivers in Bridgewater and empties into Mount Hope Bay. It is a nationally designated Wild & Scenic River with outstanding natural, cultural, and recreational values, is the longest undammed coastal river in New England with rare freshwater and brackish tidal marsh habitats, and is part of the state-designated ancient Wampanoag Commemorative Canoe Passage. In an advisory role to the National Park Service, the Taunton River Stewardship Council is responsible for managing the Taunton River as a Wild & Scenic River.

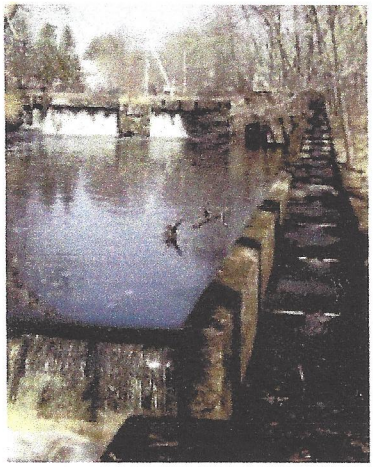


NRTB is a 501 (C) (3) organization established to protect the natural and cultural history, biological diversity, agriculture, and the forests, fields, and fisheries in the Bridgewater area; to also protect open space, and to share its scenic landscape in a responsible recreational format that will benefit the towns economically. Current directors include James Hayes - Bohanan, Peter Dangoia, and Peter Fuller; Kitty Doherty is the NRTB Project Coordinator. The NG land & water trail network along the Town River & Bay Circuit Trail in Bridgewater and West Bridgewater is the current focus of the Natural Resources Trust of Bridgewater.

The volunteer advocacy work NRTB does would not be possible without generous contributions from supporters – people who want a user-friendly parks & trail network. Our Nunckatessett Greenway website is equipped with PayPal, where you may send donations towards the Old State Farm Trail Project and the Town River Landing Pedestrian Bridge Project. Please bear with us as we update this website.

For more information, visit www.nunckatessettgreenway.org

(C) Jennifer McDonald and Kitty Doherty @ Riverland Consulting 2021.



File photo

#9. Iron Works Park

This 5-acre oasis with waterfalls and a fish ladder is connected to the Bay Circuit Trail and within walking distance to Bridgewater Center. Located on the Town River at High Street, it played a prominent role in the industrialization of our country. The main park entrance is inside the Bridgewater DPW yard,Iron Works once contained over 25 buildings and employed over 500 men. The plant was known for its ability to roll iron plate used for making boilers on locomotives. This mill was chosen to produce armor plating for the USS Monitor and later wrought iron for the USS Constitution. In 1988, the site was abandoned, and the land donated to the town of Bridgewater. Iron Works Park is on the National Register of Historical Places.

#6 Historic River Street Area

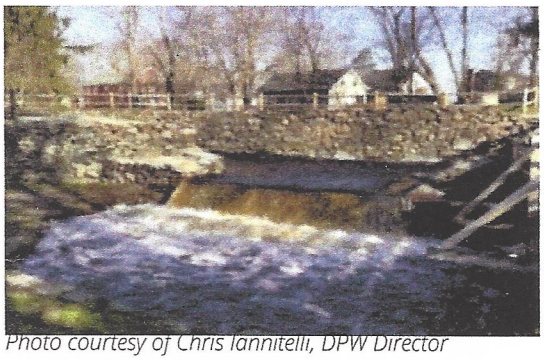
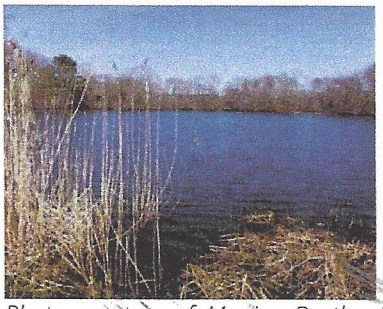
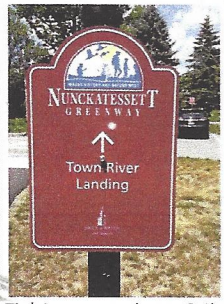


Photo courtesy of Chris Iannitelli, DPW Director

In addition to Holmes Hill where the colony's first stockade / fort was built, the Reverend Keith Parsonage which is now owned and maintained by the Old Bridgewater Historical Society, Pratt's Landing and Beaverton Woods, the Canoe Club – a favorite venue for social affairs - and the beautiful Arch Street Bridge, the River Street area in West Bridgewater boasts many historical places including **War Memorial Park**. War Memorial Park is one of the most important historic sites in West Bridgewater; it commemorates the nation's first industrial park and is the first location of Ames Shovel Company which operated on the Town River through the 19th century, producing shovels used across the nation to build railroads, canals, and to work farmland. This 5 – acre park saw intensive industrial activity as early as 1662 when the first grist mill was built; eventually 17 different mills were on site. It is where Reverend Keith gave his first sermon in1663; War Memorial Park is listed on the National Register of Historical Places and is currently under renovation with the construction of a pedestrian plaza and new sitting areas along the street.





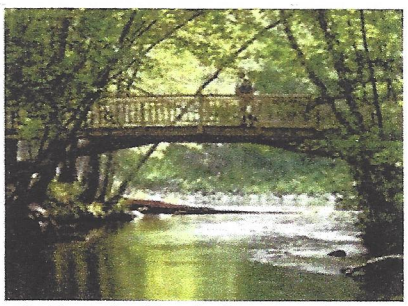


Photo courtesy of Monica Bentley Fishing pond at Stiles & Hart Parkland, Conceptual image pedestrian bridge courtesy of DCR.

#10. Town River Landing/ Stiles and Hart Parkland

Town River Landing is a 2-acre site on Spring Street now being redeveloped into a destination mini-park, the HUB to connect the Nunckatessett Greenway land & water trails, conservation parklands, and the People to downtown businesses, the uptown historic district, and to the beautifully landscaped Bridgewater State University. This user-friendly oasis of quiet beauty will offer sitting areas, picnic spots, a canoe / kayak staging area on the river, and parking as well as quick public access to the shops along Spring and Broad Streets. Constructing a pedestrian bridge to connect this site to the Stiles & Hart Parkland across the Town River is planned.

Stiles & Hart Parkland was once home to the Plymouth County Agricultural Society Fairgrounds - complete with an exhibition hall, grandstand, and ¼ mile trotting track. In 1895 it became a clay - mining industry, producing bricks until into the early 1900s. Today this 80 - acre site with a mile of riverfront in the heart of downtown Bridgewater is part of the Nunckatessett Greenway, bought by the town in 1999 as Open Space. The nonprofit Natural Resources Trust of Bridgewater has hosted the AmeriCorps to blaze trails in this park and are advocating for the community to build a pedestrian bridge linking the parkland to the downtown at the Town River Landing. The Nunckatessett Greenway Trail then continues to Bridgewater State University Campus.

#12. Bridgewa

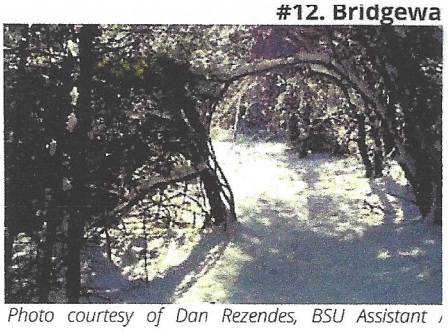


Photo courtesy of Dan Rezendes, BSU Assistant Director, BSU.

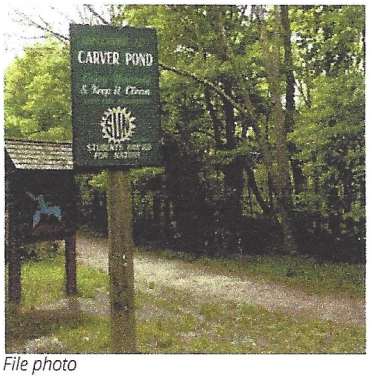
Great Hill Trails

Great Hill Trails provide passive recreation remarkable Outdoor Classroom for students, f staff and the greater community. Great Hil formerly a thriving Wampanoag community – tr area where history and nature meet. Currently, are six different loops covering 3 miles encompas variety of terrain, plant, and animal life. These tra suitable for walking, running, mountain snowshoeing and back-country skiing.

#17. Bridgewater Correctional Comp Old State Farm

During the influx of Irish immigrants in th 1840's into Boston, the city was bursting a seams with unemployed. The state decid 1852 to erect three "Alms Houses" to hel cities deal with this burden. Identical bui were erected in Bridgewater, Munson, Tewksbury, each holding over 400 resi men, women, and children. They were des to be self-run and self-supporting with a agricultural operation supplying themselve fresh meat and produce, and with sales t neighboring communities. Over the nex years the Old State Farm in Bridgewater ev into the largest prison in the state. As the farm operation was discontinued, in legislation was passed that perma protected 425 acres of the Old State Farm Article 97 of our Massachusetts Constitution.

-David Moore, Bridgewater Historical Commission



File photo

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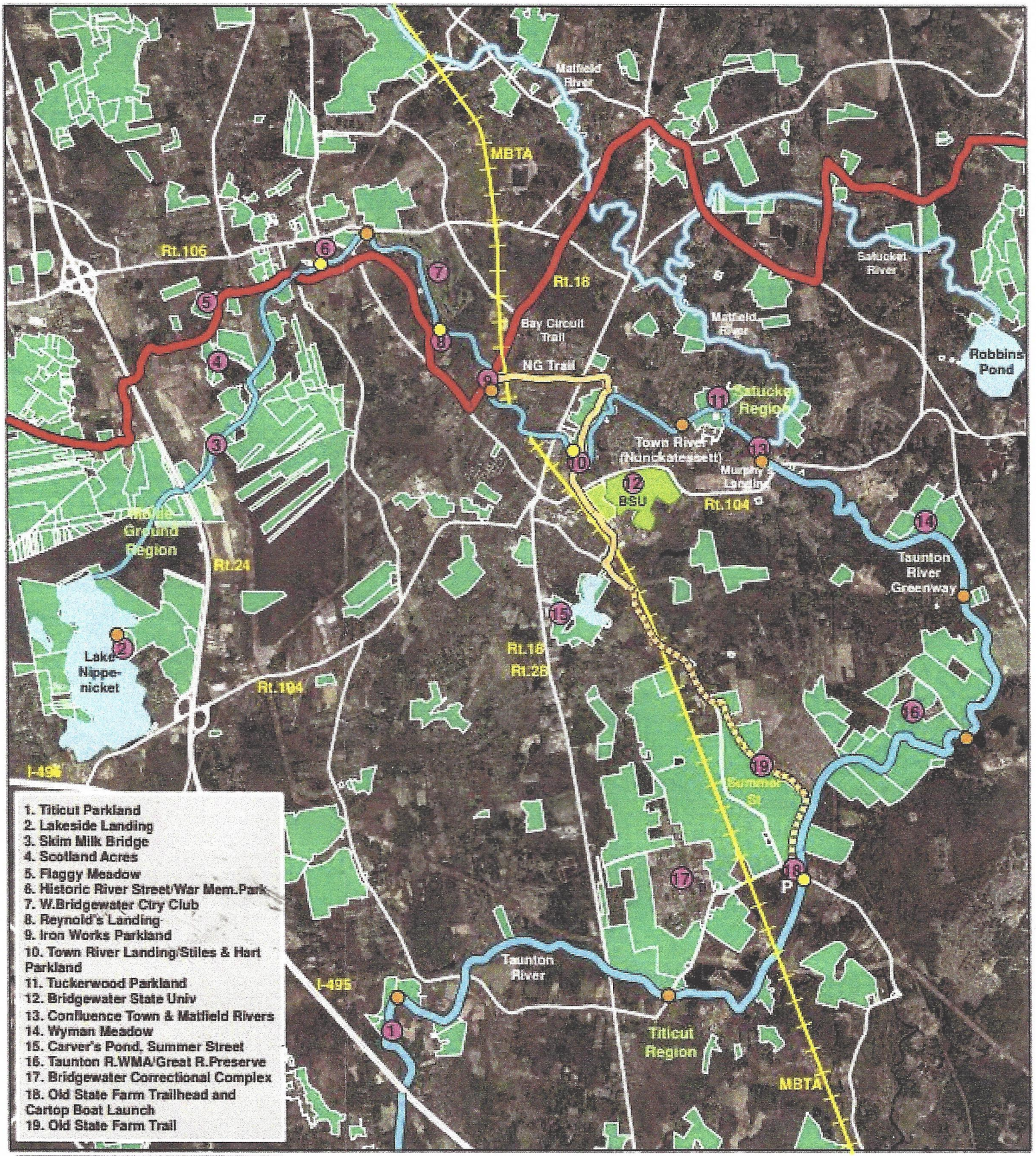

Protected Open Space
Nunckatessett Greenway
Taunton River Greenway
Bay Circuit Trail
Proposed Old State Farm Trail
Other Existing Trails
Recognized River Access Sites
Possible River Access Sites

The Nunckatessett Greenway

A Network of Land & Water Trails Connecting the Town and Taunton Rivers and the BayCircuit Trail to Public Conservation Areas and Urban Centers in West Bridgewater and Bridgewater

0 2,000 4,000 8,000 12,000 16,000 Feet

Map design by Natural Resources Trust of Bridgewater & Conservation Works, LLC. 2021

Aerial Photo from MassGIS 2014

N

Acts (2020)

Chapter 177

AN ACT AUTHORIZING THE TRANSFER OF CARE AND CONTROL OF CERTAIN PARCELS OF LAND IN THE TOWN OF BRIDGEWATER FROM THE DEPARTMENT OF CORRECTION TO THE DEPARTMENT OF FIRE SERVICES.

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to facilitate the use of state property for critical public functions, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Notwithstanding sections 32 to 37, inclusive, of chapter 7C of the General Laws or any other general or special law to the contrary, the commissioner of capital asset management and maintenance, in consultation with the commissioner of correction and the state fire marshal, may transfer the care and control of certain parcels of land in the city known as the town of Bridgewater from the department of correction to the department of fire services for training, education and administrative purposes.

SECTION 2. The parcels of land to be transferred pursuant to section 1 contain approximately 18 acres, more or less, as shown on maps on file with the division of capital asset management and maintenance. The commissioner of capital asset management and maintenance, in consultation with the state fire marshal, shall determine the exact boundaries of the parcels, which may, after consultation, require the completion of a survey to be filed in the assessors' office of the city known as the town of Bridgewater. Not less than 90 days prior to the transfer of any such parcel, the commissioner shall file a detailed description of the parcel with the house and senate committees on ways and means and shall include a certification that no such parcel was acquired or restricted under Article 97 of the Amendments to the Constitution of the commonwealth.

SECTION 3. The department of fire services shall not be required to pay any consideration for the parcels of land to be transferred to the department of fire services pursuant to this act. Notwithstanding any general or special law to the contrary, the department of fire services shall be responsible for all costs and expenses incurred pursuant to this act as determined by the commissioner of capital asset management and maintenance, in consultation with the state fire marshal. Such costs shall include, but not be limited to, the costs of any engineering, surveys, recording fees and deed preparation related to the conveyance of the parcels pursuant to this act.

SECTION 4. Two open fields under the care and control of the department of correction and currently used for agricultural purposes and outdoor recreation purposes shall be dedicated to agricultural purposes and outdoor recreation purposes, respectively, and protected

pursuant to Article 97 of the Amendments to the Constitution of the commonwealth. The 2 open fields are located to the west of a parcel now or formerly owned by the New York, New Haven and Hartford Railroad Company, to the south of Flagg street, to the east of a parcel of land identified as parcel 3 on the city known as the town of Bridgewater assessors' map 89 and to the north of the department of correction firing range parcel. The field to the west shall be dedicated to agricultural purposes pursuant to said Article 97 and the field to the east shall be dedicated for outdoor recreation purposes pursuant to said Article 97. The commissioner of capital asset management and maintenance, in consultation with the department of correction shall determine the exact boundaries of the parcels, which may, after consultation, require the completion of a survey to be filed in the assessors' office of the town.

SECTION 5. The commissioner of capital asset management and maintenance, in consultation with the department of correction and with the approval of the city known as the town of Bridgewater, shall transfer a 10-foot wide trail easement for nonmotorized passive recreational use to the town, at no cost to the town, to be held by the conservation commission of the city known as the town of Bridgewater pursuant to Article 97 of the Amendments to the Constitution of the Commonwealth. The trail easement shall be located within 100 feet of the Taunton river and the commonwealth boundary beginning on the north side of Summer street and the west side of the Taunton river, then northerly to the commonwealth boundary and then northwesterly along this boundary to the intersection of Summer street and a parcel of land identified as parcel 1 on the town's assessors' map 90. The commissioner of capital asset

management and maintenance, in consultation with the department of correction and the town shall determine the exact boundaries of the parcels which may, after such consultation, require the completion of a survey to be filed in the assessors' office of the town. The city known as the town of Bridgewater shall be responsible for all costs and expenses incurred pursuant to this section as determined by the commissioner of capital asset management and maintenance, in consultation with the department of correction. Such costs shall include, but not be limited to, the costs of any engineering, surveys, recording fees and deed preparation related to the grant of the easement pursuant to this section.

Approved, September 16, 2020.

Acts (2022)

Chapter 172

AN ACT FURTHER REGULATING THE TRANSFER OF CARE AND CONTROL OF CERTAIN PARCELS OF LAND IN THE TOWN OF BRIDGEWATER FROM THE DEPARTMENT OF CORRECTION TO THE DEPARTMENT OF FIRE SERVICES

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

Section 5 of chapter 177 of the acts of 2020 is hereby amended by striking out the first and second sentences and inserting in place thereof the following 3 sentences:-

The commissioner of capital asset management and maintenance, in consultation with the department of correction and with the approval of the city known as the town of Bridgewater, shall transfer a 50-foot wide trail easement for nonmotorized passive recreational use to the town, at no cost to the town, to be held by its conservation commission pursuant to Article 97 of the Amendments to the Constitution of the Commonwealth. The trail easement shall be located within 100 feet of the Taunton river and the commonwealth boundary or as otherwise agreed to by the commissioner of capital asset management and maintenance, the department of correction and the town, beginning on the north side of Summer street and the west

side of the Taunton river, then northerly to the commonwealth boundary and then northwesterly along this boundary to the intersection of Summer street and a parcel of land identified as parcel 1 on the town's assessor's map 90. Such transfer shall include areas at both the northerly and southerly ends of the said 50-foot wide trail easement sufficient to construct parking areas for up to 10 vehicles, the precise locations of which shall be agreed to by the commissioner of capital asset management and maintenance, the department of correction and the city known as the town of Bridgewater, but which shall not be within 100 feet of the Taunton river or any wetland area delineated by the department of environmental protection.

Approved, August 10, 2022.

Town of Bridgewater, MA

Community Preservation Committee

66 Central Square, Bridgewater, MA 02324

December 29, 2022

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

Re: Recommendation to the Town Council - Old State Farm Trail Project

Dear Mr. Dutton:

In response to your amended application for the Old State Farm Trail Project dated December 15, 2022, the following motion was made and seconded by Patrick Driscoll and Harry Bailey at the CPC's December 28th meeting in regards to Phase 2 of 5 of the project. The motion passed with 5 yea, 1 nay.

> Move to recommend the Town Council appropriate $40k towards the survey of the property.

A second motion was made and seconded by Patrick Driscoll and Carlton Hunt to establish the account for the above motion. The motion passed unanimously with 6 yea.

> Move to recommend the Town Council appropriate the previous recommendation from account 359000 Undesignated Fund Balance.

Please see that this information is placed on the Town Council agenda and is forwarded to the Council members along with the amended applications as backup to the orders. *Per input at the meeting from Ms. Kitty Doherty, Natural Resources Trust of Bridgewater (NRTB), time is of essence for the Council to vote on these recommendations in order for the NRTB to apply for grants by the end of January for funding of the next phase of the project,*

I would appreciate if you would let me know when the Council acts on the orders so we can prepare the award letter if the vote is in favor of the recommendations and the NRTB can seek grant funding.

Sincerely,

Gina Guasconi

Gina Guasconi. Chair
Community Preservation Committee

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

Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 1/10/2023
First Reading: 1/10/2023
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY23-043: Bridgewater Raynham Regional School District Capital Allocation

ORDERED, that the Town Council assembed vote to

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

Source of Funds	**Description**	**Project**	**Amount**
BRRSD -Return of Funding for Approval	Capital Stabilization	IT Planning Projects	$ 467,780.00
			$ 467,780.00

Use of Funds	**Description**	**Project**	**Amount**
IT-TECHNOLOGY	Bldgs. & Property	WIS Projectors/Interactive Panels	$ 180,000.00
IT-TECHNOLOGY	Bldgs. & Property	BMS Camera System Upgrade	$ 50,000.00
IT-TECHNOLOGY	Bldgs. & Property	BMS Projectors/Interactive Panels	$ 120,000.00
IT-TECHNOLOGY	Bldgs. & Property	HS 60.4% PA System Schedule Bells	$ 12,080.00
IT-TECHNOLOGY	Bldgs. & Property	HS 60.4% Auditorium Phase 2	$ 15,100.00
IT-TECHNOLOGY	Bldgs. & Property	HS 60.4% Security Camera System	$ 90,600.00
			$ 467,780.00

Explanation:
There has been a re-allocation as voted by the School Committee for the Bridgewater portion of the School

District's Capital Plan for FY2023. There has been communication and review of the future process and presentation to the Town's financial officials.

Committee Referrals and Dispositions:

Referral(s)	**Disposition(s)**

Attachments: None

Bridgewater Town Council

Introduced By: William Wood, Councilor
Date Introduced: 1/10/2023
First Reading: 1/10/2023
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Proposed Ordinance D-FY23-007: Acceptance of Local Tax Option - Retail Marijuana Tax

WHEREAS, The Town of Bridgewater is allowed under Massachusetts General Law to tax Retail Marijuana and has not yet set a tax rate;

NOW THEREFORE, the Town Council assembled votes to accept M.G.L, Chapter 64N, Marijuana Tax, Section 3, Local Tax Option, and sets the tax rate to be 3 percent of the total sales price received by the marijuana retailer as a consideration for the sale of marijuana or marijuana products.

Explanation:
This will set the tax rate to 3% on Retail Marijuana sales.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)

Attachments: None

NOT FOR ACTION - FIRST READING

Bridgewater Town Council

Introduced By:	William Wood, Councilor
Date Introduced:	1/10/2023
First Reading:	1/10/2023
Second Reading:	
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Proposed Ordinance D-FY23-008: Cash Policy - Retail Marijuana Tax Reserve Fund

Ordered, that the Town of Bridgewater accept the fourth paragraph of Massachusetts General Laws Chapter 40, Section 5B, which provides for the dedication, without further appropriation, of all, or a percentage not less than 25 percent, of particular fees, charges or receipts from the sale of marijuana products to a stabilization fund established under Massachusetts General Laws Chapter 40, Section 5B, to be effective for the fiscal year beginning on July 1, 2023."

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)

Attachments: None

NOT FOR ACTION - FIRST READING