



Town of Bridgewater

Town Council

August 8, 2023

7:00 PM

66 Central Square

Academy Building

Council Chamber, 2nd Floor

The Town Council meeting is also aired via Facebook Live:

<https://www.facebook.com/bridgewaterma.org>

MEETING AGENDA

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- a) July 11, 2023 Meeting Minutes

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

F. HEARINGS

- a) Order O-FY23-059: Laying Out and Accepting a Private Way - Trinity Circle
***Public Hearing 7:05pm:** This Order has been advertised in the Enterprise and Abutter Letters sent. Planning Board voted 4-1 to recommend acceptance with conditions at their 6/21/23 meeting.*
- b) Petition P-2024-001: Granting of an All Alcohol General On-Premises License
***Public Hearing 7:10pm:** This request has been advertised in the Enterprise and Abutter Letters sent and may be voted on this evening.*

G. LICENSE TRANSACTIONS

H. PRESENTATIONS

- a) Charter Change Presentation - Ed Ivaldi and Council President Moore

I. TOWN MANAGER'S REPORT

- a) Mobil Station Update
- b) High Street Bridge Closure Update
- c) Flags at the Memorial Building
- d) Energy Aggregation Update
- e) Town Hall Charging Station Policy

J. DISCUSSIONS

- a) Town Council Resident Communication and Engagement Strategy - Council President Moore

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

- a) Proposed Ordinance D-FY23-013: Zoning Ordinance - Amend Article III, Section 23 (a) Planning Board
This ordinance has been advertised in the Enterprise. Planning Board voted 5-0 to recommend at their 6/21/23 meeting.
- b) Resolution R-FY24-001: A Resolution to Apply for, Accept, and Expend a Grant from the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs, Division of Conservation services' Local Aquisitions for Natural Diversity (Land) Grant Program
Budget & Finance meeting 8/8/23 prior to Town Council meeting. Finance Committee voted 6-0 to recommend at their 7/31/23 meeting.
- c) Order O-FY23-065: Acceptance of Gift - BSU \$55,000
Budget & Finance meeting 8/8/23 prior to Town Council meeting. Finance Committee voted 6-0 to recommend at their 7/31/23 meeting.
- d) Order O-FY24-008 Transfer Order: Broad Street Two Lot Property Purchase
Budget & Finance meeting 8/8/23 prior to Town Council meeting. Finance Committee voted 6-0 to recommend at their 7/31/23 meeting.

M. OLD BUSINESS

- a) Proposed Ordinance D-FY22-003: Bridgewater Town Charter Article IV, Town Manager "Temporary Absence"
Rules & Procedures voted 2-0 to recommend with amendments at their 12/22/21 meeting.
- b) Proposed Ordinance D-FY22-007: Bridgewater Town Charter Article II, Legislative Branch, Election Eligibility
Rules & Procedures voted 2-0 to recommend with amendments at their 12/22/21 meeting.
- c) Proposed Ordinance D-FY22-008: Bridgewater Town Charter Article II, Legislative Branch, Annual Stipend
Rules & Procedures voted 3-0 to recommend with amendments at their 1/5/22 meeting.
- d) Proposed Ordinance D-FY22-009: Bridgewater Town Charter Article II, Legislative Branch, Recall Provision
Rules & Procedures voted 2-0 to recommend with amendments at their 12/22/21 meeting.
- e) Proposed Ordinance D-FY22-010: Bridgewater Town Charter Article IV, City Manager Term of Office
Rules & Procedures voted 2-0 to recommend with amendments at their 12/22/21 meeting.

N. NEW BUSINESS

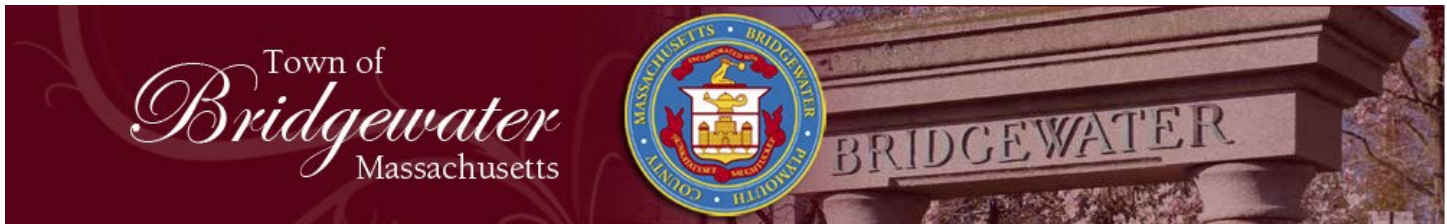
- a) Order O-FY24-009: Transfer Order - Contractual Buyouts

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT



Town of Bridgewater Town Council

July 11, 2023
7:00 PM

MEETING MINUTES

CALL TO ORDER

A quorum being duly present, Town Council President Erik Moore called the meeting of the Bridgewater Town Council to order at 7:00pm on Tuesday, June 20, 2023 in the Council Chambers.

PRESENT:

Fred Chase, Paul Murphy, Shawn George, Dennis Gallagher, Erik Moore, Susan Robinson, Kevin Perry, Brad McKinnon and Mark Linde. Also in attendance was Town Manager Michael Dutton and Town Attorney Jason Rawlins.

A moment of silence was held for United States Army Veteran George J. Andruk, Sr. who passed away on June 19, 2023 and United States Navy Veteran Calvin J. White who passed away on June 16, 2023.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) June 20, 2023 Meeting Minutes

Councilor George made a motion to approve the June 20, 2023 meeting minutes, which was duly seconded.

A voice vote was taken with the results recorded as follows:

Perry – Yea; Linde – Yea; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; McKinnon – Yea; Murphy – Yea; Robinson – Abstained. Motion passed 8-0-1

ANNOUNCEMENTS FROM THE PRESIDENT

PROCLAMATIONS - None

CITIZEN OPEN FORUM

- Heidi and Michael Sullivan, 431 Vernon Street: notified the town on 3/8 regarding an issue with rats, continues to be an issue, would like something done.
- Gretchen Delutis, 436 Vernon Street: also noted about the rats and how she found one in her pool.
- Ed Ivaldi, Boxwood Lane: commented on Town Manager contract order.
- Pat Neary, Lakeside Drive: has an issue with the rat ordinance, Town Manager contract and people dumping trash at 330 Bedford Street.

APPOINTMENTS

- a) Finance Committee Town Council Reappointment
Nathan Schofield (2023-2026)

Councilor George made a motion to reappoint Nathan Schofield to the Finance Committee, which was duly seconded.

A voice vote was taken with the results recorded as follows:

Perry – Yea; Linde – Yea; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; McKinnon – Yea; Murphy – Yea; Robinson – Yes. Motion passed 9-0

- b) Parks and Recreation Reappointment
Michael Flaherty (2023-2026)

Councilor George made a motion to reappoint Michael Flaherty to Park and Recreation, which was duly seconded.

A voice vote was taken with the results recorded as follows:

Perry – Yea; Linde – Yea; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; McKinnon – Yea; Murphy – Yea; Robinson – Yes. Motion passed 9-0

- c) Planning Board Reappointment
Michael MacDonald (2023-2028)

Councilor Chase made a motion to reappoint Michael MacDonald to the Planning Board, which was duly seconded.

A voice vote was taken with the results recorded as follows:

Perry – Yea; Linde – Yea; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; McKinnon – Yea; Murphy – Yea; Robinson – Yes. Motion passed 9-0

HEARINGS- None

LICENSE TRANSACTIONS – None

PRESENTATIONS

- a) Auditors Presentation

Tony Roselli and Paul Gargano from Roselli, Clark & Associates gave a brief presentation on the Town audit. A few items to note:

- In 2008 negative balance, has increased up since; \$10.7M reserve balance, great bond rating.
- Tier 1 is 15% or higher – Bridgewater is just above.
- Bond rating is Aa3 with Moody's.
- Local receipts exceed forecast by \$2.5M.
- Challenges include: inflation cruising up; increased energy costs; wage inflation; financing costs increasing; construction increasing; goods and services increasing and property taxes can only go up 2%.
- Other Postemployment Benefits: rates going up, retirees living longer.

TOWN MANAGER'S REPORT

a) High Street Bridge Closure Update

Town Manager Dutton noted that the closure has happened, there will be a slight delay with Verizon and additional signage will be put up. He also noted that the dam should be removed the week of 7/17, nothing exciting about it, no explosives will be used.

Councilor George asked that the Town Manager give an update on the Mobil station on the next agenda.

Councilor Linde asked that the flags at the Memorial Building be on the next agenda.

DISCUSSIONS – None

COMMITTEE REPORTS – None

LEGISLATION FOR ACTION

a) Order O-FY23-066: Contract Amendment - Town Manager

Councilor George made a motion to amend Section 1 by replacing “June 30, 2027” with “June 30, 2025”, which was duly seconded.

Councilor Moore noted that Bridgewater is accelerating key initiatives that require multi-year commitment, support the longer timeframe.

Councilor Gallagher noted that every town should have a vision, not reason to extend the contract. Supports the amendment.

Councilor Chase noted that he concurs with the projects and degree of interest and enthusiasm, did not see long term planning in the past. Does not support the amendment.

Councilor Robinson noted that there were skipped steps in the charter and the momentum is not one person, would like to get to know Town Manager. Supports the amendment.

Councilor Linde noted that he supports the amendment and worries about precedent.

Councilor Perry noted that projects are critical and a new leader could change the priority. Not in favor of the amendment.

Councilor Gallagher noted that changing the term to 2025 does not mean that the Town Manager is done in 2024, salary was the main reason.

Councilor Moore noted that when a Town Manager leaves it takes about 2 years before new Town Manager is up to speed. This is an investment in us, not just the Town Manager.

A voice vote was taken for the motion to amend with the results recorded as follows:

Perry – No; Linde – Yea; George – Yea; Moore – No; Chase – No; Gallagher – Yea; McKinnon – No; Murphy – No; Robinson – No. Motion to amend failed: 3-6

Councilor Chase made a motion to approve Order O-FY23-066 , which was duly seconded.

Councilor Perry noted that we have a good Town Manager in place, every year it gets better, do not want to rock the boat.

Councilor Linde asked when would evaluations begin and Councilor Moore noted that it would be August.

Councilor Chase noted that the current Town Manager contract was executed 1 ½ years ago, not done by a Review Committee but it was vetted and vigorous discussions were done.

Council Gallagher noted that the voted was close 1 ½ years ago.

A voice vote was taken on the motion to approve with the results recorded as follows:

Perry – Yea; Linde – No George – Yea; Moore – Yea; Chase – Yea; Gallagher – No; McKinnon –Yea; Murphy – Yea; Robinson – No. Motion passed 6-3

b) Proposed Ordinance D-FY23-013: Zoning Ordinance - Amend Article III, Section 23 (a) Planning Board

Councilor George made a motion to refer Ordinance D-FY23-013 to advertising, which was duly seconded.

A voice vote was taken with the results recorded as follows:

Perry – Yea; Linde – Yea; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; McKinnon –Yea; Murphy – Yea; Robinson – Yes. Motion passed 9-0

OLD BUSINESS

NEW BUSINESS

a) Ordinance D-FY24-002: Rat Control and Prevention Ordinance

Councilor George made a motion to refer Ordinance D-FY24-002 to Rules & Procedures, which was duly seconded.

A voice vote was taken with the results recorded as follows:

Perry – Yea; Linde – Yea; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; McKinnon –Yea; Murphy – Yea; Robinson – Yes. Motion passed 9-0

b) Resolution R-FY24-001: A Resolution to Apply for, Accept, and Expend a Grant from the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs, Division of Conservation services' Local Aquisitions for Natural Diversity (Land) Grant Program

Councilor George made a motion to refer Resolution R-FY24-001 to Budget and Finance and Finance Committee, which was duly seconded.

A voice vote was taken with the results recorded as follows:

Perry – Yea; Linde – Yea; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; McKinnon –Yea; Murphy – Yea; Robinson – Yes. Motion passed 9-0

c) Order O-FY24-008 Transfer Order: Broad Street Two Lot Property Purchase

Councilor George made a motion to refer Resolution R-FY24-001 to Budget and Finance and Finance Committee, which was duly seconded.

A voice vote was taken with the results recorded as follows:

Perry – Yea; Linde – Yea; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; McKinnon – Yea; Murphy – Yea; Robinson – Yes. Motion passed 9-0

CITIZEN COMMENTS

- Carlton Hunt, Austin Street: would like to electric cars plug in usage at Town Hall ne put on next agenda.

COUNCIL COMMENTS

- Councilor Chase: noted that it was a very productive meeting, served the town well and pleased with the result.
- Councilor Murphy: thanked the 4th of July committee for their work, noted that the young families in town see the town grow.
- Councilor George: thanked the 4th of July committee, great event.
- Councilor Gallagher: thanked the 4th of July committee and respected all comments that were done tonight on Town Manager contract.
- Councilor Robinson: thanked the 4th of July committee and noted that she is particular around process.
- Councilor Perry: thanked the 4th of July committee, noted that they are looking for more volunteers, reach out if you can. Congratulated the residents who were reappointed and impressed with the council discussions tonight.
- Councilor McKinnon: thanked the 4th of July committee and noted that Summerfest and Bark in the Park were great successes.
- Councilor Linde: thanked the 4th of July committee and noted that the Auditors presentation was good.
- Councilor Moore: thanked the 4th of July committee, excited about the projects being done and future projects.

EXECUTIVE SESSION - None

ADJOURNMENT

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

A voice vote was taken with the results recorded as follows:

Perry – Yea; Linde – Yea; George – Yea; Moore – Yea; Chase – Yea; Gallagher – Yea; McKinnon – Yea;
Murphy – Yea; Robinson – Yes. Motion passed 9-0

Meeting adjourned at 8:50pm



Bridgewater Town Council

Introduced By: Fred Chase, Councilor
Date Introduced: 5/23/2023
First Reading: 5/23/2023
Second Reading: 8/8/2023
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY23-059: Laying Out and Accepting a Private Way - Trinity Circle

WHEREAS, the Trinity Circle Homeowner's Association Trustees, have requested the Town of Bridgewater lay out and accept Trinity Circle as a public way; it is therefore;

ORDERED: that the common necessity and convenience of the inhabitants of the Town of Bridgewater require the laying out of Trinity Circle and for that purpose it is necessary to take an easement for Highway purposes and lay out as a public street or way of said Town of Bridgewater, said easement passing by or over lands of those persons shown on "EXHIBIT A", attached hereto, and parties unknown.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• Planning Board	The Planning Board voted (4-1) at their 6/21/23 meeting to favorably recommend acceptance of Trinity Circle as a public way with the following comments and conditions: - All DPW items are addressed prior to Street Acceptance, that include comments made by the Water Supt. and Town Engineer.- - Receipt of a \$10,000 stormwater maintenance bond as requested by the Town Engineer and required per the Planning Board Decision.
•	•

VOICE VOTE #1: find that the laying out is required by common convenience

VOICE VOTE #2: approve laying out the way

Attachments:

1. Trinity Cir Street Acceptance Packet
2. Trinity Circle - Street Acceptance Planning Board Memo to Council

VOICE VOTE #1: find that the laying out is required by common convenience
VOICE VOTE #2: approve laying out the way

The Trinity Circle Homeowners Association Trust

6 Trinity Circle
Bridgewater, MA 02324
781-264-4261

March 9, 2023

Bridgewater Town Council
Town Hall
66 Central Square
Bridgewater, MA 02324

Re: Trinity Circle, Bridgewater, MA Street Acceptance

Dear Council Members,

On behalf of the Trinity Circle Homeowners Association Trustees, I am submitting the attached Specification of current ownership of road layout, Certified abutter's list, As Built plan(s), and Legal description of road. The road has been completed in accordance with the approved plans and is ready for town acceptance as a public way.

The petitioners are the Trinity Circle Homeowners Association Trustees:

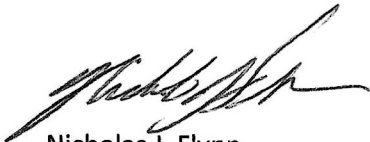
Nicholas Flynn, 6 Trinity Circle, Bridgewater, MA 02324. Phone: 781-264-4261. Email:
Flynn.nj@gmail.com

Andrea Thomas, 9 trinity Circle, Bridgewater, MA 02324. Phone: 617-842-2205. Email:
andrearosehoy@gmail.com

Nicholas lafrate, 3 Trinity Circle, Bridgewater, MA 02324. Phone: 508-958-6876. Email:
Heartwooddevelopment1@gmail.com

The Trustees along with our engineer, Silva Engineering Associates, P.C. 1615 Bedford St. Bridgewater, MA 02324 (508) 697-3100, appreciate the opportunity to submit this request and would be willing to discuss any further detail required by the Council. Please reach out with any questions or request for additional information.

Respectfully,



Nicholas J. Flynn
Trustee
Trinity Circle Homeowners Association

“Trinity Heights” Definitive Subdivision

Trinity Circle

Beginning at a concrete bound on the easterly side of Ashtead Road and the southerly sideline of Trinity Circle, thence following with a curve with a radius of 640.00', turning to the left with an arc length of 88.12' to a concrete bound, thence following with a curve with a radius of 25.00', turning to the left with an arc length of 33.03' to a concrete bound, thence N84°12'02"E a distance of 55.53' to a concrete bound; thence following with a curve with a radius of 600.00', turning to the left with an arc length of 67.50' to a concrete bound, thence with a reverse curve with a radius of 240.00', turning to the right with an arc length of 143.18' to a concrete bound, thence with a reverse curve with a radius of 240.00', turning to the left with an arc length of 168.52' to a concrete bound, thence N71°42'20"E a distance of 186.25' to a concrete bound, thence following a curve with a radius of 200.00', turning to the left with an arc length of 39.22' to a concrete bound, thence with a compound curve with a radius of 20.00', turning to the left with an arc length of 37.39' to a concrete bound, thence with a reverse curve with a radius of 65.00', turning to the right with an arc length of 294.33' to a concrete bound, thence with a compound curve with a radius of 240.00', turning to the right with an arc length of 162.93' to a concrete bound, thence S71°42'20"W a distance of 186.25' to a concrete bound, thence following a curve with a radius of 280.00', turning to the right with an arc length of 196.61' to a concrete bound, thence with a reverse curve with a radius of 200.00', turning to the left with an arc length of 119.32' to a concrete bound, thence with a reverse curve with a radius of 640.00', turning to the right with an arc length of 72.00' to a concrete bound, thence S84°12'02"W a distance of 39.09' to a concrete bound, thence following a curve with a radius of 25.00', turning to the left with an arc length of 42.07' to a concrete bound; which is the point of beginning, having an area of 43,406 square feet, 0.996 acres.

Drain Lot 1

Beginning at an iron rod on the southerly side of Trinity Circle being the northeasterly corner of Drain Lot 1, thence S42°21'55"E a distance of 66.25' to an iron rod, thence N87°40'52"E a distance of 249.15' to an iron rod, thence S83°52'09"E a distance of 142.86' to an iron rod, thence S06°07'51"W a distance of 169.00' to an iron rod, thence N84°38'47"W a distance of 320.00' to an iron rod, thence

“Trinity Heights” Definitive Subdivision

S06°44'42"W a distance of 255.25' to an iron rod, thence N80°28'23"W a distance of 118.25' to an iron rod, thence N09°08'15"E a distance of 368.29' to an iron rod, thence N35°30'38"W a distance of 60.84' to an iron rod in the southerly side of Trinity Circle, thence following with a curve with a radius of 240.00', turning to the left with an arc length of 27.76' to an iron rod, which is the point of beginning, having an area of 97,173 square feet, 2.231 acres.

Drainage Lot 2

Beginning at an iron rod on the northerly side of Trinity Circle, thence following a curve with a radius of 200.00', turning to the left with an arc length of 19.82' to a concrete bound, thence with a compound curve with a radius of 20.00', turning to the left with an arc length of 37.39' to a concrete bound, thence N65°03'41"W a distance of 64.44' to an iron rod, thence S28°27'06"E a distance of 77.35' to an iron rod, which is the point of beginning, having an area of 1,938 square feet, 0.045 acres

10'x10' Utility Easement (Lot 6)

Beginning at a point on the southerly side of Trinity Circle and being 8.50' easterly from an iron rod at the northwesterly corner of lot 6, thence following a curve with a radius of 280.00', turning to the left with an arc length of 10.00' to a point, thence S02°55'58"E a distance of 10.03' to a point, thence S87°04'02"E a distance of 10.00', thence N02°55'58"W a distance of 10.03', to a point, which is the point of beginning, having an area of 100 square feet, 0.002 acres.

10'x10' Utility Easement (Lot 8)

Beginning at an iron rod on the easterly side of Trinity Circle and being the northwesterly corner of lot 8, thence S74°21'31"E a distance of 13.54' to a point, thence S15°38'29"W a distance of 10.00', thence N74°21'31"W a distance of 10.00', thence following a curve with a radius of 65.00', turning to the left with an arc length of 10.62' to a point, which is the point of beginning, having an area of 116 square feet, 0.003 acres.

Drainage Easement 8A (Lot 8)

Beginning at an iron rod being the northeasterly corner of Lot 8, thence S06°07'51"W a distance of 79.44' to an iron rod, thence N83°52'09"W a distance of 142.86' to an iron rod, thence S87°40'52"W a distance of 9.01' to a point, thence N05°10'22"W a

“Trinity Heights” Definitive Subdivision

distance of 84.19' to a point, thence S66°59'58"E a distance of 6.17' to an iron rod, thence S83°52'09"E a distance of 162.36' to an iron rod, which is the point of beginning, having an area of 12,720 square feet, 0.292 acres.

10' Water Easement (Lot 3)

Beginning at an iron rod on the northerly side of Trinity Circle being the southeasterly corner of Lot 3, thence N01°46'43"E a distance of 40.53' to an iron rod, thence N29°22'01"E a distance of 235.26' to an iron rod, thence N66°34'02"W a distance of 10.05', thence S29°22'01"W a distance of 236.67', thence S01°46'43"W a distance of 41.69' to a point in the northerly side of Trinity Circle, thence with a curve with a radius of 65.00', turning to the right with an arc length of 10.09' to an iron rod, which is the point of beginning, having an area of 2,769 square feet, 0.064 acres.

10' Water Easement (Lot 4)

Beginning at an iron rod on the northerly side of Trinity Circle being the southwesterly corner of Lot 4, thence N01°46'43"E a distance of 40.53' to an iron rod, thence N29°22'01"E a distance of 235.26' to an iron rod, thence S66°34'02"E a distance of 10.05', thence S29°22'01"W a distance of 233.84', thence S01°46'43"W a distance of 41.02' to a point in the northerly side of Trinity Circle, thence with a curve with a radius of 65.00', turning to the left with an arc length of 10.44' to an iron rod, which is the point of beginning, having an area of 2,752 square feet, 0.063 acres.

Water Easement (Lot 142A)

Beginning at a point on the westerly side of South Street, being the northeasterly corner lot 142A, thence S06°10'42"W a distance of 20.91' to a point, thence N66°48'56"W a distance of 235.00' to a point, thence S86°09'57"W a distance of 223.64' to a point, thence S29°22'01"W a distance of 66.42' to a point, thence N66°34'02"W a distance of 20.11' to a point, thence N29°22'01"E a distance of 79.32' to a point, thence N86°09'57"E a distance of 239.26' to a point, thence S66°48'56"E a distance of 233.69' to a point, which is the point of beginning, having an area of 10,773 square feet, 0.247 acres.

BRIDGEWATER PLANNING BOARD
APPROVAL AND ACCEPTANCE OF ROADWAY UNDER SECTION L OF
BRIDGEWATER SUBDIVISION CONTROL LAWS

DATE
BRIDGEWATER TOWN COUNCIL

DATE
BRIDGEWATER TOWN CLERK

PLAN REFERENCES:

1. LOT NUMBERS REFER TO THE TOWN OF BRIDGEWATER ASSESSOR'S MAP AND LOT NUMBERS.
2. PROPERTY LINE INFORMATION OBTAINED FROM PLAN BOOK 62, PAGE 147.
3. DECLARATION OF TRUST ESTABLISHING THE TRINITY CIRCLE HOMEOWNERS ASSOCIATION TRUST RECORDED IN DEED BOOK 51345, PAGE 167.
4. ASBUILT SURVEY PERFORMED BY SILVA ENGINEERING ASSOCIATES P.C. ON MAY 28, 2021.
5. ROADWAY ASBUILT PLAN PREPARED BY SILVA ENGINEERING ASSOCIATES P.C. DATED JUNE 09, 2021.

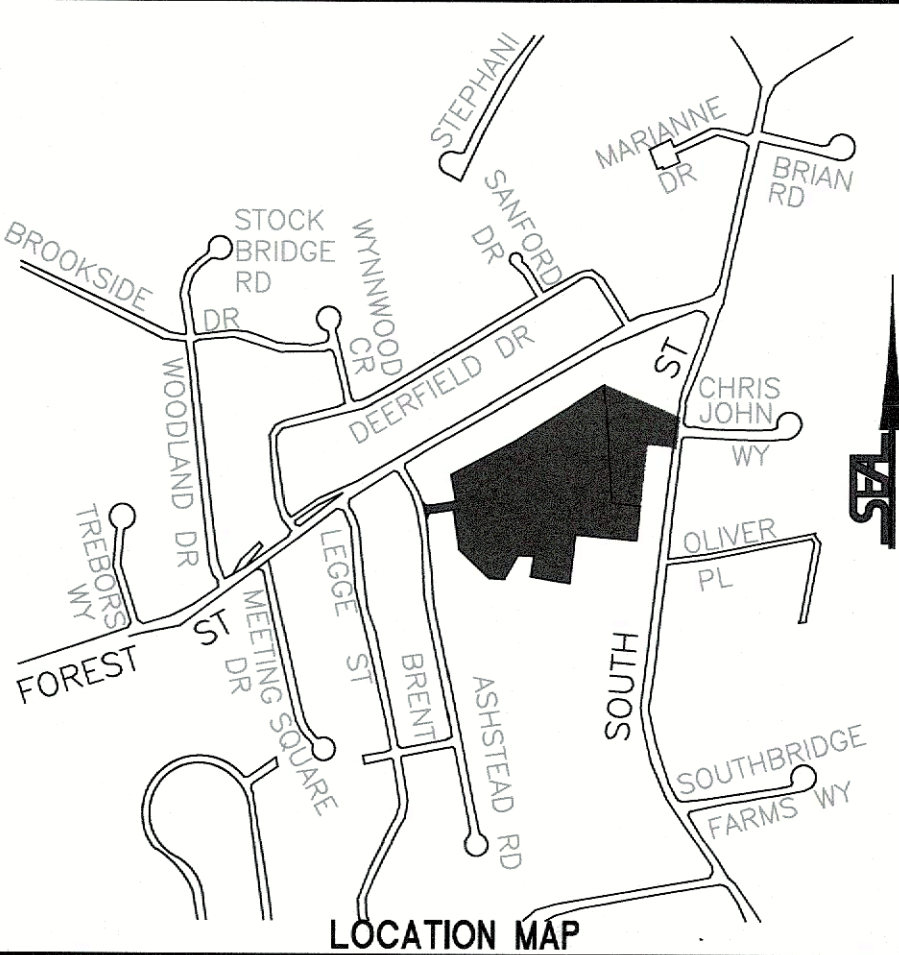
LEGEND

- WETLAND FLAG
- PROPERTY LINE
- CBDH CONCRETE BOUND W/ DRILL HOLE
- IR REBAR WITH CAP



FOREST STREET (45' WIDE)

SOUTH STREET



I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN, AND THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE COMMONWEALTH OF MASSACHUSETTS REGISTRY OF DEEDS.



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

DATE

2-9-2023



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

DATE

2-9-2023

TRINITY CIRCLE

"STREET ACCEPTANCE PLAN"

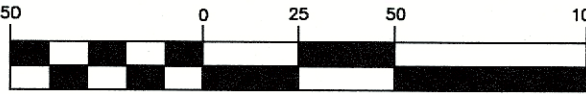
SITE:
TRINITY CIRCLE
BRIDGEWATER, MASSACHUSETTS

PREPARED FOR:
TRINITY CIRCLE HOMEOWNERS ASSOCIATION

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

SCALE	DRAWN	DATE	ACAD FILE	SHEET
1"=50'	GD	2/9/2023	01099E-StreetAcceptance	1 OF 1

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

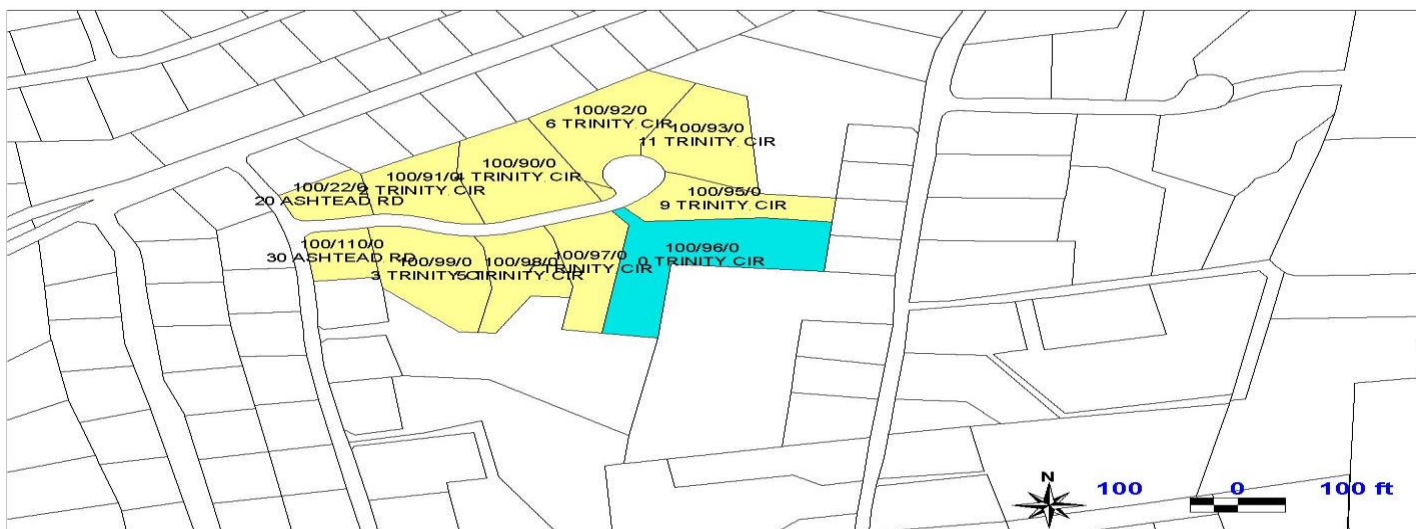
AB TRINITY CIRCLE DIRECT ABUTTERS
 PETITIONER: NICHOLAS FLYNN, TRINITY CIRCLE HOA FLYNN.NJ@GMAIL.COM
 OWNER: MULTIPLE OWNERS

3/8/2023
 781-264-4261



TOWN OF BRIDGEWATER, MA
 BOARD OF ASSESSORS
 66 Central Square

Direct Abutters to Trinity Circle



1416	100-22-0-R	MCKISSICK MICHAEL J	20 ASHTEAD RD	20 ASHTEAD RD	BRIDGEWATER	MA	02324
10747	100-90-0-R	BERGERON THOMAS W & SUZANNE E	4 TRINITY CIR	4 TRINITY CIRCLE	BRIDGEWATER	MA	02324
12295	100-91-0-R	BERGERON THOMAS W & SUZANNE E	2 TRINITY CIR	24 ASHTEAD RD	BRIDGEWATER	MA	02324
12287	100-92-0-R	FLYNN NICHOLAS J & PATRICIA M	6 TRINITY CIR	6 TRINITY CIRCLE	BRIDGEWATER	MA	02324
12288	100-93-0-R	LEDWITH EDWARD & KAITLYN	11 TRINITY CIR	11 TRINITY CIR	BRIDGEWATER	MA	02324
12290	100-94-0-R	MJM CONSTRUCTION CORP INC	0 TRINITY CIR	586 MANLEY STREET	WEST BRIDGEWATER	MA	02379
12292	100-95-0-R	THOMAS CHARLES ROBERT & ANDREA ROSE HOY	9 TRINITY CIR	9 TRINITY CIR	BRIDGEWATER	MA	02324
12291	100-96-0-R	MJM CONSTRUCTION CORP INC	0 TRINITY CIR	586 MANLEY STREET	WEST BRIDGEWATER	MA	02379
12294	100-97-0-R	BENOUARDIA ABDERRAHIM	7 TRINITY CIR	7 TRINITY CIR	BRIDGEWATER	MA	02324
12289	100-98-0-R	MARSH BRIAN & CRISTAL	5 TRINITY CIR	5 TRINITY CIR	BRIDGEWATER	MA	02324
12293	100-99-0-R	IAFRATE NICHOLAS & DANIELLE M	3 TRINITY CIR	3 TRINITY CIR	BRIDGEWATER	MA	02324
4698	100-110-0-R	HIGGINS JR STEPHEN P & JILL	30 ASHTEAD RD	30 ASHTEAD RD	BRIDGEWATER	MA	02324

I hereby certify this to be a true and accurate listing of owners with the most recent tax listing in the Town of Bridgewater, MA.

Shelley McCauley
 Shelley McCauley, Chief Assessor MAA, RMA



Community & Economic Development Division
Economic Development/Planning

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

June 27, 2023

Erik Moore, President
Bridgewater Town Council
Academy Building
66 Central Square
Bridgewater, MA 02324

RE: Trinity Circle – Street Acceptance

Dear President Moore & Members of the Council:

At its meeting June 21, 2023, the Bridgewater Planning Board voted (4-1) to favorably recommend acceptance of Trinity Circle as a public way with the following comments and conditions for Town Council to be part of their record for the Public Hearing process.

- All DPW items are addressed prior to Street Acceptance, that include comments made by the Water Superintendent and Town Engineer (attached)
- Receipt of a \$10,000 stormwater maintenance bond as requested by the Town Engineer and required per the Planning Board Decision (Condition 7, October 4, 2017 meeting)

A question was raised regarding language on the recorded plan at the Registry of Deeds stating: *"The Roadway to be known as "Trinity Circle" is to remain a private way in perpetuity and not be accepted as a public way by the Town of Bridgewater. Maintenance of the roadway shall be the responsibility of the owners of the lot shown hereon. A document which sets forth the responsibilities for the maintenance of the roadway shall be recorded with this plan and shall be recorded on the chain of title."*

The Board believes further investigation should be made regarding this being placed on the Plan, as the decision itself does not make this statement.

Attachments:

DPW Comments, Water Department and Town Engineer
Planning Board Decision, October 4, 2017
Registry of Deeds – Plan Title Page

Bridgewater:

Preserving Our Past. Enriching Our Present. Building Our Future

PARCEL DATA:
 ASSESSOR'S MAP 100, LOT 90
 CURRENT OWNER: TRINITY COVENANT CHURCH OF BRIDGEWATER
 24 ASHTEAD ROAD, BRIDGEWATER, MA
 DEED REFERENCE: BOOK 4070, PAGE 186
 TOTAL AREA: 3.45 Acres
 ASSESSOR'S MAP 87, LOT 142
 CURRENT OWNER: TRINITY COVENANT CHURCH OF BRIDGEWATER
 1095 SOUTH STREET, BRIDGEWATER, MA
 DEED REFERENCE: BOOK 3940, PAGE 240
 TOTAL AREA: 13.13 Acres
 ZONING REFERENCE: RESIDENTIAL 40
 MIN. LOT SIZE: 45,000 S.F.
 MIN. LOT AREA: 100 FEET
 MIN. FRONT YARD: 40 FEET
 MIN. SIDE YARD: 20 FEET
 MIN. REAR YARD: 20 FEET
 MIN. WETLAND SETBACK: 50 FEET
 THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE R. MAP 2500(3)0030A
 DATED JULY 16, 2015

- PLAN REFERENCES:**
1. LOT NUMBERS REFER TO THE TOWN OF BRIDGEWATER ASSESSOR'S MAP AND LOT NUMBERS.
 2. PROPERTY LINE INFORMATION OBTAINED FROM THE FOLLOWING:
 PLAN BOOK 30, PAGE 1193
 PLAN BOOK 45, PAGE 343
 PLAN BOOK 36, PAGE 225
 PLAN BOOK 39, PAGE 240
 PLAN BOOK 40, PAGE 100
 3. FIELD SURVEY PERFORMED BY SILVA ENGINEERING ASSOCIATES P.C. ON JANUARY 12, 2017.
 4. WETLAND DELINEATION PERFORMED BY PINNEBROOK CONSULTING ON DECEMBER 21, 2016. DEP FILE NO. SET16-1400.

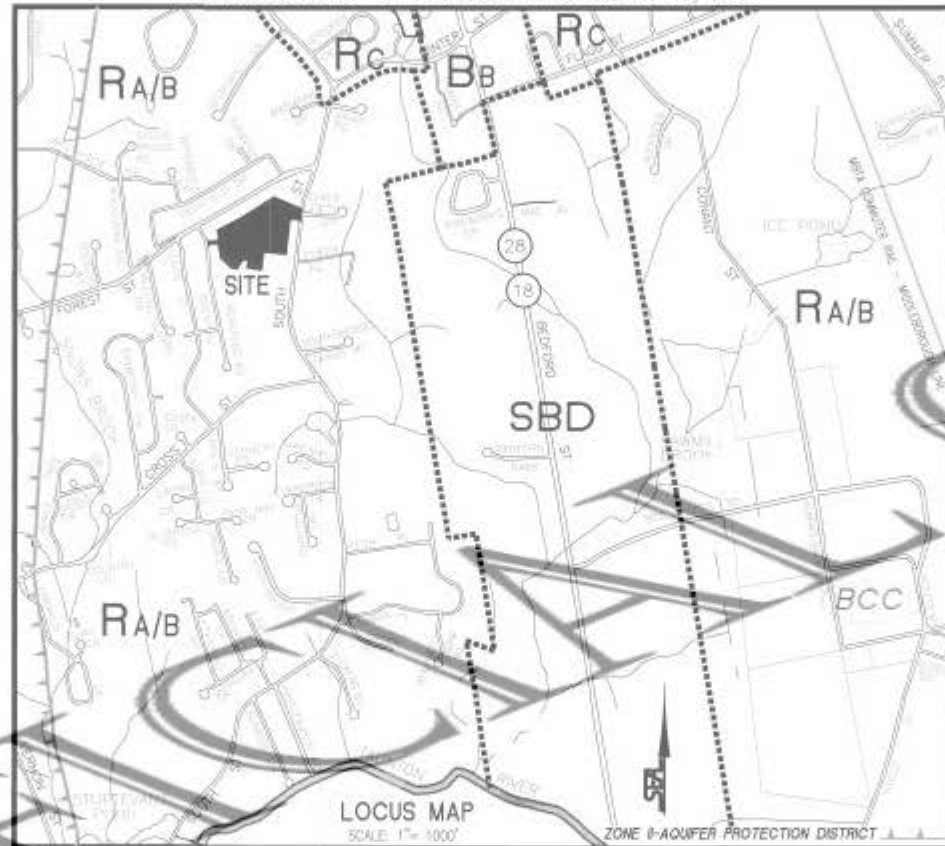
A DEFINITIVE SUBDIVISION "TRINITY CIRCLE" ASSESSOR'S MAP 100, LOT 90 & ASSESSOR'S MAP 87, LOT 142 TRINITY CIRCLE, BRIDGEWATER, MASSACHUSETTS SUBMISSION DATE: DECEMBER 14, 2016 LAST REVISED: SEPTEMBER 19, 2017 CONDITIONS OF APPROVAL: NOVEMBER 13, 2017

Plymouth County Registry of Deeds
 PLAN BOOK 62, PAGE 147

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, AND THE DESIGNED CONTENT OF THE DEFINITIVE SUBDIVISION PLAN RELATIVE TO ENGINEERING, CONFORMS WITH ALL APPLICABLE RULES AND REGULATIONS ESTABLISHED HEREON WITH EXCEPTIONS SPECIFICALLY NOTED ON THE PLAN.

ON OCTOBER 4, 2017, THE BOARD VOTED TO APPROVE THE SUBDIVISION PLAN PREPARED BY SILVA ENGINEERING ASSOCIATES, P.C. ENTITLED TRINITY CIRCLE DATED DECEMBER 14, 2016 WITH THE LATEST REVISION DATE OF SEPTEMBER 19, 2017 WITH THE FOLLOWING CONDITIONS:

1. NO FURTHER VARIATIONS OF THE APPLICABLE RULES AND REGULATIONS SHALL BE AUTHORIZED WITHOUT A FORMAL VOTE AND APPROVAL OF THE BOARD.
2. THE DEVELOPMENT SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE REGULATIONS OF 28B OF 28 & 38 THE AMERICANS WITH DISABILITIES ACT AND 501 CMR. THE MASSACHUSETTS ARCHITECTURE, ACCESS BOARD.
3. PRIOR TO CONSTRUCTION, THE APPLICANT AND/OR OWNER, SHALL SUBMIT A DETAILED CONSTRUCTION PLAN THAT PROVIDES THE FOLLOWING INFORMATION AND APPROPRIATE NOTATION:
 - THE ESTIMATED START DATE OF WORK.
 - THE PLANT, TELEPHONE NUMBER AND BUSINESS ADDRESS OF THE GENERAL CONTRACTOR.
 - AN EMERGENCY NUMBER FOR DAY AND NIGHT OF RESPONSIBLE PARTIES SHALL BE PROVIDED TO THE TOWN'S PUBLIC SAFETY DEPARTMENT, IN THE CASE OF EMERGENCY, AND THE PROVISIONS TO IMPLEMENT FOR SECURING THE SITE FROM PUBLIC ACCESS.
4. HOURS OF CONSTRUCTION SHALL BE FROM 7:00 AM TO 5:00 PM MONDAY THRU FRIDAY, AND 8:00 AM TO 5:00 PM SATURDAY. NO WORK SHALL BE ALLOWED ON SUNDAYS.
5. ANY CHANGES ARE MADE, AT THE REQUEST OF OTHER AGENCIES OR COMMISSIONS, TO THE APPROVED PLAN, THE APPLICANT SHALL BE REQUIRED TO COME BEFORE THE PLANNING BOARD FOR A MODIFICATION HEARING TO REVIEW SUCH CHANGES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
6. PRIOR TO LOT RELEASE, DRAINAGE, SWALES AND STRUCTURES SHALL BE IN WORKING ORDER INCLUDING, BUT NOT LIMITED TO, FINISHED GRASSES, LANDSCAPING AND PROTECTION FROM EROSION OR SOILATION CONTAMINATION.
7. A MAINTENANCE BOND SHALL BE DEPOSITED WITH THE TOWN BY THE APPLICANT, PRIOR TO STREET ACCEPTANCE, IN AN AMOUNT DETERMINED BY THE HIGHWAY SUPERINTENDENT, AS DEEMED ADEQUATE FOR MAINTENANCE OF THE DRAINAGE STRUCTURES, DETENTION BASINS AND OTHER INFRASTRUCTURE IMPROVEMENTS FOR WHICH THE TOWN WILL ASSUME RESPONSIBILITY AT STREET ACCEPTANCE.
8. STREET LIGHTS SHALL BE PROVIDED BY THE DEVELOPER INSTALLING POST LIGHTS OF DESIGN APPROVED BY THE PLANNING BOARD, AT EACH CORNER DRIVING APPROXIMATELY TO TOWN PARCELS AS OUTLINED IN SECTION 10.2 OF THE BOARD'S RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND.
9. ALL CURB RAMP SHALL BE LOCATED ON THE PLAN AND SHALL CONFORM TO THE MICROFILMS WITH (DISABLED) STANDARDS, LATEST EDITION.
10. ANY EASEMENTS SHOWN ON THE PLAN MUST BE RECORDED IN PLYMOUTH COUNTY REGISTRY OF DEEDS WITHIN THE PROPERTY CHAIN OF TITLE, INCLUDING ALL SUBSEQUENT CONVEYANCES OF LOTS AFFECTED BY THE EASEMENTS. PROOF OF SUCH RECORDING SHALL BE REQUIRED PRIOR TO ANY REQUEST FOR RELEASE OF LOTS FROM COVENANT.
11. PRIOR TO LOT RELEASE, A WETLAND LUN CERTIFICATE INDICATING THAT ALL TAXES, ASSESSMENTS AND CHARGES ASSIGNED AGAINST THE LAND SHOWN ON THE PLAN HAVE BEEN PAID IN FULL, SHALL BE SUBMITTED TO THE PLANNING BOARD. PROOF OF SUCH RECORDING SHALL BE SUBMITTED TO THE REGISTRY OF DEEDS AT THE TIME OF THE RECORDING OF THE PLAN. PROOF OF SUCH RECORDING SHALL BE SUBMITTED TO THE PLANNING BOARD PRIOR TO ANY RELEASE OF LOTS FOR BUILDING PURPOSES.
12. PRIOR TO LOT RELEASE, A PRELIMINARY DRAINAGE AND DRAINAGE SYSTEM AS BUILT PLAN, AS OUTLINED IN SECTION 9.4.2 OF THE BOARD'S RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, PREPARED AND DRAFTED BY A REGISTERED LAND SURVEYOR AND STAMPED BY A PROFESSIONAL ENGINEER, SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING BOARD. THE ENGINEER OF RECORD SHALL CERTIFY THAT THE DRAINAGE SYSTEM HAS BEEN BUILT IN STRICT COMPLIANCE WITH THE PLANS ENDORSED BY THE PLANNING BOARD.
13. A SEMI-ANNUAL REPORT ON THE DETENTION BASIN'S CONDITION SHALL BE PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER CERTIFYING THAT THE BASIN IS BEING MAINTAINED AND IS FUNCTIONING PER APPROVED DRAINAGE DESIGN UNTIL STREET ACCEPTANCE.
14. THERE SHALL BE AN EROSION AND SEDIMENTATION CONTROL PLAN IN COMPLIANCE WITH THE REGULATIONS OF THE PLAN. THE PLAN SHALL ADDRESS HOW STORM WATER RUNOFF SHALL BE CONTROLLED DURING CONSTRUCTION. ALL SEDIMENTATION AND EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTH MOVING ACTIVITIES ASSOCIATED WITH THE CONSTRUCTION OF THE SUBDIVISION. ADDITIONALLY, A DUST CONTROL PLAN SHALL ALSO BE SUBMITTED AS PART OF THE EROSION CONTROL PLAN. THE FINAL PLANS SUBMITTED FOR SUBMITTAL WILL REFLECT THIS DESIGN AND ALL PROVISIONS, AND SHALL BE REVIEWED BY THE TOWN ENGINEER OR ANY OTHER ENGINEERING REVIEW CONSULTANT FOR THE PLANNING BOARD.
15. PRIOR TO CONNECTING THE EXISTING DRAINAGE PIPES FROM ASHTEAD ROAD TO THE PROPOSED DRAINAGE SYSTEM AT TRINITY CIRCLE, THE EXISTING DRAINAGE PIPES SHALL BE UNREPAIRED AND EVALUATED/TESTED FOR STRUCTURAL SOUNDNESS AND FUNCTIONAL INTEGRITY BY THE APPLICANT'S ENGINEERING SUPERVISOR/ENGINEER OR CONSULTANT AND REVIEWED BY THE PLANNING BOARD'S ENGINEERING REPRESENTATIVE OR THE TOWN ENGINEER. IF THE EXISTING DRAINAGE PIPES ARE DETERMINED TO BE COMPROMISED OR STRUCTURALLY INADEQUATE, NEW DRAINAGE PIPES SHALL BE INSTALLED TO REPLACE THEM AT THE APPLICANT'S EXPENSE.
16. THE DRAINAGE PIPE FROM THE IMPROVED WATER QUALITY TREATMENT UNIT TO THE DRAINAGE BASIN, AND THE DRAINAGE PIPE FROM THE DRAINAGE BASIN TO THE OUTFALL SHALL BE CONSTRUCTED OF CLASS A REINFORCED CONCRETE MATERIAL, AND INSTALLED WITH A MINIMUM 12-INCH DUTCH CEMENT STONE FOUNDATION UNDERNEATH THE PIPE AND EXTENDING ABOVE THE BOTTOM OF THE PIPE IN A 24-INCH DUTCH CEMENT STONE FOUNDATION SHALL BE COMPOSED OF STONES RANGING IN SIZE FROM 1/4" TO 1-1/2" IN SIZE APPROXIMATELY 24 INCHES IN DIAMETER. THE TOWN ENGINEER SHALL ISSUE A CERTIFICATE OF NO-APPEAL, OR THE DATE ALL JUDICIAL APPEALS HAVE BEEN CONCLUDED, UNLESS AN EXTENSION IS GRANTED IN WRITING BY THE PLANNING BOARD PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD.
17. THE BOARD SHALL EMPLOY AN INSPECTOR TO OVERSEE THE CONSTRUCTION OF THE ROADWAY AND DRAINAGE SYSTEMS. THE INSPECTOR SHALL BE PRESENT DURING ALL CRITICAL STAGES OF CONSTRUCTION TO ENSURE THAT PROPER CONSTRUCTION PRACTICES ARE FOLLOWING. THE INSPECTOR SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF EACH TASK THAT NEEDS TO BE COMPLETED AND SIGNED OFF. A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION DEVELOPER, THE INSPECTOR AND A MEMBER OF THE BOARD SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. THE APPLICANT SHALL BE RESPONSIBLE FOR COSTS OF THE SUBDIVISION INSPECTION. A FEE OF \$2500.00 DOLLARS SHALL BE SUBMITTED TO THE PLANNING BOARD PRIOR TO THE START OF CONSTRUCTION TO ENSURE PAYMENT OF THE SUBDIVISION INSPECTION. ADDITIONAL MONIES SHALL BE DEPOSITED IN ADVANCE IF IT IS ANTICIPATED THAT INSPECTION SHALL COST MORE THAN THE ORIGINAL DEPOSIT.



APPLICANT / PREPARED FOR:
 TRINITY COVENANT CHURCH OF BRIDGEWATER
 1095 SOUTH STREET
 BRIDGEWATER, MASSACHUSETTS 02324

PREPARED BY:
 SILVA ENGINEERING ASSOCIATES, P.C.
 1615 BEDFORD STREET
 BRIDGEWATER, MASSACHUSETTS 02324



LAWRENCE P. SILVA, P.E.

WARNERS GRANTED FROM THE FOLLOWING SECTIONS OF THE SUBDIVISION REGULATIONS:

- 10.1.1.1 DRAIN LINES: WAIVER GRANTED FROM STRICT COMPLIANCE WITH THE REGULATIONS OF 28B OF 28 & 38 THE AMERICANS WITH DISABILITIES ACT AND 501 CMR. THE MASSACHUSETTS ARCHITECTURE, ACCESS BOARD.
- 10.1.1.2 DRAINAGE BASINS: WAIVER IS GRANTED FROM STRICT COMPLIANCE WITH CURRENT RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND SECTION 9.4.2 DRAINAGE BASINS AND DETENTION BASINS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE BASINS AND DETENTION BASINS AS OUTLINED IN THE PROPOSED CHANGES TO THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND.
- 10.1.1.3 TYPICAL CROSS SECTION: WAIVER GRANTED TO ALLOW VARIATION LOCATION ON FRONT AND REAR LINE LOCATION ON PLAN.
- 10.1.1.4 DRAINAGE BASINS: WAIVER GRANTED FROM STRICT COMPLIANCE WITH THE REGULATIONS OF 28B OF 28 & 38 THE AMERICANS WITH DISABILITIES ACT AND 501 CMR. THE MASSACHUSETTS ARCHITECTURE, ACCESS BOARD.

BRIDGEWATER PLANNING BOARD
 APPROVAL: [Signature] DATE: [Date]

THE APPLICANT IS TO REMAIN AS "TRINITY CIRCLE" IS TO REMAIN A PRIVATE WAY IN THE TOWN OF BRIDGEWATER. THE TOWN OF BRIDGEWATER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY. A DOCUMENT WHICH SETS FORTH THE RESPONSIBILITIES FOR THE MAINTENANCE OF THE ROADWAY SHALL BE RECORDED WITH THIS PLAN AND SHALL BE RECORDED ON THE CHAIN OF TITLE.

NOTES:

PLANS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT, TO BE RECORDED HEREIN.

BRIDGEWATER BOARD OF HEALTH

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BRIDGEWATER PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

DATE: [Date] BY: [Signature]

SHEET #	CONTENTS	LATEST DATE
1 OF 12	COVER	11/13/2017
2 OF 12	EXISTING PARCEL PLAN	11/13/2017
3 OF 12	EXISTING CONDITIONS	11/13/2017
4 OF 12	SEDIMENT & EROSION CONTROL: SITE DESIGN CONSIDERATIONS	11/13/2017
5 OF 12	LOT LAYOUT	11/13/2017
6 OF 12	PLAN & PROFILE	11/13/2017
7 OF 12	DRAINAGE PLAN & PROFILE	11/13/2017
8 OF 12	TOPOGRAPHIC & GRADING	11/13/2017
9 OF 12	CONSTRUCTION DETAILS	11/13/2017
10 OF 12	PRE-DEVELOPMENT	11/13/2017
11 OF 12	POST-DEVELOPMENT	11/13/2017
12 OF 12	ASHTEAD ROAD TRIBUTARY	11/13/2017

REVISIONS			
DATE	DRWN	DESCRIPTION	
1/22/17	RAB	REVISION: ASHTEAD ROAD DRAINAGE DESIGN, TEST PIT DATA	
2/28/17	RAB	ADDRESS TOWN ENGINEER COMMENTS (VARIOUS FEB 14, 2017)	
5/12/17	MCB	UNDER ROADWAY, RELOCATE DRAINAGE BASIN TO ADDRESS SEDIMENTATION CONCERNS	
8/14/17	RAB	REVISION: CLARIFY AND IMPROVE PLAN	
8/17/17	RAB	ADDRESS COMMENTS FROM 8/16/17	
9/19/17	RAB	ADDRESS COMMENTS FROM 8/16/17	
11/13/17	RAB	CONDITIONS OF APPROVAL	
DRAWN	DATE	ACAD FILE	SHEET
MCB	12/14/16	0100000000	1 OF 12

'18-167

BRIDGEWATER BOARD OF HEALTH

DATE

BRIDGEWATER PLANNING BOARD

APPROVAL UNDER SECTION 81-II SUBDIVISION CONTROL LAW REQUIRED

RECEIVED

2/21/18

DATE

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BRIDGEWATER PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

DATE: 2/21/18
BRIDGEWATER TOWN CLERK

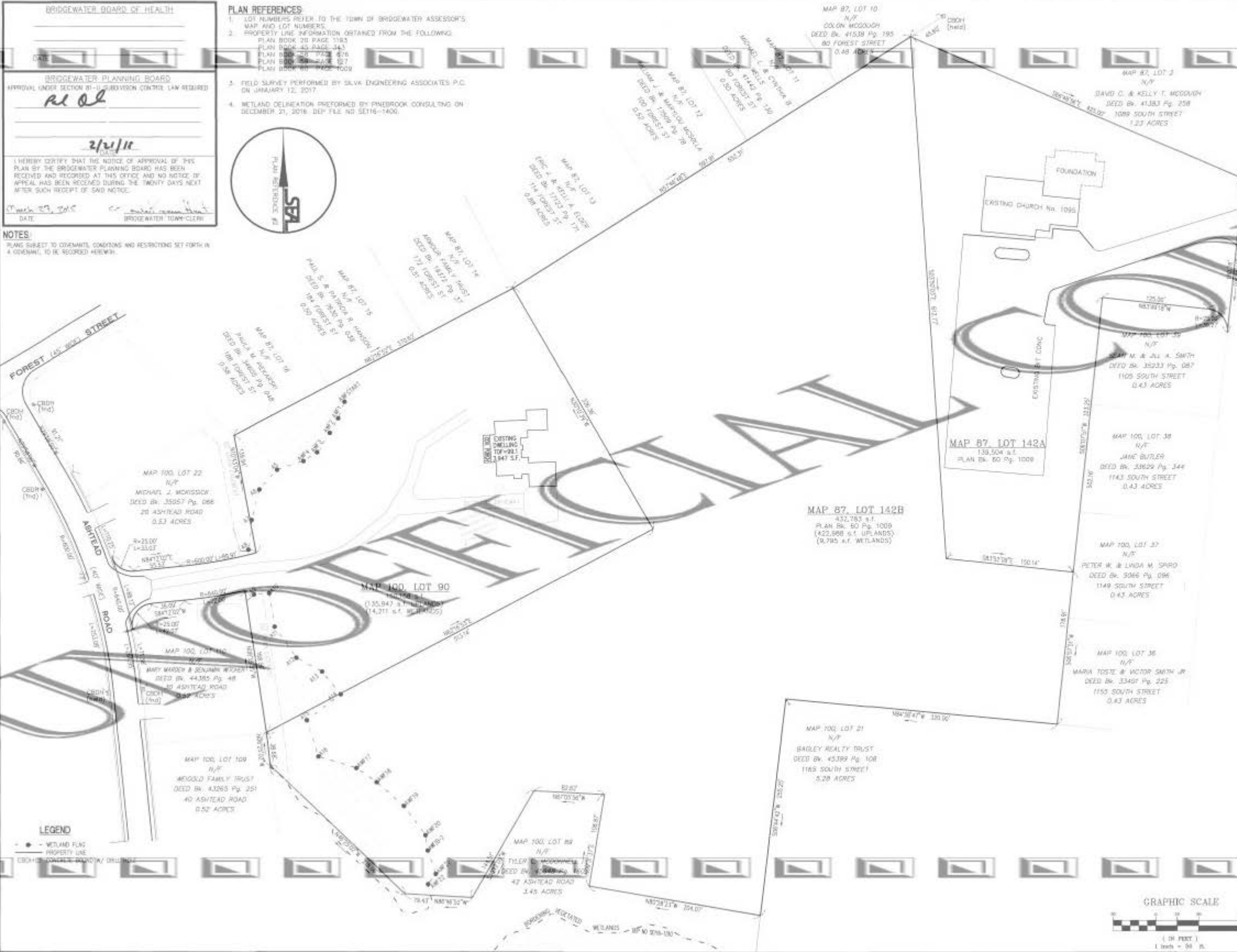
PLAN REFERENCES

1. LOT NUMBERS REFER TO THE TOWN OF BRIDGEWATER ASSESSOR'S MAP AND LOT NUMBERS.
2. PROPERTY LINE INFORMATION OBTAINED FROM THE FOLLOWING:
PLAN BOOK 20 PAGE 1183
PLAN BOOK 45 PAGE 343
PLAN BOOK 230 PAGE 816
PLAN BOOK 80 PAGE 1027
PLAN BOOK 80 PAGE 1009
3. FIELD SURVEY PERFORMED BY SILVA ENGINEERING ASSOCIATES P.C. ON JANUARY 12, 2017.
4. WETLAND DELINEATION PERFORMED BY PINEBROOK CONSULTING ON DECEMBER 21, 2016. DEP FILE NO. SE116-1400.



NOTES

PLANS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT, TO BE RECORDED HEREWITH.



LEGEND

WETLAND FLAG
PROPERTY LINE
CBOH-OWNED BOUNDARY/DRUING

Plymouth County Registry of Deeds
PLAN BOOK 62, PAGE 148

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, AND THE LAND BOUNDARY DATA AND THE TOPOGRAPHIC DATA SHOWN ON THE PLANS HAVE BEEN OBTAINED, COMPILED AND PREPARED IN CONFORMANCE TO 250 CMR 8.12 AND 250 CMR 8.13 RESPECTIVELY, AS AMENDED, REGARDING ANY DEVIATIONS FROM THESE REGULATIONS.

LAWRENCE P. SILVA, P.E. REG. NO. 33381-C
1/13/2017

JONATHAN J. PIERCE, P.L.S. REG. NO. 41787
11-13-17

PARCEL DATA:

ASSESSOR'S MAP 100, LOT 80
CURRENT OWNER: THOMAS W. & SUZANNE E. BERGERON
24 ASHTED ROAD, BRIDGEWATER, MA
DEED REFERENCE: BOOK 42075, PAGE 188
TOTAL AREA: 0.40 Acres

ASSESSOR'S MAP 87, LOT 142
CURRENT OWNER: TRINITY COVENANT CHURCH OF BRIDGEWATER
1095 SOUTH STREET, BRIDGEWATER, MA
DEED REFERENCE: BOOK 5302, PAGE 242
TOTAL AREA: 13.13 Acres

ZONING REFERENCE: RESIDENTIAL A/B
MIN. LOT SIZE: 43,540 S.F.
MIN. FRONT YARD: 100 FEET
MIN. SIDE YARD: 30 FEET
MIN. REAR YARD: 30 FEET
MIN. WETLAND SETBACK: 50 FEET

THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X, MAP 7202JC0030M, DATED JULY 16, 2015.

DATE	REVISIONS	DESCRIPTION
1/27/17	RAB	ADJUST WETLAND (MAY 2016) DESIGN, TEST PIT DATA
2/26/17	RAB	ADDRESS TOWN INQUIRY COMMENTS THROUGH FEB 14, 2017
5/12/17	MOB	TRACE ROADWAY, RELOCATE DRAINAGE BASIN TO ADDRESS STORMWATER CONCERNS
8/14/17	RAB	REVISE SUBMITTAL AND DELINEATION BASIN
8/21/17	RAB	ADDRESS COMMENTS FROM 7/28/17
8/29/17	RAB	ADDRESS COMMENTS FROM 8/15/17
11/15/17	RAB	CONDITIONS OF APPROVAL

DEFINITIVE SUBDIVISION
TRINITY CIRCLE

'EXISTING PARCEL PLAN'

SITE:
ASSESSOR'S MAP 100, LOT 90
ASSESSOR'S MAP 87, LOT 142
off ASHTED ROAD
BRIDGEWATER, MASSACHUSETTS

PREPARED FOR:
TRINITY COVENANT CHURCH

SILVA
ENGINEERING
ASSOCIATES, P.C.
CIVIL ENGINEERS, LAND SURVEYORS
& ENVIRONMENTAL CONSULTANTS
1815 BEDFORD STREET
BRIDGEWATER, MA, 02324
PHONE (508) 697-3180 FAX (508) 697-3136
www.silvaeng.com

GRAPHIC SCALE



SCALE: 1" = 50' DRAWN: MOB DATE: 12/14/16

BRIDGEWATER BOARD OF HEALTH

DATE

BRIDGEWATER PLANNING BOARD

APPROVAL UNDER SECTION 81-U SUBDIVISION CONTROL LAW REQUIRED

Re 02

2/11/17

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BRIDGEWATER PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

DATE 2/11/17
BRIDGEWATER TOWNCLERK

NOTES:

PLANS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT, TO BE RECORDED HEREWITH.

PLAN REFERENCES:

1. LOT NUMBERS REFER TO THE TOWN OF BRIDGEWATER ASSESSOR'S MAP AND LOT NUMBERS.
2. PROPERTY LINE INFORMATION OBTAINED FROM THE FOLLOWING:
PLAN BOOK 20 PAGE 1193
PLAN BOOK 45 PAGE 343
PLAN BOOK 58 PAGE 676
PLAN BOOK 59 PAGE 127
PLAN BOOK 60 PAGE 1009
3. FIELD SURVEY PERFORMED BY SILVA ENGINEERING ASSOCIATES P.C. ON JANUARY 12, 2017.
4. WETLAND DELINEATION PERFORMED BY PHOTODISC CONSULTING ON DECEMBER 21, 2016. DEP FILE NO. 5818-1400.



GRAPHIC SCALE



SUBSURFACE SOIL EXPLORATION DATA

DATE: JANUARY 23, 2017

TEST CONDUCTED BY: LAWRENCE P. SILVA, P.E. 362243

WITNESS: ADJ. TITHE

DB1-TP	DEPTH	HORIZON	TEXTURE	DB2-TP	DEPTH	HORIZON	TEXTURE
1-1'	0-1'	S/L	FLU	1-1'	0-1'	A	SANDY LOAM
2-1'	1-2'	S/L	FLU	2-1'	1-2'	B	SANDY LOAM
3-1'	2-3'	S/L	FLU	3-1'	2-3'	C	SANDY LOAM
4-1'	3-4'	S/L	FLU	4-1'	3-4'	D	SANDY LOAM
5-1'	4-5'	S/L	FLU	5-1'	4-5'	E	SANDY LOAM
6-1'	5-6'	S/L	FLU	6-1'	5-6'	F	SANDY LOAM
7-1'	6-7'	S/L	FLU	7-1'	6-7'	G	SANDY LOAM
8-1'	7-8'	S/L	FLU	8-1'	7-8'	H	SANDY LOAM
9-1'	8-9'	S/L	FLU	9-1'	8-9'	I	SANDY LOAM
10-1'	9-10'	S/L	FLU	10-1'	9-10'	J	SANDY LOAM

LEGEND

- WETLAND FLAG
- PROPERTY LINE
- EDGE OF PAVEMENT
- TREE LINE
- EXISTING UTILITY POLE
- EXIST. OVERHEAD WIRES
- EXIST. HYDRANT
- EXIST. WATER SHUTOFF
- EXIST. WATER LINE
- EXIST. CATCH BASIN (CB)
- EXIST. DRAIN MANHOLE (DM)
- DEEP OBSERVATION HOLE

STANDING WATER IN HOLE - HOLE
WETTING FROM PIT FACE - 38"
WETTING - 58"
ESTIMATED SEASONAL HIGH GROUNDWATER - 78"

SUBSURFACE SOIL EXPLORATION DATA

DATE: NOVEMBER 17, 2016

TEST CONDUCTED BY: LAWRENCE P. SILVA, P.E. 362243

SEA-DB1	DEPTH	HORIZON	TEXTURE	COLOR	OTHER
1-1'	0-1'	A	SANDY LOAM	WY1/2	LOOSE, PHOS. 2
2-1'	1-2'	B	SANDY LOAM	WY1/2	VP 100
3-1'	2-3'	C	LOAMY SAND	WY1/2	VP 100
4-1'	3-4'	D	SANDY LOAM	WY1/2	VP 100
5-1'	4-5'	E	SANDY LOAM	WY1/2	VP 100
6-1'	5-6'	F	SANDY LOAM	WY1/2	VP 100
7-1'	6-7'	G	SANDY LOAM	WY1/2	VP 100
8-1'	7-8'	H	SANDY LOAM	WY1/2	VP 100
9-1'	8-9'	I	SANDY LOAM	WY1/2	VP 100
10-1'	9-10'	J	SANDY LOAM	WY1/2	VP 100

GROUNDWATER ELEVATION - STANDING WATER IN HOLE - 38"
GROUNDWATER ELEVATION - WETTING FROM PIT FACE - 58"
GROUNDWATER ELEVATION - WETTING - 58"
ESTIMATED SEASONAL HIGH GROUNDWATER - 78"

Plymouth County Registry of Deeds
PLAN BOOK 62 PAGE 149

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, AND THE LAND BOUNDARY DATA AND THE TOPOGRAPHIC DATA SHOWN ON THE PLAN(S) HAVE BEEN OBTAINED, COMPILED AND PREPARED IN CONFORMANCE TO 250 CMR 6.01 AND 250 CMR 6.02, RESPECTIVELY, AS AMENDED, NOTING ANY DEVIATIONS FROM THESE REGULATIONS.

LAWRENCE P. SILVA, P.E. REG. NO. 33381-C
11/13/2017
DATE

PARCEL DATA:

ASSESSOR'S MAP 100, LOT 90
CURRENT OWNER: THOMAS M. & SUZANNE E. BERGERON
24 ASSTEAD ROAD, BRIDGEWATER, MA
DEED REFERENCE: BOOK 42875, PAGE 186
TOTAL AREA: 3.45 Acres

ASSESSOR'S MAP 87, LOT 142
CURRENT OWNER: TRINITY COVENANT CHURCH OF BRIDGEWATER
1085 SOUTH STREET, BRIDGEWATER, MA
DEED REFERENCE: BOOK 52022, PAGE 243
TOTAL AREA: 13.19 Acres

ZONING REFERENCE: RESIDENTIAL A/B
MIN. LOT SIZE: 43,560 S.F.
MIN. FRONTAGE: 130 FEET
MIN. FRONT YARD: 40 FEET
MIN. SIDE YARD: 20 FEET
MIN. REAR YARD: 30 FEET
MIN. WETLAND SETBACK: 50 FEET

THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X; MAP 25023C0303K, DATED JULY 16, 2015.

DATE	DRAWN	DESCRIPTION
1/27/17	RAB	ADJUST WETLAND LINE; DRAINAGE DESIGN; TEST PIT DATA
2/26/17	RAB	ADDRESS TOWN ENGINEER COMMENTS THROUGH FEB. 14, 2017
5/12/17	WCB	PAVE ROADWAY, RELOCATE DRAINAGE BASIN TO ADDRESS 200' MINIMUM CONCERN
8/24/17	RAB	REVISE COLLECTOR AND INFILTRATION BASIN
8/24/17	RAB	ADDRESS COMMENTS FROM 7/28/17
9/19/17	RAB	ADDRESS COMMENTS FROM 8/20/17
11/15/17	RAB	CONDITIONS OF APPROVAL

DEFINITIVE SUBDIVISION
TRINITY CIRCLE

'EXISTING CONDITIONS'

SITE:
ASSESSOR'S MAP 100, LOT 90
ASSESSOR'S MAP 87, LOT 142
off ASSTEAD ROAD
BRIDGEWATER, MASSACHUSETTS

PREPARED FOR:
TRINITY COVENANT CHURCH

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

SCALE: 1" = 40' MGB DATE: 12/14/16

BRIDGEWATER BOARD OF HEALTH

DATE: _____

BRIDGEWATER PLANNING BOARD

APPROVAL UNDER SECTION 81-U SUBDIVISION CONTROL LAW REQUIRED

Re Uel

2/10/17

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BRIDGEWATER PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

March 29, 2018

BRIDGEWATER TOWN CLERK

NOTES:

PLANS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT, TO BE RECORDED HEREWITH.

NOTE: THE WATER SERVICE TO THE EXISTING DWELLING IS TO REMAIN IN PLACE UNTIL SUCH TIME THAT THE DWELLING CAN BE SERVED BY THE NEW SUBDIVISION WATER MAIN. AT THAT TIME THE EXISTING WATER SERVICE IS TO BE CUT, CAPPED, AND ABANDONED IN PLACE.

NOTE: THE EXISTING GRAVEL DRIVEWAY IS TO BE RELOCATED TO PROVIDE AN UNIMPAIRED ACCESS TO THE EXISTING DWELLING. THE GRAVEL DRIVEWAY SHALL REMAIN IN PLACE UNTIL SUCH TIME THAT THE SUBDIVISION ROAD HAS BEEN FURNISHED WITH ITS FINISH COURSE.

NOTE: THE CONSTRUCTION ENTRANCE IS TO BE MAINTAINED AND KEPT FREE OF VEHICLES AND CONSTRUCTION MATERIALS.

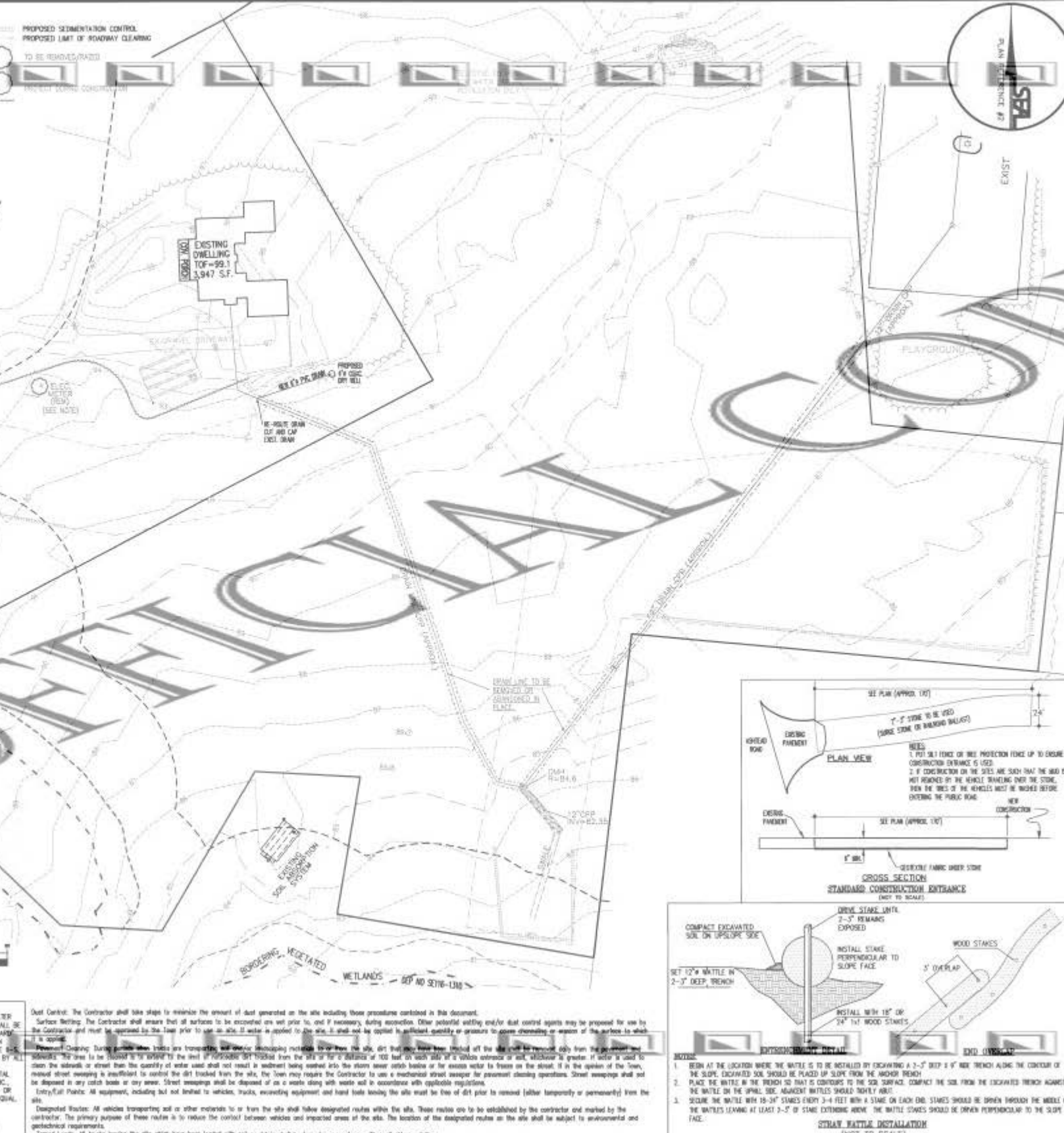
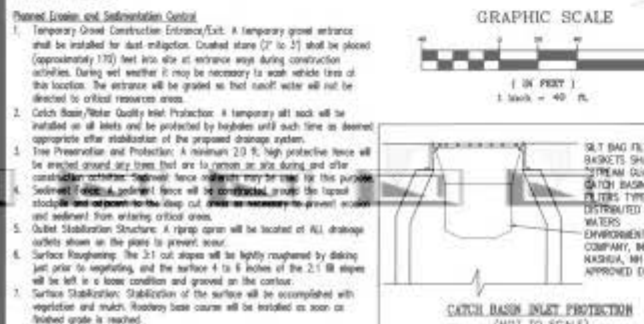
NOTE: PRIOR TO THE REMOVAL OF UTILITY POLE 2A AND 2B, THE CONTRACTOR IS TO PROVIDE A TEMPORARY ELECTRIC SERVICE TO THE EXISTING DWELLING AS TO NOT INTERRUPT THE FLOW OF ELECTRICITY TO THE DWELLING.

UPON COMPLETION OF THE SUBDIVISION, THE EXISTING DWELLING WILL BE CONNECTED TO THE NEW UNDERGROUND ELECTRIC.

LOCATION OF UTILITIES SHOWN ARE FROM OVERLAP EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND WARNINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES. THIS IS NOT IMPLIED NOR INTENDING TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE OBLIGATION/RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES (OTHER THAN SHOWN ON NOT) AND TO NOTIFY DISCOUNT AND ALL UTILITY COMPANIES, AGENCIES, DEPARTMENTS PRIOR TO CONSTRUCTION FOR THE LOCATION OF ALL UNDERGROUND UTILITIES AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

Planned Location and Sedimentation Control

1. Temporary Gravel Construction Entrance/Exit: A temporary gravel entrance shall be installed for dust mitigation. Gravel shall be placed (approximately 170) feet into site at entrance ways during construction activities. During wet weather it may be necessary to wash vehicle tires of this location. The entrance will be graded so that runoff water will not be directed to critical resources areas.
2. Catch Basin/Filter Quality Inlet Protection: A temporary inlet sock will be installed on all inlets and be protected by haybales until such time as deemed appropriate after stabilization of the proposed drainage system.
3. Tree Preservation and Protection: A minimum 20 ft. high protective fence will be erected around any trees that are to remain on site during and after construction activities. Gravel fence materials may be used for this purpose.
4. Sedimentation Control: Sedimentation control measures shall be installed at the top of the slope and at the bottom of the slope to prevent erosion and sediment from entering critical areas.
5. Outlet Stabilization Structure: A hayrack will be located at all drainage outlets shown on the plan to prevent scour.
6. Surface Roughening: The 2:1 cut slopes will be lightly roughened by diking just prior to seeding, and the surface 4 to 6 inches of the 2:1 fill slopes will be left in a loose condition and graded on the contour.
7. Surface Stabilization: Stabilization of the surface will be accomplished with vegetation and mulch. Roadway base course will be installed as soon as finished grade is reached.



Plymouth County Registry of Deeds

PLAN BOOK 62 PAGE 150

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, AND THE DECISIONS OF THE DEFINITIVE SUBDIVISION PLAN RELATIVE TO ENGINEERING CONFORMS WITH ALL APPLICABLE RULES AND REGULATIONS ESTABLISHED HEREIN WITH EXCEPTS SPECIFICALLY NOTED ON THE PLAN.

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

11/13/2017

DATE

PARCEL DATA:

ASSESSOR'S MAP 100, LOT 90

CURRENT OWNER: THOMAS W. & SUZANNE E. BERGERON

24 ASHTAD ROAD, BRIDGEWATER, MA

DEED REFERENCE: BOOK 42875, PAGE 198

TOTAL AREA: 3.45 Acres

ASSESSOR'S MAP 87, LOT 142

CURRENT OWNER: TRINITY COVENANT CHURCH OF BRIDGEWATER

1095 SOUTH STREET, BRIDGEWATER, MA

DEED REFERENCE: BOOK 5032, PAGE 240

TOTAL AREA: 13.13 Acres

ZONING REFERENCE: RESIDENTIAL A/B

MIN. LOT SIZE: 43,560 S.F.

MIN. FRONTAGE: 150 FEET

MIN. FRONT YARD: 40 FEET

MIN. SIDE YARD: 20 FEET

MIN. REAR YARD: 30 FEET

MIN. WETLAND SETBACK: 50 FEET

THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X; MAP 250230030N; DATED JULY 16, 2015.

DATE	DRAWN	DESCRIPTION
1/27/17	RNB	ADJUST WETLAND LINE DRAINAGE DESIGN TEST PPT DATA
2/28/17	RNB	ADDRESS TOWN ENGINEER COMMENTS THROUGH FEB. 14, 2017
5/12/17	MGB	WASTE WETLAND, WETLAND DRAINAGE BASIN TO ADDRESS SUBMITTER CONCERNS
6/14/17	RNB	REVISE CLAYLINE AND INFILTRATION BASIN
6/17/17	RNB	ADDRESS COMMENTS FROM 7/29/17
8/19/17	RNB	ADDRESS COMMENTS FROM 8/19/17
11/13/17	RNB	CONDITIONS OF APPROVAL

DEFINITIVE SUBDIVISION

TRINITY CIRCLE

"SEDIMENT & EROSION CONTROL"

"SITE DESIGN CONSIDERATIONS"

SITE:

ASSESSOR'S MAP 100, LOT 90

ASSESSOR'S MAP 87, LOT 142

off ASHTAD ROAD

BRIDGEWATER, MASSACHUSETTS

PREPARED FOR:

TRINITY COVENANT CHURCH

SILVA ENGINEERING ASSOCIATES, P.C.

CIVIL ENGINEERS, LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS

1615 BEDFORD STREET

BRIDGEWATER, MA 02324

PHONE (508) 697-3100 FAX (508) 697-3130

www.silvaeng.com

SCALE: 1" = 40'

DRAWN: MGB

DATE: 12/14/16

ACAD: 2/1/17

Page 21 of 132

DATE

BRIDGEWATER PLANNING BOARD

APPROVAL UNDER SECTION 81-U SUBDIVISION CONTROL LAW REQUIRED

Re Ol

4/24/18

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BRIDGEWATER PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

March 29, 2018

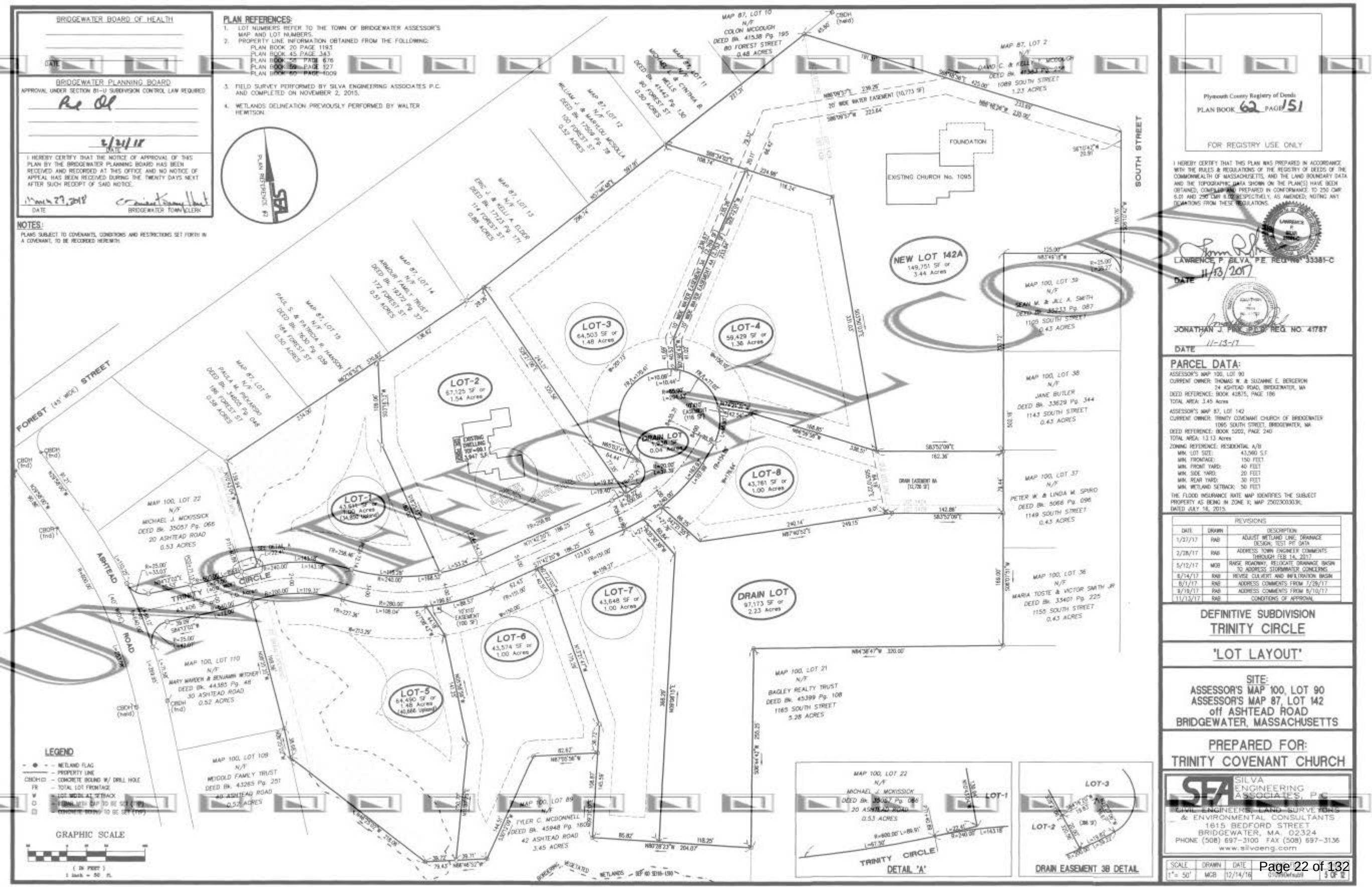
BRIDGEWATER TOWN CLERK

PLAN REFERENCES:

1. LOT NUMBERS REFER TO THE TOWN OF BRIDGEWATER ASSESSOR'S MAP AND LOT NUMBERS.
2. PROPERTY LINE INFORMATION OBTAINED FROM THE FOLLOWING:
PLAN BOOK 20 PAGE 1183
PLAN BOOK 45 PAGE 343
PLAN BOOK 58 PAGE 676
PLAN BOOK 59 PAGE 327
PLAN BOOK 60 PAGE 1009
3. FIELD SURVEY PERFORMED BY SILVA ENGINEERING ASSOCIATES P.C. AND COMPLETED ON NOVEMBER 2, 2015.
4. WETLANDS DELINEATION PREVIOUSLY PERFORMED BY WALTER HEWITSON



NOTES:
PLANS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT, TO BE RECORDED HERewith.



LEGEND

- WETLAND FLAG
- PROPERTY LINE
- CONCRETE BOUND W/ DRILL HOLE
- TOTAL LOT FRONTAGE
- 100' MODULAR SETBACK
- FRONT LOT SETBACK TO BE 30' (10')
- CONCRETE BOUND TO BE 30' (10')

GRAPHIC SCALE

Plymouth County Registry of Deeds
PLAN BOOK 62 PAGE 151

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, AND THE LAND BOUNDARY DATA AND THE TOPOGRAPHIC DATA SHOWN ON THE PLAN(S) HAVE BEEN OBTAINED, COMPLETED AND PREPARED IN CONFORMANCE TO 250 CMR 6.01 AND 250 CMR 8.00 RESPECTIVELY, AS AMENDED, NOTING ANY DEVIATIONS FROM THESE REGULATIONS.

LAWRENCE P. SILVA, P.E. REG. NO. 33385-C

DATE 11/13/2017

JONATHAN J. PINE, PLS REG. NO. 41787

DATE 11-13-17

PARCEL DATA:

ASSESSOR'S MAP 100, LOT 90
CURRENT OWNER: THOMAS W. & SUZANNE E. BERGERON
74 ASHTEAD ROAD, BRIDGEWATER, MA
DEED REFERENCE: BOOK 43215, PAGE 186
TOTAL AREA: 3.45 Acres
ASSESSOR'S MAP 87, LOT 142
CURRENT OWNER: TRINITY COVENANT CHURCH OF BRIDGEWATER
1095 SOUTH STREET, BRIDGEWATER, MA
DEED REFERENCE: BOOK 5202, PAGE 240
TOTAL AREA: 13.13 Acres
ZONING REFERENCE: RESIDENTIAL A/B
MIN. LOT SIZE: 43,560 S.F.
MIN. FRONTAGE: 150 FEET
MIN. FRONT YARD: 40 FEET
MIN. SIDE YARD: 20 FEET
MIN. REAR YARD: 30 FEET
MIN. WETLAND SETBACK: 50 FEET
THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X; MAP 25022003030X; DATED JULY 18, 2015.

DATE	REVISIONS	DESCRIPTION
1/27/17	RAB	ADJUST WETLAND LINE, DRAINAGE DESIGN, TEST PIT DATA
2/28/17	RAB	ADDRESS TOWN ENGINEER COMMENTS
5/12/17	MGB	RANGE ROADWAY, REDUCED DRAINAGE BASIN TO ADDRESS STORMWATER CONCERNS
6/14/17	RAB	REVISE CLAYVERT AND INFILTRATION BASIN
6/17/17	RAB	ADDRESS COMMENTS FROM 7/26/17
8/15/17	RAB	ADDRESS COMMENTS FROM 8/10/17
11/13/17	RAB	CONDITIONS OF APPROVAL

DEFINITIVE SUBDIVISION
TRINITY CIRCLE

'LOT LAYOUT'

SITE:
ASSESSOR'S MAP 100, LOT 90
ASSESSOR'S MAP 87, LOT 142
off ASHTEAD ROAD
BRIDGEWATER, MASSACHUSETTS

PREPARED FOR:
TRINITY COVENANT CHURCH

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

SCALE: DRAWN: DATE: 1"= 50' MGB 12/14/16 02/29/18 5 OF 12

BRIDGEWATER BOARD OF HEALTH

DATE: 3/14/17

BRIDGEWATER PLANNING BOARD

APPROVAL UNDER SECTION 81-U SUBDIVISION CONTROL LAW REQUIRED

Pat Ol

3/14/17

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BRIDGEWATER PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

March 29, 2017

BRIDGEWATER TOWN CLERK

NOTES:

PLANS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT, TO BE RECORDED HEREWITH.

ILLICIT DISCHARGE COMPLIANCE STATEMENT:

STORMWATER SYSTEMS IDENTIFIED ON SITE ARE FOR CONVEYING STORMWATER SHALL NOT ALLOW THE ENTRY OF ANY WASTEWATER DISCHARGES INTO THE STORMWATER MANAGEMENT SYSTEM.

TOWN OF BRIDGEWATER WATER DEPARTMENT REGULATIONS

1. Pipes, Muttel lines, or equal, to have suitable thrust blocking, with surface area of, prime importance, this may be concrete or flat stones wedged tightly. Hydrant lines to be flanged branch, to flanged gate, on run out.

2. Gases, Muttel gases, or equal, to be open left, to meet A.R.R.A. specifications, and to be set on flat stone to support weight. A gate on each branch of a line or cross will be required, unless otherwise specified at the time of approval of the plan. A gate at the end of the line will be required unless extension of the line, at a future date, is not possible.

3. Gases, Muttel gases, or equal, to be set on flat stone to support weight. A gate on each branch of a line or cross will be required, unless otherwise specified at the time of approval of the plan. A gate at the end of the line will be required unless extension of the line, at a future date, is not possible.

4. Gases, Muttel gases, or equal, to be set on flat stone to support weight. A gate on each branch of a line or cross will be required, unless otherwise specified at the time of approval of the plan. A gate at the end of the line will be required unless extension of the line, at a future date, is not possible.

5. Gases, Muttel gases, or equal, to be set on flat stone to support weight. A gate on each branch of a line or cross will be required, unless otherwise specified at the time of approval of the plan. A gate at the end of the line will be required unless extension of the line, at a future date, is not possible.

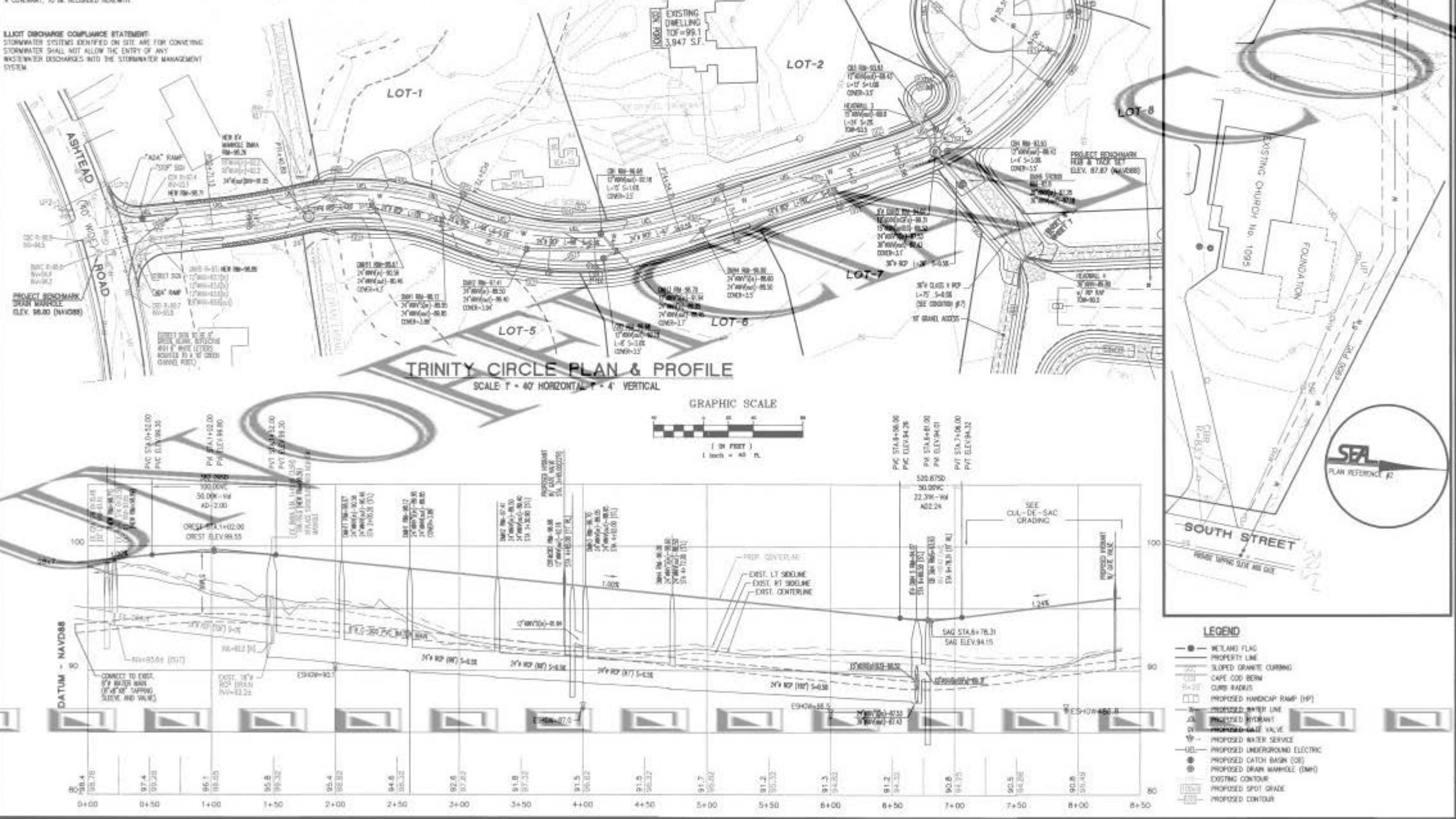
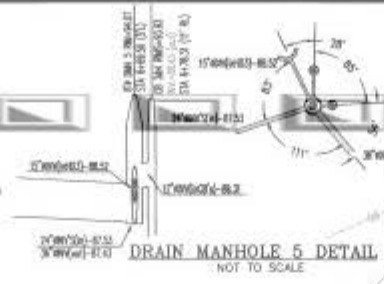
6. Gases, Muttel gases, or equal, to be set on flat stone to support weight. A gate on each branch of a line or cross will be required, unless otherwise specified at the time of approval of the plan. A gate at the end of the line will be required unless extension of the line, at a future date, is not possible.

7. Gases, Muttel gases, or equal, to be set on flat stone to support weight. A gate on each branch of a line or cross will be required, unless otherwise specified at the time of approval of the plan. A gate at the end of the line will be required unless extension of the line, at a future date, is not possible.

8. Gases, Muttel gases, or equal, to be set on flat stone to support weight. A gate on each branch of a line or cross will be required, unless otherwise specified at the time of approval of the plan. A gate at the end of the line will be required unless extension of the line, at a future date, is not possible.

9. Gases, Muttel gases, or equal, to be set on flat stone to support weight. A gate on each branch of a line or cross will be required, unless otherwise specified at the time of approval of the plan. A gate at the end of the line will be required unless extension of the line, at a future date, is not possible.

10. Gases, Muttel gases, or equal, to be set on flat stone to support weight. A gate on each branch of a line or cross will be required, unless otherwise specified at the time of approval of the plan. A gate at the end of the line will be required unless extension of the line, at a future date, is not possible.



Plymouth County Registry of Deeds

PLAN BOOK 62 PAGE 152

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, AND THE DESIGNED CONTENT OF THE DEFINITIVE SUBDIVISION MAP RELATIVE TO ENGINEERING COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS ESTABLISHED HEREIN WITH EXCEPTIONS SPECIFICALLY MITTED ON THE PLAN.

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

11/13/2017

DATE

PARCEL DATA:

ASSESSOR'S MAP 100, LOT 90

CURRENT OWNER: THOMAS R. & SUZANNE E. BERGERON

24 ASHTEAD ROAD, BRIDGEWATER, MA

DEED REFERENCE: BOOK 43875, PAGE 156

TOTAL AREA: 3.45 Acres

ASSESSOR'S MAP 87, LOT 142

CURRENT OWNER: TRINITY COVENANT CHURCH OF BRIDGEWATER

1095 SOUTH STREET, BRIDGEWATER, MA

DEED REFERENCE: BOOK 5352, PAGE 240

TOTAL AREA: 13.13 Acres

ZONING REFERENCE: RESIDENTIAL 4/B

MIN. LOT SIZE: 43,560 S.F.

MIN. FRONTAGE: 150 FEET

MIN. FRONT YARD: 40 FEET

MIN. SIDE YARD: 20 FEET

MIN. REAR YARD: 30 FEET

MIN. WETLAND SETBACK: 50 FEET

THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X; MAP 25403C0303K, DATED JULY 18, 2015.

DATE	REVISIONS
1/27/17	RAB ADJUST WETLAND LINE, DRAINAGE DESIGN, TEST PIT DATA
2/28/17	RAB ADDRESS TOWN ENGINEER COMMENTS THROUGH FEB. 14, 2017
5/12/17	MGB RARE ROADWAY, RELOCATE DRAINAGE BASIN TO ADDRESS STORMWATER CONCERNS
6/14/17	RAB REVISE CLAUDET AND INFILTRATION BASIN
8/1/17	RAB ADDRESS COMMENTS FROM 7/29/17
9/19/17	RAB ADDRESS COMMENTS FROM 8/15/17
11/13/17	RAB CONDITIONS OF APPROVAL

DEFINITIVE SUBDIVISION

TRINITY CIRCLE

'PLAN & PROFILE'

SITE:

ASSESSOR'S MAP 100, LOT 90

ASSESSOR'S MAP 87, LOT 142

off ASHTEAD ROAD

BRIDGEWATER, MASSACHUSETTS

PREPARED FOR:

TRINITY COVENANT CHURCH

SILVA ENGINEERING ASSOCIATES, P.C.

CIVIL ENGINEERS, LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS

1615 BEDFORD STREET

BRIDGEWATER, MA 02324

PHONE (508) 697-3100 FAX (508) 697-3136

www.silvaeng.com

SCALE: 1" = 40' HORIZONTAL, 1" = 4' VERTICAL

DATE: 12/14/16

Page 23 of 132



Page 24 of 13



1" = 40' MGB 12/14/16 DTG/MS/MSD Page 24 of 10

DATE

BRIDGEWATER PLANNING BOARD

APPROVAL UNDER SECTION 81-U SUBDIVISION CONTROL LAW REQUIRED

Paul Ol

2/4/17

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BRIDGEWATER PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

DATE 2/21/17

BRIDGEWATER TOWN CLERK

NOTES:

PLANS SUBJECT TO ORDINANCES, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT, TO BE RECORDED HERewith.

LEGEND

- WETLAND FLAG
- 25' "NO TOUCH" WETLAND BUFFER
- 100' WETLAND BUFFER
- PROPOSED SEDIMENTATION BASIN
- PROPOSED LIMIT OF YIELD
- PROPERTY LINE
- SLOPED GRANITE CURBING
- CAPE COD BERM
- PROPOSED HANDICAP RAMP (HP)
- PROPOSED HYDRANT
- PROPOSED CATCH BASIN (CB)
- PROPOSED DRAIN MANHOLE (DM)
- EXISTING CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED CONTOUR
- PROPOSED DRAINAGE
- PROPOSED STREET TREE
- PROPOSED POST LIGHT

PLAN REFERENCE #2

SEA

LOT-1

LOT-2

LOT-3

LOT-4

LOT-5

LOT-6

LOT-7

DRAINAGE LOT 1

Basin

FOUNDATION

EXISTING CHURCH No. 1095

EXISTING B.T. CONC.

PLAYGROUND

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

Plymouth County Registry of Deeds
PLAN BOOK 62 PAGE 154

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, AND THE DESIGNED CONTENT OF THE DEFINITIVE SUBDIVISION PLAN RELATIVE TO ENGINEERING CONFORMS WITH ALL APPLICABLE RULES AND REGULATIONS ESTABLISHED HEREIN WITH EXCEPTIONS SPECIFICALLY NOTED ON THE PLAN.



LAWRENCE P. SILVA, P.E. REG. NO. 85381-C

11/13/2017

DATE

PARCEL DATA:

ASSESSOR'S MAP 100, LOT 90
CURRENT OWNER: THOMAS W. & SUSANNE E. BERGERSON
24 ASHTEAD ROAD, BRIDGEWATER, MA

DEED REFERENCE: BOOK 42875, PAGE 106

TOTAL AREA: 3.45 Acres

ASSESSOR'S MAP 87, LOT 142

CURRENT OWNER: TRINITY COVENANT CHURCH OF BRIDGEWATER
1095 SOUTH STREET, BRIDGEWATER, MA

DEED REFERENCE: BOOK 5202, PAGE 240

TOTAL AREA: 13.13 Acres

ZONING REFERENCE: RESIDENTIAL A/1

MIN. LOT SIZE: 13,590 S.F.

MIN. FRONTAGE: 150 FEET

MIN. FRONT YARD: 40 FEET

MIN. SIDE YARD: 20 FEET

MIN. REAR YARD: 30 FEET

MIN. WETLAND SETBACK: 50 FEET

THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT

PROPERTY AS BEING IN ZONE X; MAP 2502303303C

DATED JULY 16, 2015

REVISIONS

DATE	DRAWN	DESCRIPTION
1/27/17	RAB	ADJUST WETLAND LINE DRAINAGE DESIGN TEST DATA
2/28/17	RAB	ADDRESS TOWN ENGINEER COMMENTS THROUGH FEB. 14, 2017
5/12/17	MB1	HAZARDOUS WETLAND, RELOCATE DRAINAGE BASIN TO ADDRESS STORMWATER DISCHARGES
8/14/17	RAB	REVISE CLAYERT AND INFILTRATION BASIN
8/15/17	RAB	ADDRESS COMMENTS FROM 7/29/17
9/19/17	RAB	ADDRESS COMMENTS FROM 8/10/17
11/13/17	RAB	CONDITIONS OF APPROVAL

DEFINITIVE SUBDIVISION
TRINITY CIRCLE

'TOPOGRAPHIC & GRADING'

SITE:
ASSESSOR'S MAP 100, LOT 90
ASSESSOR'S MAP 87, LOT 142
off ASHTEAD ROAD
BRIDGEWATER, MASSACHUSETTS

PREPARED FOR:
TRINITY COVENANT CHURCH

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

SCALE DRAWN DATE ACAD FILE SHEET
1" = 50' MGB 12/14/16 154

BRIDGEWATER BOARD OF HEALTH

DATE: 3/21/16

BRIDGEWATER PLANNING BOARD

APPROVAL UNDER SECTION 81-1 SUBDIVISION CONTROL LAW REQUIRED

Paul C. C.

DATE: 3/21/16

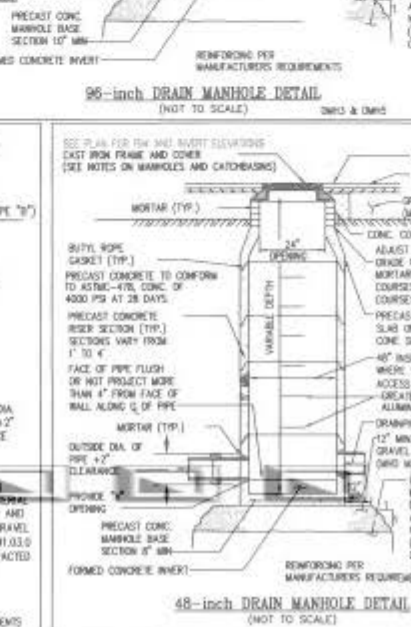
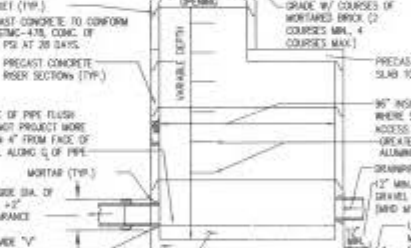
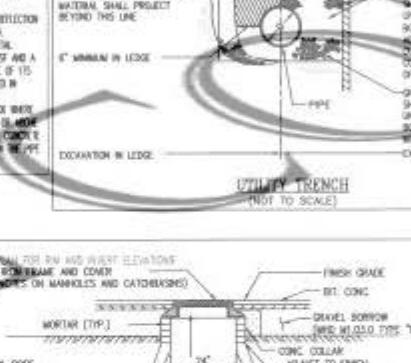
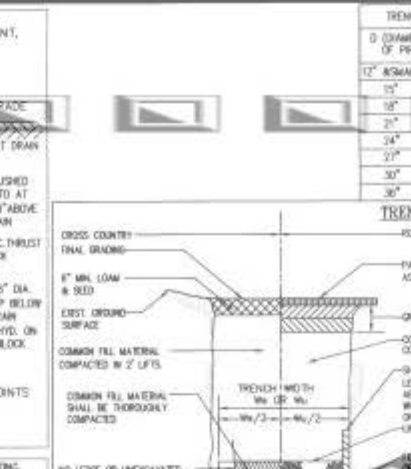
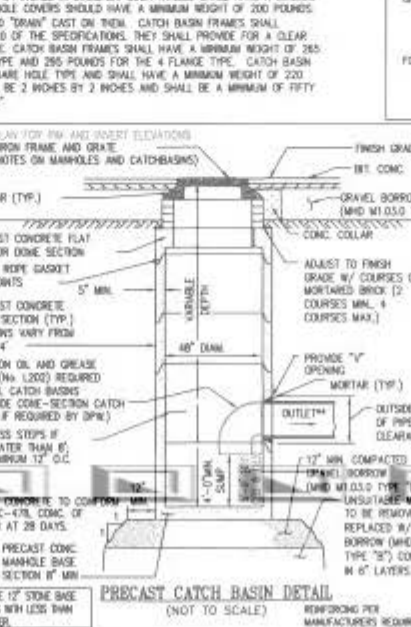
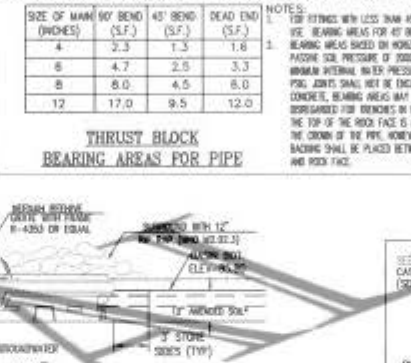
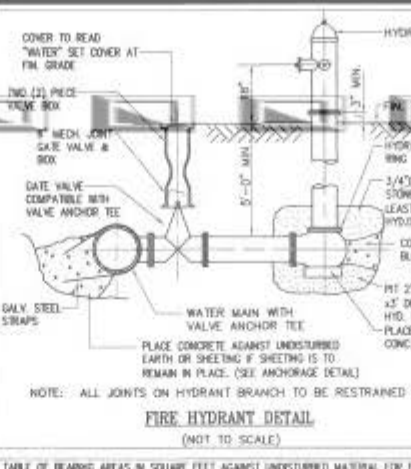
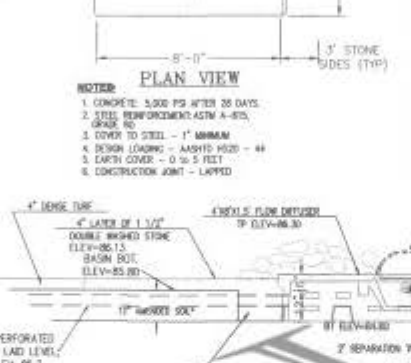
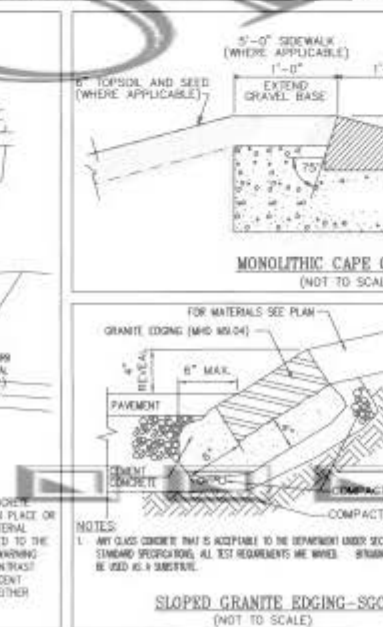
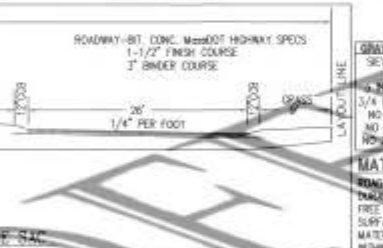
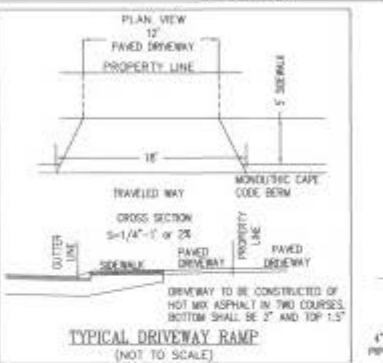
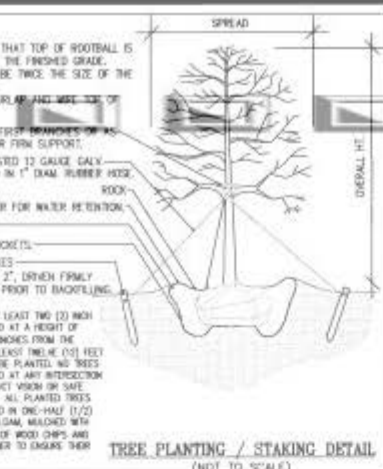
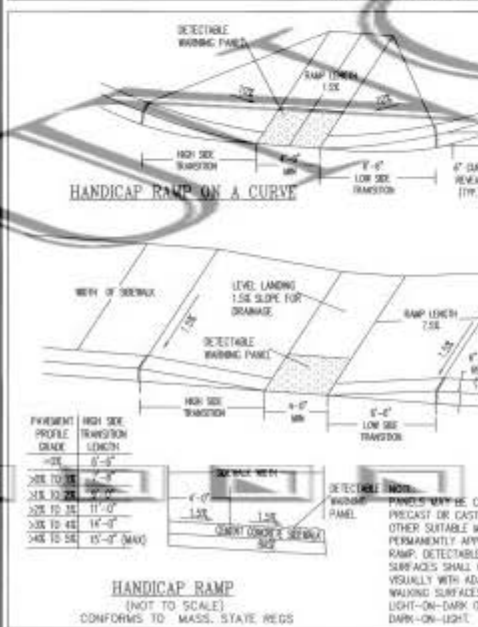
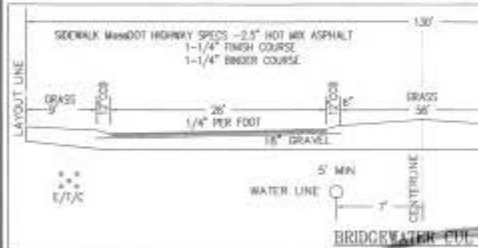
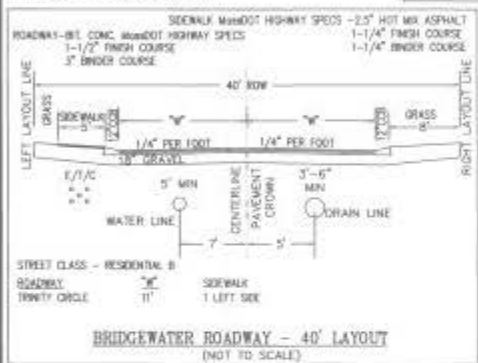
I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BRIDGEWATER PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

DATE: March 23, 2016

BRIDGEWATER TOWN-CLERK

NOTES:

PLANS SUBJECT TO COMMENTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COMMENT, TO BE RECORDED HEREWITH.



Plymouth County Registry of Deeds

PLAN BOOK 62 PAGE 155

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, AND THE DESIGNED CONVENT OF THE DEFINITIVE SUBDIVISION PLAN RELATIVE TO ENGINEERING CONFORMS WITH ALL APPLICABLE RULES AND REGULATIONS ESTABLISHED HEREIN WITH EXCEPTS SPECIFICALLY NOTED ON THE PLAN.

Lawrence P. Silva, P.E.

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

DATE: 1/13/2017

PARCEL DATA:

ASSESSOR'S MAP 100, LOT 90
CURRENT OWNER: THOMAS W. & SUZANNE E. BERGERON
24 ASSTEAD ROAD, BRIDGEWATER, MA
DEED REFERENCE: BOOK 43975, PAGE 188
TOTAL AREA: 3.45 Acres

ASSESSOR'S MAP 87, LOT 142
CURRENT OWNER: TRINITY COVENANT CHURCH OF BRIDGEWATER
1095 SOUTH STREET, BRIDGEWATER, MA
DEED REFERENCE: BOOK 5202, PAGE 240
TOTAL AREA: 13.13 Acres

JOANNE REFERENCE: RESIDENTIAL A/B
MIN. LOT SIZE: 43,540 S.F.
MIN. FRONTAGE: 150 FEET
MIN. FRONT YARD: 40 FEET
MIN. SIDE YARD: 20 FEET
MIN. REAR YARD: 30 FEET
MIN. WETLAND SETBACK: 50 FEET

THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X, MAP 250230030M.
DATED JULY 16, 2015.

REVISIONS

DATE	DRAWN	DESCRIPTION
1/22/17	RAB	ADJUST WETLAND LINE; DRAINAGE DESIGN, TEST PIT DATA
2/28/17	RAB	ADDRESS TOWN ENGINEER COMMENTS THROUGH JULY 14, 2017
5/12/17	WCB	RAISE DRIVEWAY, RELOCATE DRAINAGE BASIN TO ADDRESS STORMWATER CONCERNS
6/14/17	RAB	REVISE CULVERT AND INFILTRATION BASIN
8/1/17	RAB	ADDRESS COMMENTS FROM 7/29/17
9/19/17	RAB	ADDRESS COMMENTS FROM 8/10/17
11/23/17	RAB	CONDITIONS OF APPROVAL

DEFINITIVE SUBDIVISION TRINITY CIRCLE

'CONSTRUCTION DETAILS'

SITE:

ASSESSOR'S MAP 100, LOT 90
ASSESSOR'S MAP 87, LOT 142
off ASSTEAD ROAD
BRIDGEWATER, MASSACHUSETTS

PREPARED FOR:

TRINITY COVENANT CHURCH

SILVA ENGINEERING ASSOCIATES, P.C.

CIVIL ENGINEERS, LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS

1615 BEDFORD STREET
BRIDGEWATER, MA. 02324
PHONE (508) 897-3100 FAX (508) 897-3136
WWW.SILVAENG.COM

SCALE: 1" = 40' MCB 02/14/16 0109261608 6 OF 12



CB1
14.072.05

C82
12/2002

DY-E
104,745 SF
1.65 Acres



CB3
M 212-5

CB4
26,718 SF

DV-D
89,583 SF
2.06 Acres

DV-CBa
40.165 SF
10.92 Acres

DV-CBb
28,455 SFDV-B
85,713 SF

BAS

DV-A
2.98 Acres

POI-WETLAND

POI-WETLAND

LEGEND

--- NETLAND FLAG
 --- PROPERTY LINE
 DV POST-DEVELOPMENT
 SUBWATERSHED NAME
 --- INTERSHED BOUNDARY
 30 POST-DEVELOPMENT
 TIME OF CONCENTRATION
 --- FLOW PATH

POI-SOUTH ST

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, AND THE DESIGNED CONTENT OF THE DEFINITE SUBDIVISION PLAN RELATIVE TO ENGINEERING CONFORMS WITH ALL APPLICABLE RULES AND REGULATIONS ESTABLISHED HEREIN WITH EXCEPTIONS SPECIFICALLY NOTED ON THE PLAN.



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

DATE 11/13/2017

PARCEL DATA:

ASSessor's MAP 100, LOT 90
CURRENT OWNER: THOMAS W. & SUZANNE E. BERGERON
24 ASHTEAD ROAD, BRIDGEWATER, MA
DEED REFERENCE: BOOK 42675, PAGE 186
TOTAL AREA: 3.45 Acres

ASSESSOR'S MAP 87, LOT 142
CURRENT OWNER: TRINITY COVENANT CHURCH OF BRIDGEWATER
1085 SOUTH STREET, BRIDGEWATER, NJ
DEED REFERENCE: BOOK 5202, PAGE 240
FILE: 485-1-1-13-Access

ZONING REFERENCE: RESIDENTIAL A/B
MIN. LOT SIZE: 43,580 S.F.
MIN. FRONTAGE: 150 FEET
MIN. FRONT YARD: 40 FEET
MIN. SIDE YARD: 20 FEET
MIN. REAR YARD: 30 FEET
MIN. WETLAND SETBACK: 50 FEET

THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X; MAP 250230C0303N; DATED JULY 16, 2010.

REVISIONS		
DATE	DRAWN	DESCRIPTION
1/27/17	RAB	ADJUST WETLAND LINE: DRAINAGE DESIGN, TEST PIT DATA
2/28/17	RAB	ADDRESS TOWN ENGINEER COMMENTS THROUGH FEB. 16, 2017
5/12/17	MGR	RACE PLANNING, WETLAND DRAINAGE BACK TO ADDRESS STORMWATER CONCERNS
5/14/17	RAB	REVISE CULVERT AND INFILTRATION BASIN
8/13/17	RAB	ADDRESS COMMENTS FROM 7/29/17
8/16/17	RAB	ADDRESS COMMENTS FROM 8/10/17
11/15/17	RAB	COMMENTS OF APPROVAL

DEFINITIVE SUBDIVISION
TRINITY CIRCLE

'POST-DEVELOPMENT'

SITE:
ASSESSOR'S MAP 100, LOT 90
ASSESSOR'S MAP 87, LOT 142
off ASHTEAD ROAD
BRIDGEWATER, MASSACHUSETTS

PREPARED FOR:
TRINITY COVENANT CHURCH

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

Page 28 of 132

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, AND THE DESIGNED CONTENT OF THE DEFINITIVE SUBDIVISION PLAN RELATIVE TO ENGINEERING CONFORMS WITH ALL APPLICABLE RULES AND REGULATIONS ESTABLISHED HEREIN WITH EXCEPTIONS SPECIFICALLY NOTED ON THE PLAN.



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

DATE 11/13/2017

PARCEL DATA:

ASSESSOR'S MAP 100, LOT 90
CURRENT OWNER: THOMAS W. & SUZANNE E. BERGERON
24 ASHTEAD ROAD, BRIDGEWATER, MA
DEED REFERENCE: BOOK 42815, PAGE 186
TOTAL AREA: 3.40 Acres
ASSESSOR'S MAP 87, LOT 142
CURRENT OWNER: TRINITY COVENANT CHURCH OF BRIDGEWATER
1095 SOUTH STREET, BRIDGEWATER, MA
DEED REFERENCE: BOOK 3020, PAGE 240
TOTAL AREA: 13.13 Acres
ZONING REFERENCE: RESIDENTIAL A/B
MIN. LOT SIZE: 43,560 S.F.
MIN. FRONTAGE: 150 FEET
MIN. FRONT YARD: 40 FEET
MIN. SIDE YARD: 20 FEET
MIN. REAR YARD: 30 FEET
MIN. WETLAND SETBACK: 50 FEET
THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X; MAP 250220303K; DATED JULY 16, 2015.

REVISIONS		
DATE	BY	DESCRIPTION
1/27/17	RAB	ADJUST WETLAND LINE; DRAINAGE DESIGN; TEST PIT DATA
2/28/17	RAB	ADDRESS: TOWN ENGINEER COMMENTS THROUGH FEB. 14, 2017
5/12/17	MEB	PAUSE ROADWAY, RELOCATE DRAINAGE BASIN TO ADDRESS STORMWATER CONCERNS
6/14/17	RAB	REVISE CULVERT AND INFILTRATION BASIN
6/15/17	RAB	ADDRESS COMMENTS FROM 7/29/17
8/18/17	RAB	ADDRESS COMMENTS FROM 8/15/17
11/13/17	RAB	CONDITIONS OF APPROVAL

**DEFINITIVE SUBDIVISION
TRINITY CIRCLE**

'ASHTEAD ROAD TRIBUTARY'

SITE:
ASSESSOR'S MAP 100, LOT 90
ASSESSOR'S MAP 87, LOT 142
off ASHTEAD ROAD
BRIDGEWATER, MASSACHUSETTS

PREPARED FOR:
TRINITY COVENANT CHURCH

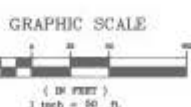
SILVA ENGINEERING ASSOCIATES, P.C.
CIVIL ENGINEERS, LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS
1615 BEDFORD STREET
BRIDGEWATER, MA 02324
PHONE (508) 697-3100 FAX (508) 697-3136
www.silvaeng.com



POI POINT OF INTEREST
EX. CULVERT EXISTING CULVERT
421B SOIL MAP UNIT
--- SOIL MAP UNIT BOUNDARY



NOTES:
PLANS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A CONDEMNATION, TO BE RECORDED HEREWITH.



LEGEND

- WETLAND FLAG
- PROPERTY LINE
- PAVE. OR DRIVEWAY
- EXIST. UTILITY POLE
- EXIST. OVERHEAD WIRES
- EXIST. HYDRANT
- EXIST. WATER METER
- EXIST. WATER LINE
- EXIST. CATCH BASIN
- EXIST. DRAIN MANHOLE

BRIDGEWATER BOARD OF HEALTH
DATE: _____

BRIDGEWATER PLANNING BOARD
APPROVAL UNDER SECTION 81-B SUBDIVISION CONTROL LAW REQUIRED
DATE: 12/14/16

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BRIDGEWATER PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

DATE: 12/14/16

WAIVERS GRANTED FROM THE FOLLOWING SECTIONS OF THE SUBDIVISION REGULATIONS:

- IV.B.3.(d) DRAIN LINES: WAIVER GRANTED FROM STRICT COMPLIANCE WITH THE REQUIRED 3'-6" COVER OVER A DRAIN LINE (FOR THE DRAIN LINE FROM THE PROPRIETARY UNIT TO BASIN 1 AND BASIN 1 OUTFALL).
- IV.B.3.(d) DRAINAGE BASINS: A WAIVER IS GRANTED FROM STRICT COMPLIANCE WITH CURRENT RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND SECTION IV.B.6 DRAINAGE BASINS AND THE REQUIREMENTS OF DETAIL TO THE RECHARGE COMPONENT TO BE DESIGNED IN COMPLIANCE WITH THE CURRENT REQUIREMENTS OF THE MASSACHUSETTS STORMWATER MANAGEMENT BMP'S AS OUTLINED IN THE PROPOSED CHANGES TO THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND.
- V.B.1 TYPICAL CROSS SECTION:
WAIVER GRANTED TO ALLOW WATER LINE LOCATION ON RIGHT AND DRAIN LINE LOCATION ON LEFT.
WAIVER GRANTED FROM REQUIRED CROSS SECTION (DRAIN LINE TO BE LOCATED 5 FEET OFF CENTERLINE).
- V.B.25 MONUMENTS: WAIVER GRANTED FOR USE OF CONCRETE BOUNDS IN LIEU OF GRANITE BOUNDS. CONCRETE BOUNDS ARE EASIER TO LOCATE WITH METAL DETECTOR.

BRIDGEWATER PLANNING BOARD

APPROVAL UNDER SECTION 81-II SUBDIVISION CONTROL LAW REQUIRED

Paul [Signature]

2/21/18
DATE

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BRIDGEWATER PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

March 27, 2018

DATE

[Signature]
BRIDGEWATER TOWN CLERK

THE ROADWAY TO BE KNOWN AS "TRINITY CIRCLE" IS TO REMAIN A PRIVATE WAY IN PERPETUITY AND NOT BE ACCEPTED AS A PUBLIC WAY BY THE TOWN OF BRIDGEWATER. MAINTENANCE OF THE ROADWAY SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS SHOWN HEREON. A DOCUMENT WHICH SETS FORTH THE RESPONSIBILITIES FOR THE MAINTENANCE OF THE ROADWAY SHALL BE RECORDED WITH THIS PLAN AND SHALL BE RECORDED ON THE CHAIN OF TITLE.

NOTES:

PLANS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT, TO BE RECORDED HERewith.

BRIDGEWATER BOARD OF HEALTH

DATE

O'Brien, Shane

From: Kazlauskas, Jonas
Sent: Friday, March 10, 2023 1:02 PM
To: Ward, Debra; Etoniru, Azu; Decosta, Paul; Rulli, Robert; MacDermott, Michael; Delmonte, Christopher; Tansey, Gregory
Subject: RE: Street Acceptance Request - Trinity Circle

Thing that need to be corrected for Trinity Circle

Water Infrastructure issues

#3 Trinity Cir. The service Box needs to be raised at least 6".

#6 Trinity Cir. The service box needs to be replaced.

There is an inline gate between house #6 and #11 in the mulch bed that needs to be raised at least 1'

Everything else checks out Hydrants and gates are good to go

From: Ward, Debra <DWARD@BRIDGEWATERMA.ORG>
Sent: Thursday, March 9, 2023 1:58 PM
To: Etoniru, Azu <AETONIRU@bridgewaterma.org>; Decosta, Paul <PDECOSTA@bridgewaterma.org>; Rulli, Robert <RRULLI@bridgewaterma.org>; MacDermott, Michael <MMacDermott@bridgewaterma.org>; Delmonte, Christopher <CDelmonte@bridgewaterma.org>; Tansey, Gregory <gtansey@bridgewaterma.org>; Kazlauskas, Jonas <JKazlauskas@bridgewaterma.org>
Subject: Street Acceptance Request - Trinity Circle

Good Afternoon,

I have received the attached Laying Out/Accepting Private Way Street request. Can you please review the attached and make any recommendations you may have by 5/8/23.

Thanks and have a great day.

Debbie Ward
Town Council Clerk
Town of Bridgewater
66 Central Square
Bridgewater, MA 02324
(508) 659-1254



DPW/Engineering Division

Gregory J. Tansey, P.E.
Town Engineer

DPW Office Building

151 High Street
Bridgewater, MA 02324
508-659-1306

June 2, 2023

Ms. Debra Ward, Council Clerk
Bridgewater Town Council
Municipal Office Building
66 Central Square
Bridgewater, MA

RE: Street Acceptance Petition
Trinity Circle
Trinity Circle Home Owners Association-Petitioner

Dear Ms. Ward:

The Engineering Division has completed its initial review of a submittal package by SEA for the above referenced petition containing the following documents:

A cover letter from the Trinity Circle Homeowner's Association Trust dated March 9, 2023.

A Legal Description for the Right of Way for Trinity Circle.
A Legal Description for Parcel "Drain Lot 1" (drainage lot).
A Legal Description for Parcel "Drain Lot 2" (drainage lot).
A Legal Description for Easement "100 SF Utility Easement" (on lot 6).
A Legal Description for Easement "116 SF Utility Easement" (on lot 8).
A Legal Description for Easement "Drain Easement 8A" (on lot 8).
A Legal Description for Easement "10' Water Easement" (on lot 3).
A Legal Description for Easement "10' Water Easement" (on lot 4).
A Legal Description for Easement "20' Water Easement" (on lot 142A).

A roadway as-built plan "TRINITY CIRCLE STREET ACCEPTANCE PLAN IN BRIDGEWATER, MASSACHUSETTS" dated February 9, 2023.

A Certified List of Direct Abutters.

Several site inspections were made during the last few weeks in may.

After reviewing the above referenced documents, we have the comments listed below:



DPW/Engineering Division

Gregory J. Tansey, P.E.
Town Engineer

DPW Office Building

151 High Street
Bridgewater, MA 02324
508-659-1306

Legal Descriptions

The Applicant will be conveying three parcels and six easements to the Town of Bridgewater as a part of this petition for street acceptance. The three parcels consist of the Right of Way for Trinity Circle and two drainage lots. The six easements provide legal access to water, drainage, and transformer utilities.

10'X10' Utility Easement (Lot 6)

The Bearing S87° 04' 02" E located in the sixth line from the top, should read: "S87° 04' 02" W".

10' Water Easement (Lot 3) & 10' Water Easement (Lot 4)

Both Easement descriptions call out an Iron Rod as the point of beginning, however the as-built plan shows the Point of Beginning as a Concrete Bound. Please correct the plan or the descriptions accordingly.

Right of Way Monuments

Per Section V.B.25 MONUMENTS; a written certification shall be mailed to the Planning Board from a Professional Land Surveyor stating that all required bounds, Iron Rods, monuments, etc. have been installed per the approved plans.

As-Built Plan

The Stop sign shown on the approved plan has not been installed.

An As-Built Plan (Street Acceptance Plan) of the development must be completed in accordance with Section IV.A.9 of the Planning Boards Rules and Regulations as prescribed in Article XIV Section 2 of the Town Council Ordinance by providing the following information.

- A. Street Plan and Profile
- B. Right of Way, Drainage Lots, Utility Easements, etc. with bearings and dimensions & Monuments.
- C. All edge of road pavement, sidewalks, berms, baseline stationing, width of pavement.
- D. Rim and invert elevations, pipe slopes, sizes and materials of all gravity lines.
- E. locations of all pressure water and sanitary lines in plan & profile, size & material.
- F. Locations of Gas & electric lines including Transformer Pads.
- G. All water gates and service gates with tie dimensions to each, and all hydrants.
- H. All ROW and lot line monumentation.
- I. All light poles/lawn lantern locations, community mailboxes.
- J. Locations of all CB's DMH's & SMH's, Culverts, HW's, retaining walls, etc.



DPW/Engineering Division

Gregory J. Tansey, P.E.
Town Engineer

DPW Office Building

151 High Street
Bridgewater, MA 02324
508-659-1306

- K. All street signs, stop signs and pavement markings, ADA ramps.
- L. All stormwater basins and appurtenances-rip rap, outfalls, etc.
- M. Street Trees
- N. Driveway openings with width dimensions of 18 ft or less at gutter line and 6' off.
- O. Finished grade topography NAVD 83.
- P. As-built plan shall have a certification by the applicant's engineer stating that the drainage system as installed shall perform as the approved plan intended.
The Petitioner shall submit proof and certification that all structures have been cleaned of sediment and are in proper working order to the Planning Board. PB Regs V.B.15.

Stormwater Maintenance Fee

The Town of Bridgewater DPW requires all petitioners requesting the Town to street accept their street as a public way, must submit a check for \$10,000.00 as a fee to fund stormwater maintenance costs accrued by the Town.

Water Department Comments:

Trinity Circle has 2 Curb Stops with issues and 1 Gate Box issue.

#3 Trinity Circle needs to raise Curb Box.

#6 Trinity Circle needs a New Erie Box for the Curb Stop.

There is an in-line gate between House #6 and House #11 in the wood chips that needs a riser to bring to grade level.

DPW-Highway Division Comments:

The Highway Division had no comments.

DPW-Engineering Division Comments:

The gutter-to-gutter roadway width is less than 22' in some areas.

The detention basins need to be mowed.

The Catchbasins need to have the sediment removed from their sumps.

No stop sign exists at the intersection of Ashtead Road and Trinity Circle per the approved plan.

The Stormceptor unit needs to be serviced with proof of service being provided to the Town.



DPW/Engineering Division

Gregory J. Tansey, P.E.
Town Engineer

DPW Office Building

151 High Street
Bridgewater, MA 02324
508-659-1306

Should you or members of the Planning Board have any questions, please feel free to contact me and I will be happy to discuss any of our findings contained herein.

Sincerely,

DPW-Engineering Division

Gregory J. Tansey

Gregory J. Tansey, P.E.
Town Engineer



Community & Economic Development Division
Economic Development/Planning

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

February 17, 2022

Scott Bois, Treasurer
Town of Bridgewater
Academy Building-66 Central Sq.
Bridgewater, MA 02324

RE: Road bond Release for Trinity Circle

Dear Scott:

Please be advised that at the regular meeting of the Planning Board held virtually on February 16, 2022, the Planning Board unanimously voted to return to MJM Corp. All remaining funds plus any accrued interest of the road bond currently on deposit for completed work at Trinity Circle. According to our records, this should leave a balance of \$0.

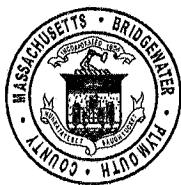
Please let me know if you have any questions. Thank you in advance for your attention to this matter.

Sincerely,

Jennifer L. DeBoisbriand

Jennifer DeBoisbriand
Community & Economic Development Director

CC: MJM Construction Corp., Manny Bugginga, President
Nancy Wolfson
Teresa Gillis
DPW
Engineering



Town of Bridgewater

Office of the
Town Clerk

66 Central Square
Bridgewater, Massachusetts 02324
(508) 697-0922



(508) 697-0921
Fax (508) 279-0154
clerk@bridgewaterma.org

October 25, 2017

Leslie Dorr, Office Administrator
Planning Board
Memorial Bldg., 25 South St.
Bridgewater, MA 02324

Re: Trinity Covenant Church - Trinity Circle, Off Ashtead Road
Subdivision Approval with Waivers & Conditions

Dear Mrs. Dorr:

I, Marilee Kenney Hunt, Town Clerk of Bridgewater, Massachusetts hereby certify that the approval of this plan with waivers & conditions,

Trinity Covenant Church – Trinity Circle – Latest Revision Date Sept. 19, 2017

by the Planning Board has been received and recorded in the office of the Town Clerk, and as of October 25, 2017 no notice of appeal has been received and recorded in the office during the twenty (20) day next of such receipt and recording of said notice.

Filed: October 5, 2017

Appeal Ended: October 25, 2017

A true copy, Attest:

Marilee Kenney Hunt
Town Clerk



Community & Economic Development Division
Economic Development/Planning

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

October 5, 2017

Marilee Kenney Hunt
Town Hall
Bridgewater, MA 02324

Dear Marilee,

Please be advised that on September 20, 2017, the Planning Board closed the public hearing on application by the Trinity Covenant Church for a proposed 8 lot subdivision to be known as Trinity Circle located off Ashtead Road (Assessor's Map 100, Lot 90 and Map 87, Lot 142). At the close of the hearing, the members present, Mr. Driscoll, Mr. Ajemian, Mr. Hall and Ms. Guarino unanimously voted to grant 5 waivers in conjunction with Trinity Circle:

IV.B.3 (d) DRAIN LINES-Waiver requested from strict compliance with the required 3'6" cover over a drain line (specifically, for the drain line from the Proprietary unit to Basin 1 and from basin 1 to the outfall). In granting this waiver, the Board determined that the specific lines will not be subject to repeated H-20S Wheel Loads and the use of Class V reinforced concrete pipe for the lines and additional crushed stone bedding underneath the lines would make the line not susceptible to the effects of frost heaves.

IV.B.3. (d) DRAIN BASINS: Waiver is requested from section IV.B.6 -drainage basins and the requirements of Detail 10. In granting this waiver, the Board determined that the alternate method of recharging stormwater underneath the basin with adequate separation from groundwater is satisfactory.

V.B.1 TYPICAL CROSS SECTION: Waiver requested to allow water line location on the right and drain line location on the left. It is also requested to allow the drain line to be located 5 feet off centerline. In granting this waiver, the Board determined that it allowed for a more functional installation of utilities that meets the objectives of the subject section of its rules and regulations governing the subdivision of land.

V.B.25 MONUMENTS: Waiver requested for use of concrete bounds in lieu of granite bounds. In granting this waiver, the Board determined that concrete monuments are more readily available and they are equipped with reinforcing metal rods that make them easily recoverable at a future date with the use of metal detectors.

IV.B.DESIGN STANDARDS:-Drainage Pipe Design-Board granted waiver of the required minimum velocity of 3 fps for two catch basin conduits, as identified on the plan and in lieu thereof, required 5 ft. deep sumps at the two catch basins.

On October 4, 2017, the Board voted to approve the subdivision plan prepared by Silva Engineering, P.C. entitled Trinity Circle dated December 14, 2016 with the latest revision date of September 19, 2017 with the following conditions:

1. No further waivers of the applicable rules and regulations shall be authorized without a formal vote and approval of the Board.
2. The development shall be constructed in strict compliance with the regulations of 28 CFR 35 & 36 the American's with Disabilities Act and 521 CMR, the Massachusetts Architectural Access Board.
3. Prior to construction, the applicant and or owner, shall submit a detailed construction plan that provides the following information and appropriate mitigation:
 - The estimated start date of work.
 - The name, telephone number and business address of the general contractor.
 - An emergency number for day and night of responsible parties shall be provided to the Town's public safety departments, in the case of emergency, and the provisions to implement for securing the site from public access.
4. Hours of construction shall be from 7:00 AM to 5:00 PM, Monday thru Friday, and 9:00 AM to 5:00 PM Saturday. No work shall be allowed on Sundays.
5. If any changes are made, at the request of other agencies or commissions, to the approved plan, the applicant shall be required to come before the Planning Board for a modification hearing to review such changes prior to the commencement of any construction.
6. Prior to lot release, all drainage basins, swales and structures shall be in working order including, but not limited to, finished grades, landscaping and protection from erosion or siltation contamination.
7. A maintenance bond shall be deposited with the Town by the applicant, prior to street acceptance, in an amount determined by the highway superintendent, as deemed adequate for maintenance of the drainage structures, detention basins, and other infrastructure improvements for which the Town will assume responsibility at street acceptance.
8. Street Lights shall be provided by the Developer installing post lights, of design approved by the Planning Board, at each driveway opening approximately 10' from pavement as outlined in Section V.B.23 of the Board's rules and regulations governing the subdivision of land.
9. All curb ramps shall be labeled on the plan and shall conform to the Americans with Disabilities Standards, latest edition.
10. Any easements shown on the plan must be recorded in Plymouth County Registry of Deeds within the property chain of title, including all subsequent conveyances of lots affected by the easements. Proof of such recording shall be required prior to any request for release of lots from covenant.
11. Prior to lot release, a Municipal Lien Certificate indicating that all taxes, assessments and charges assessed against the land shown on the plan have been paid in full shall be submitted to the Planning Board. The Municipal Lien certificate shall be submitted to the Registry of Deeds at the time of the recording of the plan. Proof of such recording shall be submitted to the Planning Board prior to any release of lots for building purposes.
12. Prior to lot release, a preliminary roadway and drainage system as built plan, as outlined in Section III. B. 4 C of the Board's rules and regulations governing the subdivision of land, prepared and stamped by a Registered Land Surveyor and stamped by a Professional Engineer, shall be submitted to and approved by the Planning Board. The engineer of record shall certify that the drainage system has been built in strict conformity with the plans endorsed by the Planning Board.

13. A semi-annual report on the detention basin's condition shall be prepared and stamped by a professional engineer certifying that the basin is being maintained and is functioning per approved drainage design until street acceptance.
14. There shall be an erosion and sedimentation control plan submitted prior to endorsement of the plan. The plan shall address how storm water runoff shall be controlled during construction. All sedimentation and erosion controls shall be in place prior to the commencement of any earth moving activities associated with the construction of the subdivision. Additionally, a dust control plan shall also be submitted as part of the erosion control plan.
15. The final plans submitted for signature will reflect this decision and all revisions, and shall be verified by the Town Engineer or any other engineering review consultant for the Planning Board.
16. Prior to connecting the existing drainage pipes from Ashtead oad to the proposed drainage system at trinity circle, the existing drainage pipes shall be unearthed and evaluated/scoped for structural soundness and functional integrity by the applicant's engineering representative or consultant, and witnessed by the planning board's engineering representative or the town engineer. If the existing drainage pipes are determined to be compromised or structurally inadequate, new drainage pipes shall be installed to replace them at the applicant's expense.
17. The drainage pipe from the proprietary water quality treatment unit to the drainage basin, and the drainage pipe from the drainage basin to the outfall shall be constructed of Class V reinforced concrete material, and installed with a minimum 12-inch crushed stone foundation underneath the pipe and extending above the bottom of the pipe in a semi-circle form. The crushed stone foundation shall be composed of stones ranging in size from $\frac{3}{4}$ in. to 1-1/2 in.
18. This approval is valid for two years from the date the Town Clerk issues a certificate of no-appeal, or the date all judicial appeals have been concluded, unless an extension is granted in writing by the Planning Board prior to the expiration of the two-year period.
19. The Town Engineer or an appointee of the Board shall oversee the construction of the roadway and drainage systems. The inspector shall be present during all critical stages of construction to ensure that proper construction practices are followed. The inspector shall be notified 48 hours in advance of each task that needs to be completed and signed off. A pre-construction meeting with the contractor, developer, the inspector and a member of the Board shall take place before construction begins. . The applicant shall be responsible for costs of the subdivision inspector. A deposit of \$2500.00 dollars shall initially be submitted to the Planning Board prior to the start of construction to ensure payment of the subdivision inspector; additional moneys shall be deposited in advance if it is anticipated that inspection shall cost more than the original deposit.

This shall start the 20-day appeal period.

Sincerely yours,



Leslie Dorr, Office Administrator
CED/Planning Board

CC: Trinity Church, SEA, abutters, Highway Supt., Building Inspector, Town Engineer, Town Manager

RECEIVED
TOWN ENGINEER
JUN 10 2010
10:00 AM



Bridgewater Town Council

Introduced By:

Date Introduced: 8/8/2023

First Reading: 8/8/2023

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2024-001: Granting of an All Alcohol General On-Premises License

WHEREAS, *Champion Indoor Golf, Inc.* has submitted all applicable documentation as required for the request for an All Alcohol General On-Premises License; and

WHEREAS, the petitioner has described the service premises at 925 Bedford Street as an:
Indoor Golf Facility with a General On-Premises All Alcohol Pouring license with 3,000 square feet, one room with golf bags. There is one entrance and one exit; and

WHEREAS, approval of request to sell alcoholic beverages is required by Massachusetts General Law – Chapter 138, section 12 prior to the final submission to the Commonwealth’s Alcohol Beverages Control Commission (ABCC) who must ratify the action; and

WHEREAS, the hours of operation for the sale of alcohol will be:

- Monday to Sunday: 10:00 a.m. – 10:00 p.m.

WHEREAS, the Bridgewater Town Council, acting as the Legislative body of the Town has such licensing authority, with the affirmative recommendations of the Building Inspector, 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 138, section 12 and Chapter 140 - section 2 and section 6 respectively of the Massachusetts General Law (MGL), in Town Council assembled approve the petition of Champion Indoor Golf, Inc. to operate an All Alcohol General On-Premises License on the premises of 925 Bedford Street, Bridgewater, Massachusetts as requested.

Committee Referrals and Dispositions:

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Referral(s)	Disposition(s)
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- Attachments:

1.

Champions Indoor Golf Checklist

2.

Champions Indoor Golf Town Application

NEW LICENSE ALL ALCOHOL AND ATTEND LICENSE REQUEST

Applicant Name: Champions Indoor Golf, Inc.
Address: 925 Bedford Street
Telephone: (508) 685-5692
Email: andrew@championsindoor.com

State Documents:

	Form 43 – LLA Certification (Completed after approval)
<u>X</u>	\$200 fee via ePay
<u>X</u>	Monetary Transmittal Form
<u>X</u>	New Retail Application
<u>X</u>	Manager Application
<u>X</u>	Vote of the Entity
<u>X</u>	Business Structure Documents
<u>X</u>	CORI Authorization Form
<u>X</u>	Proof of Citizenship
<u>X</u>	Supporting Financial Records
<u>X</u>	Legal Right to Occupy
<u>X</u>	Floor Plan
<u>X</u>	Abutter's Notification
<u>X</u>	Advertisement

Town Documents:

<u>X</u>	\$150.00 – Town Application Fee
<u>X</u>	\$25.00 – Abutter's Fee
<u>X</u>	Delinquent Tax Certification
<u>X</u>	State Tax Affidavit
<u>X</u>	Workman's Compensation Insurance Affidavit

Recommendations:

<u>N/A</u>	Tax Office
<u>X</u>	Police Department
<u>X</u>	Building Department

Notes:

- 1) Champions Indoor Golf, Inc. is requesting a General On-Premises All Alcoholic Beverages License for an indoor golf facility at 925 Bedford Street. The manager of record will be Andrew Gildea.
- 2) The Police, Fire and Building Department have no issue with the granting of this license.
- 3) This request has been advertised in the Enterprise and Abutter Letters have been sent.



TOWN OF BRIDGEWATER
ALCOHOL LICENSE
APPLICATION AND PETITION

All licenses expire December 31st of the year they are issued

DATE: 7/17/22

The Undersigned Submits Application for the Transfer of a Beer and Wine License:

Champions Indoor Golf, Inc
(Business Name)

925 Bedford Street, Bridgewater MA 02324
(Business Address)

30 Golf Drive
(Mailing Address)

Plymouth MA 02360
(Mailing City, State, Zip)

(508) 685-5692 Same
(Business Number) (Cell Number)

Andrew @ Championsindoor.com
(Email address - Please print legible)

Type of License & Business (please describe):

Indoor golf facility with a general
All Alcohol pouring License

7 Days 10:00 am - 10:00 pm
(Days Business is open) (Hours)

Description of Premises: (please describe):

3,000 Square feet, one room with golf
bays. One entrance & one exit

ANY STATEMENT PROVIDED IN THIS APPLICATION THAT IS INACCURATE IN ANY WAY MAY BE CONSIDERED A MATERIAL MISREPRESENTATION AND SHALL BE SUFFICIENT CAUSE FOR REFUSAL, SUSPENSION, REVOCATION, OR DENIAL OF THE LICENSE SUBJECT TO THIS APPLICATION, SIGNED UNDER THE PAIN AND PENALTY OF PERJURY.



Bridgewater Town Council

Introduced By:

Date Introduced:

First Reading:

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Mobil Station Update

Committee Referrals and Dispositions:

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

Attachments:

None



Bridgewater Town Council

Introduced By: Fred Chase, Councilor
Date Introduced: 5/9/2023
First Reading: 5/9/2023
Second Reading: 7/11/2023
Amendments Adopted:
Third Reading: 8/8/2023
Date Adopted:
Date Effective:

Proposed Ordinance D-FY23-013: Zoning Ordinance - Amend Article III, Section 23 (a) Planning Board

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

ORDERED, that the Town Council assembled votes to amend the Bridgewater Zoning Code Article 10.4.3 to now read:

SECTION 10.4 PLANNING BOARD

10.4.3 Alternate Member. The position of alternate member shall sit on the Board for the purpose of acting on all matters that a full member may act on in the case of absence, inability to act, or conflict of interest, on the part of any member of the Planning Board.

Explanation:

The majority of the applications that come before the Planning Board are site plan reviews and anticipating the complexity of upcoming applications and the difficulty of ensuring that there is a quorum, this change would be prudent to make. It would allow the alternate member to sit on all matters when needed, not simply special permit applications. It also fixes the naming inconsistency between the zoning ordinance and the administrative code.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Planning Board	6/21/23: Voted 5-0 to recommend

This ordinance has been advertised in the Enterprise.

Attachments: 1. Ordinance D-FY23-013 PB Recommendation to TC

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



Community & Economic Development Division
Economic Development/Planning

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

June 23, 2023

Erik Moore, President
Bridgewater Town Council
Academy Building
66 Central Square
Bridgewater, MA 02324

RE: Ordinance D-FY23-013 Zoning Ordinance – Amend Article III, Section 23 (a) Planning Board

Dear President Moore & Members of the Council:

At its meeting June 21, 2023, the Bridgewater Planning Board held a public hearing on the above referenced ordinance. The Planning Board voted unanimously (5-0) to recommend approval of the zoning changes, as presented, to Town Council regarding Section 10.4 Planning Board and Alternate Members.

Please do not hesitate to contact me with any questions you may have.

Sincerely,

Shane O'Brien

Shane O'Brien
Town Planner

Cc: Michael Dutton, Town Manager



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 7/11/2023
First Reading: 7/11/2023
Second Reading: 8/8/2023
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Resolution R-FY24-001: A Resolution to Apply for, Accept, and Expend a Grant from the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs, Division of Conservation services' Local Aquisitions for Natural Diversity (Land) Grant Program

WHEREAS: The Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs (EEA) Division of Conservation Services (DCS) is making funding available through the Local Acquisitions for Natural Diversity (LAND) Program;

WHEREAS: The LAND Program was established in 1961 to assist municipal conservation commissions in acquiring land for natural resources protection and passive outdoor recreation purposes;

WHEREAS: The permanent preservation of open space is a priority of the CITY known as the Town of Bridgewater; and

WHEREAS: The CITY will vote to appropriate, and/or borrowing according to M.G.L. Chapter 44, particularly Section 8C, to borrow the sum of \$340,000, for the purpose of purchasing for conservation and passive outdoor recreation purposes, by eminent domain or negotiated purchase or otherwise.

WHEREAS: The CITY known as the Town of Bridgewater has identified an assembly of parcels of .57 acres known as the Broad Street Two Lot Property Purchase that would be preserved for land conservation, public access and uses ancillary to passive recreation.

WHEREAS: The CITY known as the Town of Bridgewater intends to submit an application to EEA to fund up to sixty-six percent of the purchase price of the purchase in fee for the property known as the Broad Street Two Lot Property Purchase.

NOW THEREFORE, BE IT RESOLVED:

1. That the City Manager be and is hereby authorized and requested to file an application with EEA for a LAND grant;

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

2. That the city manager be and is hereby authorized to accept grant funds and execute contracts, and any amendment thereto, in order to carry out the terms, purposes, and conditions of EEA DCS LAND Grant Program;

3. That the city manager be and is hereby authorized to take such other actions as are necessary to carry out the terms purposes, and conditions of EEA DCS LAND Grant Program.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Budget & Finance	Meeting 8/8/23 prior to Town Council meeting.
Finance Committee	7/31/23: Voted 6-0 to recommend

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 6/20/2023
First Reading: 6/20/2023
Second Reading: 8/8/2023
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY23-065: Acceptance of Gift - BSU \$55,000

ORDERED, that the Town Council assembled vote ot

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

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

WHEREAS: The Town of Bridgewater has received a gift from Bridgewater State University for \$55,000. Now, therefore, in accordance with Chapter 44, §53A of the Massachusetts General Laws, the Town Council votes to take the following action:

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the gift of \$55,000 from BSU and to expend the gift in accordance with stated purpose thereof.

Explanation:

BSU Annual Donation to Public Safety equally divided to Police, Fire, and Highway for ongoing Community Partnership

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Budget & Finance	Meeting 8/8/23 prior to Town Council meeting.

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

• Finance Committee	• 7/31/23: Voted 6-0 to recommend
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Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 7/11/2023
First Reading: 7/11/2023
Second Reading: 8/8/2023
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY24-008 Transfer Order: Broad Street Two Lot Property Purchase

ORDERED; that the Town Council assembled vote to:

In accordance with section 6-4 of the Bridgewater Home Rule Charter, vote to appropriate \$340,000.00 from CPA Undesignated Reserve (Account#2100-359000) for the Broad Street Two Lot Property Purchase Project for the purpose of purchasing for conservation and passive recreation purposes, by eminent domain or negotiated purchase or otherwise, certain property, known collectively as Broad Street Two Lot Property (appearing on the Bridgewater Assessors records as Map 11, Lots 156 and 161) consisting of .57 acres, more or less.

Explanation:

Attached is the CPC recommendation to fund \$340,000.00 from the CPA Undesignated Fund balance (current balance of \$1,166,691.95) for the Broad Street Two Lot Property Purchase Project. The purchase of these properties (Map 11, Lots 156 and 161) currently owned by the Bonfigioli family will add acreage to the Stiles and Hart Parkland, provide parking and an area for the park trailhead. The Town Manager's office will be filing an application for grant funding this month to offset up to 66% of the cost of the purchase. Any grant funds received will reimburse the Community Preservation funds expended.

Committee Referrals and Dispositions:

• Budget & Finance	• Meeting 8/8/23 prior to Town Council meeting
• Finance Committee	• 7/31/23: Voted 6-0 to recommend

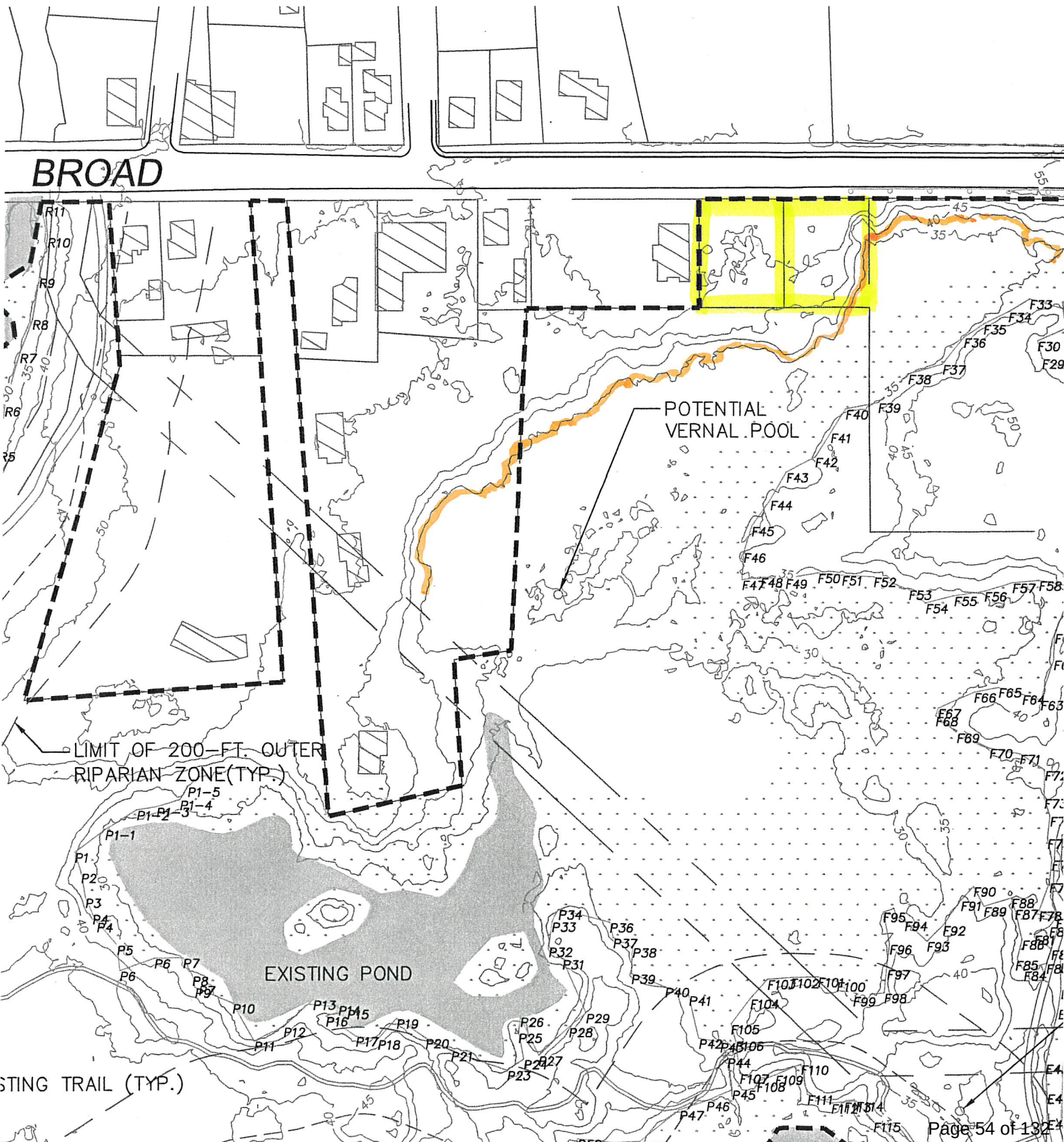
VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Attachments:

1. CPC Map
2. Bonfiglioli Broad St Properties Memo and Appraisal (1)
3. CPC Letter
4. 2022-12-12 Bonfiglioli Broad St Properties Amended FINAL

Bonfiglio Lots = 

Approximate Wetland Edge = 



The following are supplemental materials and answers to questions raised by the Community Preservation Committee over the course of the past several months.

1. The CPC has requested the appraisal for the two lots in question. The appraisal shows a value of \$340,000 for both lots in question. It is attached. As a reminder, the sellers have agreed to sell the property to the Town for \$300,000 (\$40,000 less than the appraised value). The request for \$340,000 reflects the property purchase amount and any closing costs associated with the purchase.
2. Grant Funding: The Town has been successful in applying for and receiving LAND grant funds through the state for the Stiles and Hart Parkland addition. It is the Town Manager's intent to apply for funds to offset the cost of the Bonfiglioli purchase. In the original application, reference is made to a possible \$150,000 grant from the state. That number was based on reimbursement rates for a prior fiscal year. This year, Bridgewater is eligible for a 66% reimbursement, meaning we would be eligible to receive up to \$198,000 for reimbursement, making the CPC's outlay no more than \$142,000.
3. Grant Requirements: As many on the committee know, the LAND grant is an annual grant opportunity which offsets the cost of open space purchases. One of the requirements of the grant is that no transaction can occur (ie, property purchase) until the grant is announced (usually in September/October), and the town signs the grant agreement and preservation restriction with the state. Therefore, the closing on the property will not occur until sometime in the fall.
4. Wetlands: The two lots abut a floodplain area, and one corner of the southerly lot has wetlands within the building setback. The Town DPW Director, Town Engineer, and park design engineer can speak to the topography, wetlands, and usability of the lots for parking and accessibility to the Stiles and Hart Park during the Community Preservation meeting on Wednesday, June 28. Just for the committee's information, Town Attorney Rawlins advises that the Town staff should never opine on "buildability" of any property. However, the appraisal points out that the highest and best use is for a commercial/mixed use building utilizing both lots.
5. More on Community Needs: As noted in the application, this project will add to the Parkland and provide additional areas for possible parking in a more visible and easily accessible area. In addition, in the event the parcels are not used for Stiles and Hart parking, the purchase will ensure that the property is not used for commercial/residential purposes and preserves the parkland aesthetic of the abutting open space. This will further enhance the trail experience for walkers, hikers, and bikers. Even if not used for parking immediately, the purchase also preserves the Town's option to expand parking in the event the parkland becomes a popular destination.

APPRAISAL

Property Address

**Commercial Land
Two (2) Contiguous Lots
000 Broad Street
Bridgewater, MA 02324**

Prepared for

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

Appraised By

**Stephen McCarthy, MAA
Massachusetts Certified General # 75217**

**Shaun Fitzgerald
Massachusetts Certified General # 70225**

As of

December 2, 2021

Report Date

December 8, 2021

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December 8, 2021

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

**RE: Commercial Land
Two (2) Contiguous Lots
000 Broad Street
Bridgewater, MA 02382**

Dear Atty Rawlins;

As requested, we have conducted an inspection and concluded an opinion of market value, as defined herein, for two (2) properties at 000 Broad Street, Route 18, Bridgewater. The subject site is a commercially zoned property, consisting of two (2) parcels of land that are identified on the assessors' records as Map 11, Lots 156 and 161; with a total lot size of 25,000 square feet or 0.57 acres. The property identified in the Town of Bridgewater Assessors' records as Map 11, Lot 156 is currently improved with an older, single-sided, advertising billboard.

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

The identified value is subject to the limiting conditions contained herein, and is based on a highest and best use of the land described in the report. The highest and best use for the subject property is for the two (2) parcels to be combined and developed with a commercial entity that meets with zoning requirements and the integrity of the neighborhood.

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

We hereby confirm that we have carefully inspected the subject site, that we have no personal interest in the subject property. In our opinion, the market value, as described herein, of the subject property, in fee simple form of ownership, as of December 2, 2021, the date of inspection, is as follows:

Commercial Land			
Assessors'	Subject	Property	Opinion
<u>Map / Lot</u>	<u>Property Address</u>	<u>Taking Sf</u>	<u>Of Value</u>
11 - 156	000 Broad Street	25,000 Sf	\$ 340,000
11 - 161	Bridgewater, MA		

Sincerely,

Stephen McCarthy, MAA
Massachusetts Certified General # 75217

Shaun Fitzgerald, RA,
Massachusetts Certified General # 70225

EXECUTIVE SUMMARY

PROPERTY ADDRESS	000 Broad Street, Route 18 Bridgewater, MA 02324
PROPERTY IDENTIFICATION	Two (2) contiguous parcels of land sited on Route 18 in Bridgewater. The site is identified on the Bridgewater Assessors' data as Map 11, Lots 156 and 161. Both lots have an identical an legal reference; Plymouth County Registry of Deeds; Sale Date : January 20, 2009 Legal Reference: Book 36700 Page 231
IMPROVEMENTS	The subject property identified as Map 11, Lot 156 is improved with an older, single-sided, advertising billboard. The billboard improvement appears to be in average overall condition.
LAND AREA	Two (2) contiguous parcels; Map 11, Lot 156 contains 12,500 square feet, Map 11, Lot 161 contains 12,500 square feet. The 2 lots combined total 25,000 square feet or 0.57 acres.
LOT SHAPE	Street front site location, rectangular in shape with a Total of 200.00 +/- linear feet frontage on Broad Street (Route 18) and runs easterly to a depth of 125.00 +/- linear feet along both its northerly and southerly boundary lines at its deepest point.
TOPOGRAPHY	Each parcel is generally level to street garde.
EASEMENTS	The property deed states that the premises are conveyed subject to and with the benefit of easements, restrictions, reservations and agreements of record, if any, insofar as the same are now in force.
ENCROACHMENTS	No encroachments are noted.
ZONING	The property is sited in both the CBD (Central Business District) Zone.
RIGHTS ASSUMED	Fee Simple
EFFECTIVE DATE	December 2, 2021
REPORT DATE	December 8, 2021
OPINION OF MARKET VALUE	\$ 340,000

PURPOSE OF THE OF THE APPRAISAL

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

SCOPE OF THE APPRAISAL

The opinion of value is a full appraisal communicated in appraisal report format. After a market investigation and data analysis, all three approaches to value, the *Income*, *Cost* and *Sales Comparison* were considered; only the Sales Comparison and Income Approaches were employed for this assignment. For this appraisal, the property is considered in its “as-is” condition, and the highest and best use is for the two (2) contiguous parcels be combined and developed with a commercial entity that meets with zoning requirements and the integrity of the neighborhood.

INTENDED USE OF THE APPRAISAL

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

INTENDED USER OF THE APPRAISAL

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

EXPOSURE TIME

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

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

SPECIAL LIMITING CONDITIONS

1. Environmental Hazards

The appraisers completed a full inspection of the subject property. The Appraisers are not experts in the identification of hazardous substances or detrimental environmental conditions. The Appraisers' routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report.

SPECIAL LIMITING CONDITIONS

2. Low-Lying Lands Definition

The appraisers were not supplied an engineer's plan showing a definitive delineation of uplands versus wetlands or low-lying land for the subject site. This appraisal assumes that the majority of the combined lot's 0.57 acres are sited in the uplands and potentially buildable. A small area located at its southeasterly corner is sited in low-lying wetlands. This appraisal relies on a full inspection, aerial views, a GIS overlay map showing potential wetlands versus uplands area, the assessors' map and property record cards. The small area of wetlands on the property is considered rear buffer or low-lying wetlands located within the site's required "rear and side-line setbacks".

3. Subject Property Data Discrepancy

The subject properties are commercially zoned land. The Town of Bridgewater Assessors' records document the subject lots as being potentially residential developable land (State Class Code 130) and residential accessory land with an improvement (State Class 106). The commercially zoned portion, which encompasses the first 300 linear feet back from the street, covers each entire property (125 linear foot depth). The correct State Class Code (use) for each property, based on zoning, should be State Class 390, a commercial developable site. For purposes of this report, the appraisers conclude a highest possible value for the site to be combined and developed with a commercial entity, assuming town authorities would grant any relief from the current zoning requirements if needed, or any required order of conditions from the conservation commission, for a developable site. The appraisers estimate that any potential development of the site could possibly include the advertising billboard improvement.

RECENT SALES HISTORY FOR THE SUBJECT PROPERTY

The subject properties are identified as Bridgewater Assessors' Map 11, Lots 156 and 161, vacant lots sited at 000 Broad Street, Bridgewater, Massachusetts, 02324, last transferred on the following date;

<u>Assessors' ID</u>	<u>Sales Date</u>	<u>Sales Price</u>	<u>Legal Description</u>
Map 11 Lot 156	1/20/2009	\$ 95,000.00	Book : 36700 Page : 231
Map 11 Lot 161	1/20/2009	\$ 95,000.00	Book : 36700 Page : 231

MOST RECENT BUILDING ACTIVITY FOR THE SUBJECT PROPERTY

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

ENVIRONMENTAL DISCLAIMER:

The value concluded in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The Appraisers are not experts in the identification of hazardous substances or detrimental environmental conditions. The Appraisers' routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value. The Appraisers assume no responsibility for the presence of radon gas, as the Appraisers have no expertise in this area.

DEFINITION OF MARKET VALUE:

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

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

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

COVID - 19 COMMENTS

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

ASSUMPTIONS & LIMITING CONDITIONS

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

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

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

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

ASSUMPTIONS & LIMITING CONDITIONS CONTINUED

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

ASSUMPTIONS & LIMITING CONDITIONS CONTINUED

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

ASSUMPTIONS & LIMITING CONDITIONS CONTINUED

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

ASSESSORS' RECORDS

The Town of Bridgewater Assessing Department performed a triennial revaluation for Fiscal Year 2021. The assessment date for FY21 was January 1, 2020. The date of this report is December 2, 2021 which falls within the time-frame of Fiscal Year 2022 (07/01/2021 - 06/30/2022). As of the date of this report, the Town of Bridgewater Assessors' Fiscal Year 2022 property values and real estate taxes have not been finalized. Therefore, the appraisers document the Fiscal Year 2021 assessing data and real estate taxes.

OWNER OF RECORD Ashwood Homes Inc.
 10 Highwood Lane
 East Falmouth, MA 02356

IDENTIFICATION 000 Broad Street, Bridgewater, MA 02324
 Town of Bridgewater Assessors Map:
 Map 11 Lot 156
 Map 11 Lot 161

Plymouth County Registry of Deeds
Book 36700 Page 231
Dated : January 20, 2009

STATE CLASS CODE 11-156 106 - Residential Accessory Land (1)

CORRECT ST. CL. CODE 11-161 Residential Developable Land (1)

PARCEL IDENTIFICATION	Map 11 Lot 156	Map 11 Lot 161	Two (2) Lot Total
LAND VALUE:	\$ 54,200	\$ 54,200	\$ 108,400
BUILDING VALUE	\$ 7,500	\$ 0	\$ 7,500
TOTAL ASSESSMENT	\$ 61,700	\$ 54,200	\$ 115,900
FISCAL YEAR 2021 (2)			
REAL ESTATE TAX	\$ 893.42	\$ 784.82	\$ 1,678.32
FISCAL YEAR 2021 (2)			

(1) Refer to the Special Limiting Conditions section of this report (Page 6, Item 3).

(2) As of the date of this report, the Town of Bridgewater Assessors' Fiscal Year 2022 property values and real estate taxes have not been finalized. Therefore, the appraisers document the Fiscal Year 2021 assessing data and real estate taxes.

NEIGHBORHOOD DESCRIPTION

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

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

The majority of the subject property is situated in Bridgewater's Central Business District (CBD) Zone, on State Route 18. The eastern side of the Town of Bridgewater is less populated, less popular and less valuable than the Central Business District and western sections of the town due to its lack of easy accessibility to major highways.

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

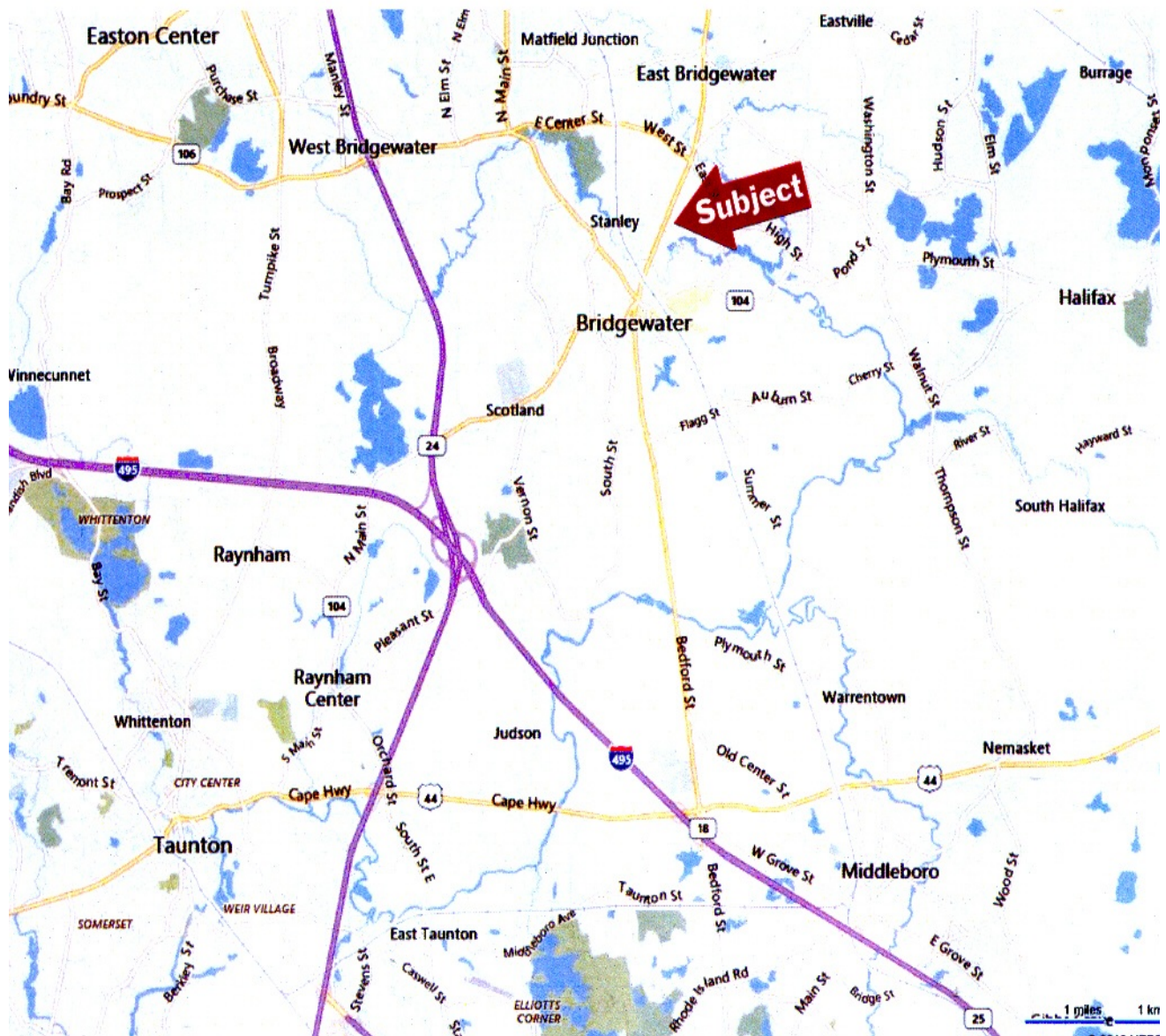
State Route 18 (Broad Street) , runs north-south from the neighboring town of East Bridgewater to the neighboring town of Middleboro. Broad Street itself runs from the East Bridgewater line to Bridgewater's Central Business District. The downtown area is well traveled, with an estimated traffic count of approximately 23,000 vehicles per day. Routes 18, 28 and 104, offer convenient access through the area and all lead to nearby communities.

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

Both subject properties front on Broad Street (Route 18). This area of Route 18 is improved with a mix of tracts of both commercial and residential vacant land, residential dwellings and commercial entities. The neighborhood is also improved, along the nearby secondary streets, with older, single and multi-family dwellings.

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

COMMUNITY MAP



NEIGHBORHOOD MAP



SITE DESCRIPTION

The site at 000 Broad Street (Route 18), consists of a two (2) contiguous parcels of land with a total of 0.57 acres or 25,000 square feet. The site is located on the easterly side of Broad Street, Route 18. Each lot is identical in lot size and dimensions. The combined lots are rectangular in shape with 200.00 +/- linear feet frontage on Broad Street and runs approximately 125.00 +/- linear feet easterly, at it's deepest point along both it's northerly and southerly boundary lines.

The appraisers were not supplied an engineer's plan showing a definitive delineation of uplands versus wetlands or low-lying land for the subject site. This appraisal assumes that the majority of the combined lot's 0.57 acres are sited in the uplands and potentially buildable. A small area located at its southeasterly corner is sited in low-lying wetlands. This appraisal relies on a full inspection, aerial views, a GIS overlay map showing potential wetlands versus uplands area, the assessors' map and property record cards. The small area of wetlands on the property is considered rear buffer or low-lying wetlands located within the site's required "rear and side-line setbacks".

The site is generally level to street grade. The majority of the site is covered by trees and thick brush.

The frontage (westerly side) of the site is protected by a granite curb. Currently, there is no curb-cut in place for site access via a vehicle. A curb-cut will need to be constructed in order to fully develop the property.

Broad Street, Route 18 is an asphalt surfaced roadway that has asphalt sidewalks with granite curbing on one-side and overhead street lighting. Route 18 in the subject's area, was recently upgraded including re-surfacing.

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

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

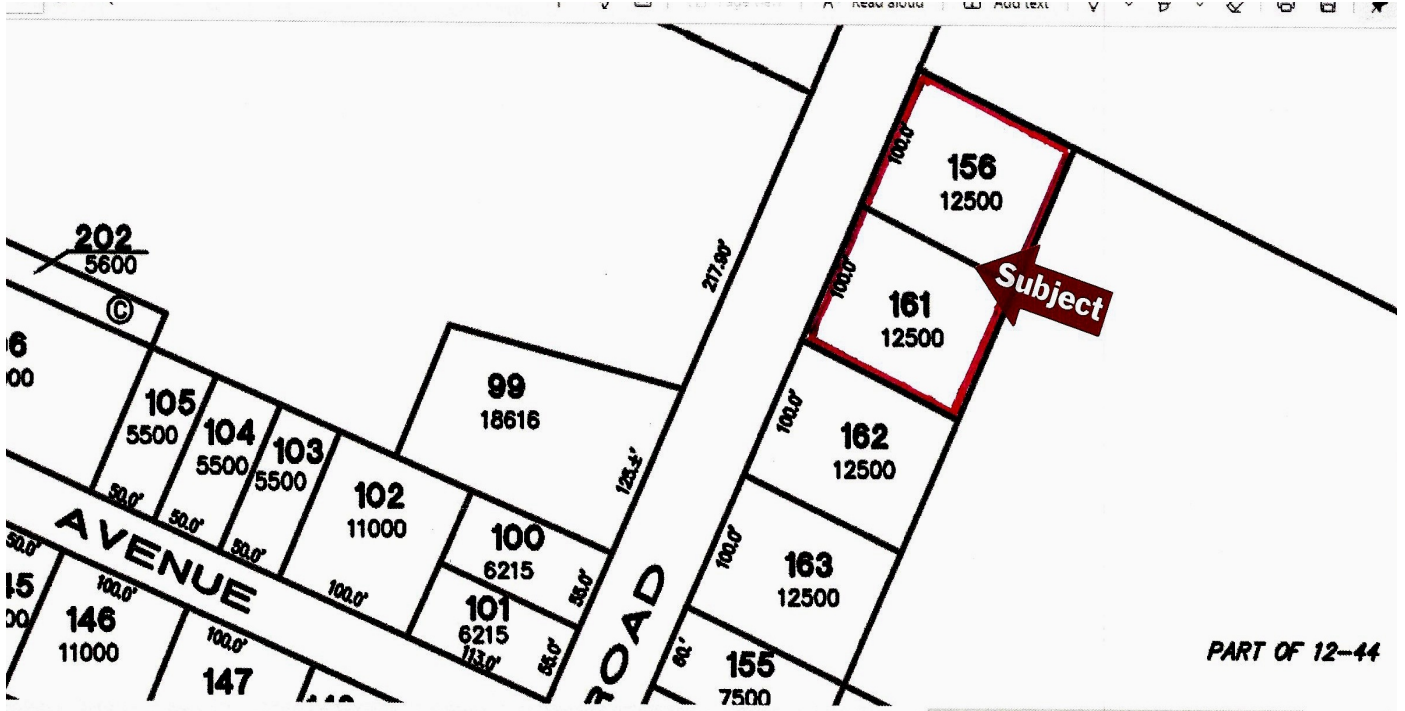
DESCRIPTION OF IMPROVEMENTS



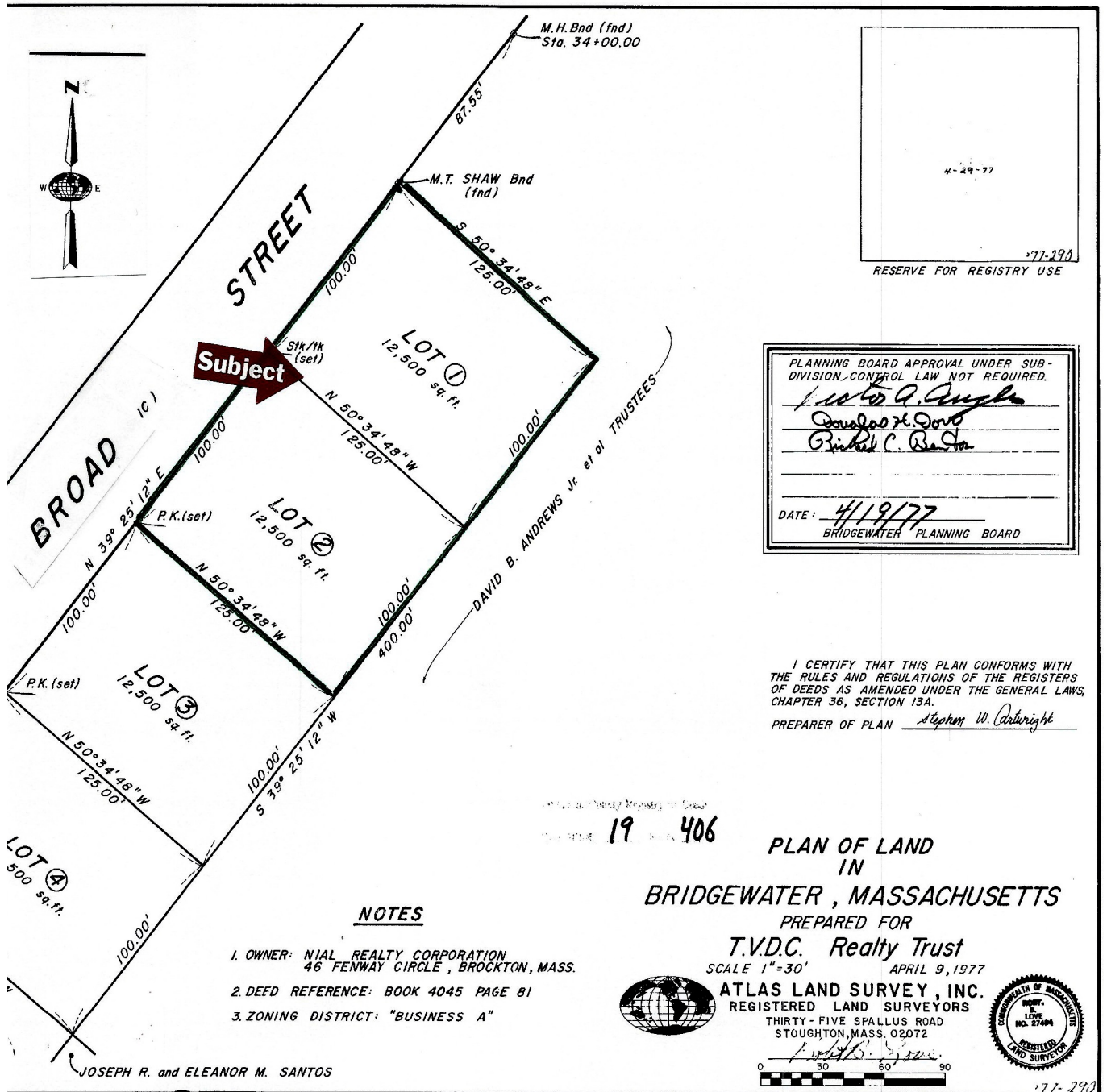
The site identified as Map 11 Lot 156 has one (1) single-sided billboard facing southerly on Broad Street, (Route 18). The Town of Bridgewater's Assessors' records document that the billboard was constructed in 1960. The sign has a height of approximately 30 feet tall that is erected on permanent concrete base/footings. From the base there are multiple steel poles for support that lead up to a steel grate that acts as a "catwalk" which provides a walkway to service the advertising board. Billboard lighting is provided by a single flood lamp at catwalk level.

ASSESSORS' MAP

(SUBJECT PROPERTY HIGHLIGHTED IN RED)



RECORDED SITE PLAN (SUBJECT PROPERTY HIGHLIGHTED IN RED)



SUBJECT - GIS OVER-LAY MAP IDENTIFYING WETLANDS



FLOOD MAP



ZONING

The subject property is located at 000 Broad Street, Route 18, Bridgewater. The properties are identified by the Town of Bridgewater Assessors' records as Map 11, Lots 156 & 161. They are both sited in the CBD (Central Business District) Zone.

The dimensional requirements for the CBD zone is as follows:

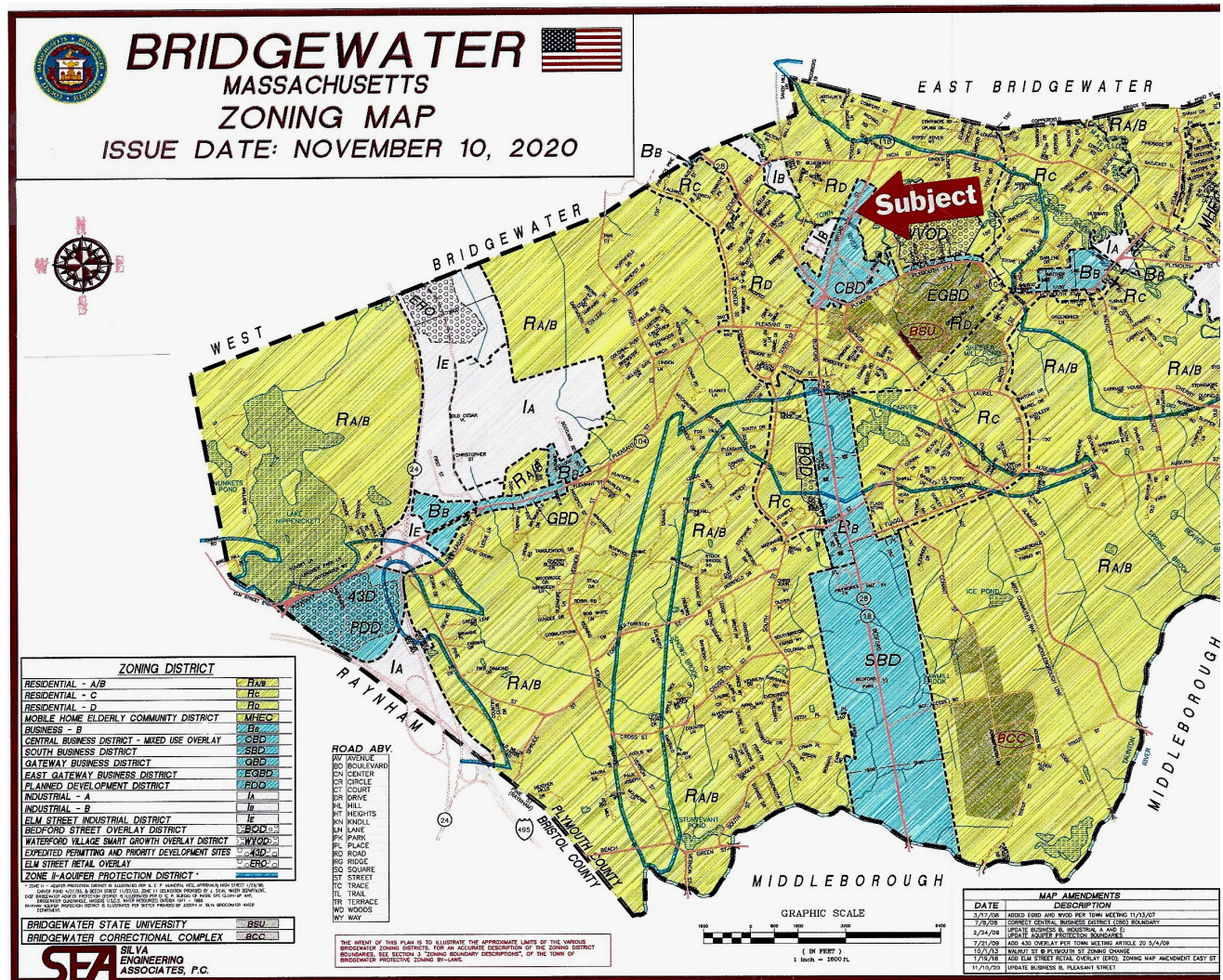
<u>Zoning Category</u>	<u>CBD (1) Zoning</u>	<u>Each Subject Lot (Identical)</u>	<u>Zoning Compliance</u>
Story Height	35'	N/A	N/A
Lot Area	10,000 Sf	12,500 Sf	Yes
Frontage	100 Linear Ft (2)	100 Linear Ft	Yes
Depth	None	125 Linear Ft	Yes
Front Setback	30' (3)	N/A	N/A
Side	15' (3)	N/A	N/A
Rear	25' (3)	N/A	N/A
Max. % Bldg. Cov.	None	N/A	N/A
Off Street Parking	Varies By Use	N/A	N/A

The Town of Bridgewater currently zones the properties as being in the CBD Zone as designated on the Bridgewater Zoning District Map and regulated by the Bridgewater Zoning Ordinance as amended through November 10, 2020.

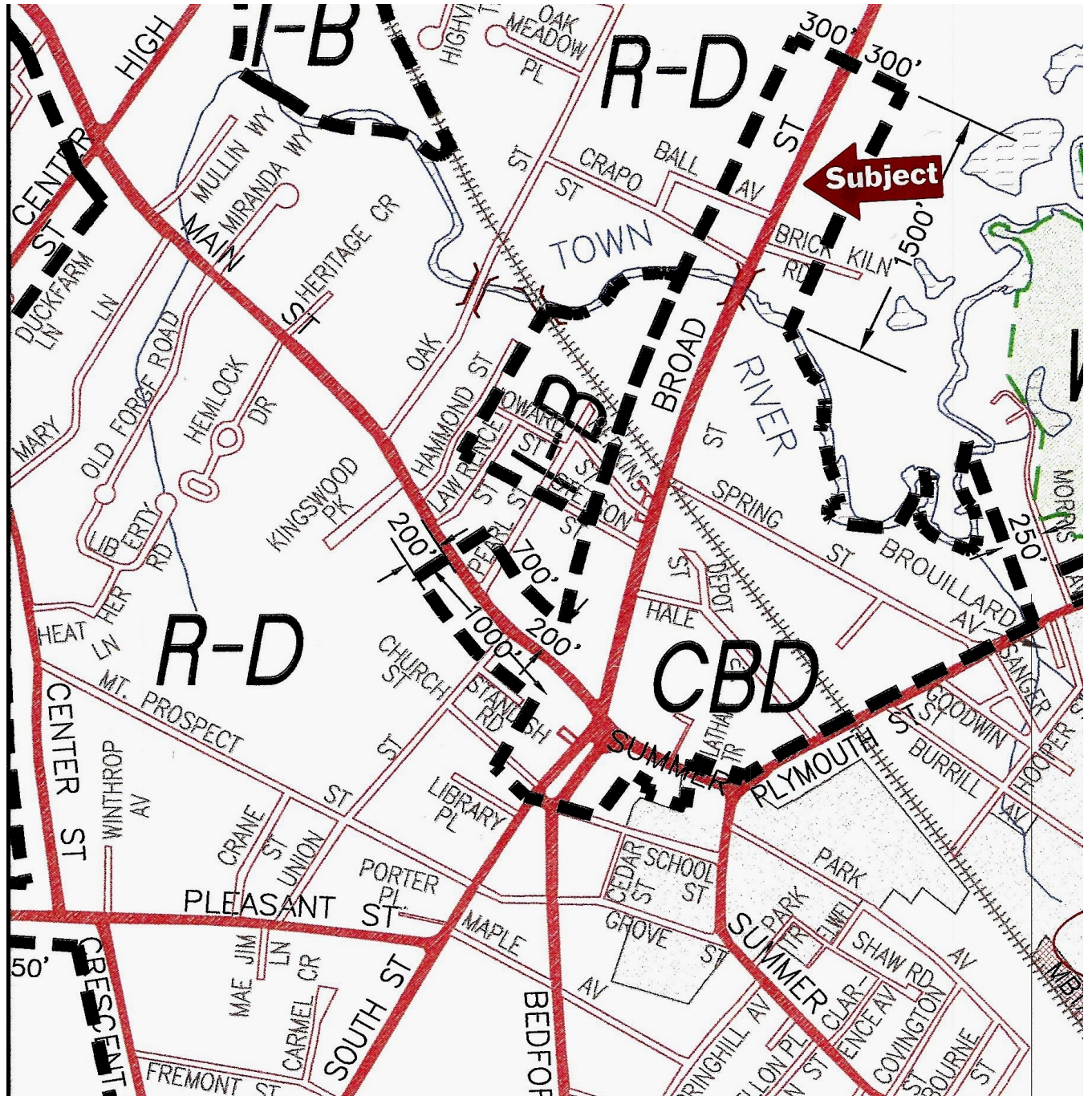
The subject property, at it's *highest and best use*, is considered for the two (2) subject lots be combined and developed with a commercial entity that meets with the zoning requirements and the integrity of the neighborhood.

- (1) The CBD Zone runs back 300 linear feet from the street.
- (2) Minimum Lot Size, Minimum Lot Frontage and Minimum Setbacks may be reduced by means of a Special Permit from the Town of Bridgewater's Planning Board.
- (3) No requirement when the side of the building abuts another building.

ZONING MAP



SUBJECT ZONING MAP CBD INSERT



HIGHEST & BEST USE

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

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

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

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

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

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

Highest & Best Use Discussion

The subject site is a commercially zoned property, consisting of two (2) contiguous parcels of land that are identified on the assessors' records as Map 11, Lots 156 and 161; with a total lot size of 25,000 square feet or 0.57 acres. The site is currently improved with an older, single-sided, advertising billboard, identified in the Town of Bridgewater Assessors' records as Map 11, Lot 156.

The two properties are identical in lot frontage (125 linear feet) and lot size (12,500 square feet). While the individual parcels each meet the minimum zoning requirements for a commercially zoned buildable lot, the appraisers estimate the parcels are better suited to be combined and developed as a single entity. This opinion is based on the following criteria;

- (1) With the current zoning (CBD) setback requirements, each site individually would be severely restricted on building size. The combined lots would offer greater marketability in regards to potential use and building size.
- (2) The appraisers estimate that the current billboard improvement would be retained with the development of the combined sites. This amenity contributes to the total value of the site. It appears this improvement is sited near the northerly boundary line and would not hinder the combined site's development.

HIGHEST & BEST USE CONTINUED

Highest & Best Use Discussion

- (3) The two subject lots currently do not have curb-cuts for site access. To allow access into each property, either a “single-or-double-wide” curb-cut will need to be constructed or a Right-Of-Way (ROW) easement will need to be created. In this case, the lot(s) development could be restricted. Because Broad Street is a State numbered roadway, approval of any curb-cut(s) will take time and be costly. Creating the combined site, the curb-cut approval process is estimated to take less time and definitely be less costly to a potential developer.

Therefore, It is the opinion of the appraisers that the highest and best use of the subject property, as if vacant, is for the lots to be combined and developed with a commercial entity that meets with the zoning requirements and the integrity of the neighborhood.

VALUATION PROCESS

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

To arrive at the opinion of value of the subject property, all three methods, or approaches, are considered. One or more approaches may not be applicable to a specific property or may be less reliable due to the nature of the property, needs of the client, or available data.

The **Cost Approach** was considered, but not employed as the subject site has no improvements.

The **Income Approach** was considered and employed for the valuation of advertising billboard sited on subject lot Map 11, Lot 156.

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

INCOME APPROACH - BILLBOARD VALUATION

The subject property identified as Map 11, Lot 156 is improved with an older, single-sided, advertising billboard. The billboard was constructed in 1960 and has a height of approximately 30 feet tall that is erected on permanent concrete base/footings. From the base there are multiple steel poles for support that lead up to a steel grate that acts as a “catwalk” which provides a walkway to service the advertising board. Billboard lighting is provided by a single flood lamp at catwalk level. The billboard improvement appears to be in average overall condition.

The appraisers relied on the Income Approach to value the subject properties. Utilizing the Income Approach, the appraisers employed the Ground Rent Capitalization Technique to value the land and existing billboards on each respective subject property.

To employ the Ground Rent Capitalization Technique, the appraisers identify properties that can command rent for the use of the land only. The rental rate is annualized to demonstrate an annual *net operating income*. The net income is divided by a “capitalization rate” to determine a value for the land and billboard improvements.

INCOME APPROACH - BILLBOARD VALUATION CONTINUED

Ground rents are often employed by national chains for long periods of time - usually no less than 20 years. A ground rent secures a valuable location for the tenant without requiring that the tenant purchase the property, thus preserving capital. The capital is typically employed to construct the sign or signs. Sometimes a property owner leases the land and the billboard structure; this occurs if a previous lessee abandons the billboard. In such cases, the lease is still treated as ground rent.

Billboards are typically constructed by the lessee. All expenses associated with engineering, obtaining permits, construction, maintenance, taxes, insurance and management of the billboard structure are paid by the lessee. This results in a “ triple-net ” lease of the land - also referred to as an “ absolute-net ” lease. It is rare that the lessor needs to be involved with any aspect of the operation of the property aside from granting permission to the lessee for use of the land; permission to use the land is communicated in writing through the execution by both parties to a long-term lease.

The amount of land that will be occupied is typically stated clearly in the lease. For purposes of this report, the appraisers estimate the existing billboard improvement to be sited at or near the site’s northerly boundary line. The appraisers allocate approximately 1,500 square feet for a Right of Way (ROW) easement for billboard use. The ROW easement allows for access into the billboard and sufficient land to support its improvements.

A search was conducted for properties - improved and unimproved - that had billboards available for rent. The search was conducted within the Town of Bridgewater and the general vicinity. The number of properties for which billboard rental rates were available was scarce. An extensive search was conducted. A sufficient number of properties were identified from which to determine a reasonable land rent for billboards. The rental comparables utilized by the appraisers were the best available.

The summary below identifies the billboard rental comparables employed in the analysis. Therefore;

Subject- Single Billboard Rental Analysis - Route 18, Bridgewater

Comp. No.	Rent. Comp. Town	Rental Comp. Address	Rental Comparable Description	Billboard Description	Monthly Rent	Annual Rent	Traffic Count
(1)	Brockton	North Main St	Nemo's Rooftop at Richmond St	2 BB / Single Sided	\$340.00	\$4,080.00	16,671
(2)	Brockton	North Main St	Asacks Rooftop at Richmond St	1 BB Single Sided	\$190.00	\$2,280.00	16,671
(3)	W. Bwtr	South Main St	Route 28 Near B'Water Line	2 BB / Double Sided	\$800.00	\$9,600.00	17,424
(4)	W. Bwtr	0 North Elm St	Route 106 at Elm St	2 BB / Single Sided	\$630.00	\$7,560.00	25,699
(5)	Stoughton	00 Washington St	Route 138 Btwn CBD & Easton Line	2 BB Single Sided	\$450.00	\$5,400.00	15,550
Averages :					\$482.00	\$5,784.00	18,403
						Subject :	15,371

Billboard Rental Analysis Summary

The five (5) rental comparables considered included billboard properties with rentals ranging from a low of \$ 190 to a high of \$ 800 per month with the average being \$ 482.00 per month or \$ 5,784.00 annually.

The traffic counts for the comparables range from 15,550 vehicles per day to 25,699 vehicles per day with the average being 18,403. For the subject’s area of Broad Street, Route 18, the traffic count is approximately 15,371 vehicles per day; less traffic than all of the comparables.

Below, each rental comparable is briefly discussed so a final conclusion can be determined utilizing the Ground Rent Capitalization Technique.

BILLBOARD RENTAL COMPARABLES



Rental Comparable #1

Brockton: North Main Street at Richmond Street

These signs are on top of Fernandes Market on the westerly side of North Main and are visible to traffic heading north. They are rented to a national billboard organization for \$ 340 per month which translates to \$ 4,080 per year. The daily traffic count is approximately 16,671 vehicles per day.



Rental Comparable #2

Brockton: North Main Street at Richmond Street

The sign on top of Asack's Bar is on the East side of North Main street and is visible to traffic traveling south. The sign rents for \$ 190 per month or \$ 2,280 per year. The daily traffic count is approximately 16,671 vehicles per day.



Rental Comparable #3

West Bridgewater: South Main Street, Route 28

These signs are located in West Bridgewater on South Main Street, Route 28 near the Bridgewater Town line. There are two (2) double-sided billboards that are visible from both traffic directions. These signs rent for \$ 800 month or \$ 9,600 per year. The daily traffic count is approximately 17,424 vehicles per day.

BILLBOARD RENTAL COMPARABLES



Rental Comparable #4

West Bridgewater: West Centre Street, Route 106

These signs are located in West Bridgewater at the signal-lighted intersection of West Center Street (Route 106) and North Elm Street. There are 2 billboards each with a single side. These signs are visible only when traveling west. They rent for \$ 630 per month or \$ 7,560 per year. The traffic count is approximately 25,699 vehicles per day.



Rental Comparable #5

Stoughton: 000 Washington Street, Route 138

This sign is located in Stoughton on Washington (Route 138) between Stoughton's Central Business District and the Easton Town line. There are 2 single-sided billboards visible from the northerly traffic direction. The monthly rental rate is \$ 450 per month which translates into \$ 5,400 per year. Traffic count is approximately 15,550 vehicles per day.

Rental Summary

Rental rates for all of the above billboards are ground rent for the billboard and land to support it only. The lessees assume all expenses for construction and operation of the billboard advertising business.

The average rental rate for a ground lease for a billboard \$ 482.00 per month which translates to an annual rental rate of \$ 5,784.00 per year.

The appraisers consider the following rental rate to be appropriate for valuing the subject property site. Therefore;

Subject site identified as Map 11 Lot 156 - One (1) Single-Sided Advertising Billboard

Appraisers' Estimated Market Rental Rate = Per Month \$ 250.00 Annual \$ 3,000.00

INCOME APPROACH - BILLBOARD VALUATION CONTINUED

Having arrived at an annual rent for the site, the Net Operating Income is derived by applying a vacancy and collections loss factor to the gross income and subtracting the expenses that are the responsibility of the lessor.

Vacancy and collection is estimated at zero because the subject's actual income is estimated to be committed to a long term lease; this is because the land lease tenant has invested in the billboard structure and would need to either leave it for the next (competitor) tenant or expend money to remove the structure.

Expenses are minimal - limited to administrative duties such as collecting the rent, performing basic bookkeeping tasks and preparing regular accounting reports. Expenses are estimated at three percent (3%) of the gross income.

The appraisers have selected a conservative Capitalization Rate of Four-and-One-Half-Percent (4.5%) as appropriate for an investment with very low risk - both physical and financial. The value of the ground lease would be calculated by dividing the Net Operating Income by the Capitalization Rate.

The chart below is a summary of the Ground Rent Capitalization Technique to value the billboard improvement and land area to support it. Therefore;

BILLBOARD VALUATION

Property Address : 000 Broad Street, Route 18
Assessors' ID Map 11 Lot 156

Est. Annual Income	\$ 3,000
Vacancy & Coll. Loss	<u>\$0</u>
Eff. Gross Income	\$ 3,000

Property Expenses	3%	<u>\$ 90</u>
Net Income		\$ 2,910
Capitalization Rate	(4.50%)	<u>0.045</u>

Indicated Value \$64,666
(Land & Improvements)

Income Approach Rounded Value : \$ 65,000

=====

Employing the Ground Rent Capitalization Technique, it is the appraisers' opinion that the value of the advertisement billboard improvement plus support land is as follows:

Billboard Valuation
Assessors' Identification Map 11 Lot 156
000 Broad Street, Route 18, Bridgewater
Sixty Five Thousand Dollars
(\$ 65,000)

SALES COMPARISON APPROACH

The Sales Comparison Approach to value is a comparative process whereby various sales have been directly compared to the property under study. This approach is based on the principle of substitution which states that a knowledgeable buyer will not pay more for a property than what other like properties are transacting at on the market or that are available for sale in the present real estate market. Before making a direct comparison to the subject, adjustments are made for various dissimilarities. The sales are first compared to one another to determine their degree of comparability and also as a basis for making individual component adjustments. After making these adjustments, a value range is developed. From this range a precise value is selected and applied directly to the subject property.

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

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

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

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

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

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

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

SALES COMPARISON APPROACH CONTINUED

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

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

The appraisers were not supplied an engineer's plan showing a definitive delineation of uplands versus wetlands or low-lying land for the subject site. This appraisal assumes that the majority of the combined lot's 0.57 acres are sited in the uplands and potentially buildable. A small area located at its southeasterly corner is sited in low-lying wetlands. This appraisal relies on a full inspection, aerial views, a GIS overlay map showing potential wetlands versus uplands area, the assessors' map and property record cards. The small area of wetlands on the property is considered rear buffer or low-lying wetlands located within the site's required "rear and side-line setbacks".

The spreadsheet below identifies the comparable commercial land sales that were employed in the analysis. The four (4) selected sales were considered the best available at the time of appraisal.

SALES COMPARISON APPROACH CONTINUED

Comm. Land Sales For 000 Broad St, Bridgewater

Sale No.	Sale Comparable Location	Grantor / Grantee / Bk&Pg	Sale Date	Sale Price	Land Notes	Area Acres	Sale Price/Ac	Sale Comparable Comments
(1)	110 N Main Street Route 28 W. Bridgewater	Component Properties, Inc / D&R Realty LLC 49383 / 262	Jan-18 Est Demo Eff Sale Pr	\$ 450,000 \$ 20,000 \$ 470,000	1 Parcel	1.04	\$ 451,900	Route 28, Near WB CBD Loc/MixUseArea/Good FF&LotAccs/NearlyRect Shape/NewS.TenRetail Bldg/DemOldR2/PrvSew
(2)	544 Bedford Street Route 18 Abington	R. Moy / 544 Bedford St RT 50965 / 188	Apr-19 Est Demo Eff Sale Pr	\$ 285,000 \$ 12,000 \$ 297,000	1 Parcel	0.52	\$ 571,154	Route18, NearJuncWith Rte139Location/Mix-Use Area/GoodFFLotAcces/ NearlyRctShape/NewRet Bldg/DemOldR2/PubSew
(3)	343 West Center St Route 106 W. Bridgewater	R Peterson / Tabban LLC 50941 / 269	Mar-19 Est Demo Eff Sale Pr (2 Lots)	\$ 460,000 \$ 50,000 \$ 510,000	Lot 1 Lot 2 Total	0.33 0.68 1.01	\$ 505,000	Route106, NearJuncWith Rte24Location/Mix-Use Area/GoodFFLotAcces/ NrlyRctShpe/NewRetOff Bldg/Dem2BldgsPrivSew
(4)	815 Bedford Street Route 18 Whitman	Rockland Trust / 815 Bedford LLC 53243 / 86	Aug-20 No Demo Eff Sale Pr	\$ 275,000 \$ 0 \$ 275,000	1 Parcel	0.62	\$ 443,548	Route18, NearJuncWith Rte27CorLoc/Mix-Use Area/GoodFFLotAcces/ NearlyRctShape/NewMulti Fam.UseBldg/PublicSewer

Four (4) Sale Averages : \$ 388,000 1 Parcel 0.80 \$ 492,900

Land Value Reconciliation

The four (4) transactions considered included commercial land sales with lot sizes ranging from 0.52 acres to 1.04 acres in size. All four sales are sited on numbered roadways similar to that of the subject. The *unadjusted* sales prices and listing range from a low of \$ 443,548 to a high of \$ 571,154 per acre with the unadjusted average being \$ 492,900 per acre for the four comparables.

Below, each land sale comparable is briefly discussed so a final opinion of value can be concluded utilizing the Sales Comparison Approach.

COMPARABLE COMMERCIAL LAND SALES

Sale #1, 110 North Main Street, Route 28, West Bridgewater is located on a well traveled connector road (Route 28) and in close proximity to the Brockton City line. The site contains 1.04 acres that are considered buildable and generally level to street grade. The property was a former two-family dwelling that was vacant at time of sale. The building was razed and the site is to be improved with a new single-



tenant retail store. The demolition costs are estimated at \$ 20,000. The demolition costs are added to the actual sales price of \$ 450,000 to arrive at the effective sales price of \$ 470,000 for the property. The lot's amenities of access and visibility are good. Its location is considered average, similar to the subject. The site has no public sewer, inferior to the subject. The analysis indicates an unadjusted effective sales price of \$ 451,900 per acre for Sales Comparable #1.

Comparable Land Sale #2, 544 Bedford Street, Route 18, Abington is located on a well traveled connector road (Route 18) and in close proximity with the junction of Route 139. The site contains 0.52 acres that are considered buildable and generally level to street grade. The property was a former two-family dwelling that was vacant at time of sale. The building was razed and the site is to be improved with a new retail store. The demolition costs are estimated at \$ 12,000. The demolition costs are added to



the actual sales price of \$ 285,000 to arrive at the effective sales price of \$ 297,000 for the property. The lot's amenities of access and visibility are good. Its location is considered good, superior to the subject. The site has public sewer, similar to the subject. The analysis indicates an unadjusted effective sales price of \$ 571,1540 per acre for Sales Comparable #2

Comparable Land Sale #3, 343 West Center Street, Route 106, West Bridgewater is located on a well traveled connector road (Route 106) and in close proximity to the junction with State Route 24. The sale involved two (2) contiguous sites totaling 1.01 acres that are considered buildable and generally level to street grade. The property was a former two-family dwelling and an office building that were vacant at



time of sale. The buildings were razed and the site is improved with a new three-tenant office/retail store. The demolition costs are estimated at \$ 50,000. The demolition costs are added to the actual sales price of \$ 460,000 to arrive at the effective sales price of \$ 510,000 for the property. The lot's amenities of access and visibility are good. Its location is considered good, superior to the subject. The site has no public sewer, inferior to the subject. The analysis indicates an unadjusted effective sales price of \$ 505,000 per acre for Sales Comparable #3.

COMPARABLE COMMERCIAL LAND SALES

Sale #4, 815 Bedford Street, Route 18, Whitman is located on a well traveled connector road (Route 18) and in close proximity to the junction with Route 27. The property was bank owned. The appraisers employed this sale because of its Route 18 proximity and lot size that are similar to the subject along with its close relationship between sales price and assessed value. The site contains 0.62 acres that are considered buildable and generally level to street grade. The property was a single-family dwelling that was razed prior to date of sale. The site is to be improved with a new multi-family dwelling. The lot's amenities of access and visibility are good. Its location is considered average, similar to the subject. The site has public sewer, similar to the subject. The analysis indicates an unadjusted sales price of \$ 443,548 per acre for Sales Comparable #4.



The subject property has a Broad Street (Route 18), mixed use location and is in close proximity to Bridgewater's Central Business District. The site contains 0.57 acres and is level to street grade.

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

Subject Adjusted Sales Price Per Acre Analysis

Sale Sales' Comparable No Property Address

- (1) 110 N Main Street, Route 28, W Bridgewater
- (2) 544 Bedford Street, Route 18, Abington
- (3) 343 West Center Street, Route 106, W Bridgewater
- (4) 815 Bedford Street, Route 18, Whitman

Subject Property - Lot Size = 0.57 Acres

Sale No	Sales Date	Eff. Sales Price	Usable Acres	Sales Price/Acre	Time Adj	Lot Size Adj	Site Public Sewer	Prop Loc	Adj Sale Price/Acre
(1)	Jan-18	\$ 470,000	1.04	\$ 451,900	11.75%	8%	5.00%	0%	\$ 563,700
(2)	Apr-19	\$ 297,000	0.52	\$ 571,200	7.50%	0%	0.00%	-5%	\$ 585,500
(3)	Mar-19	\$ 510,000	1.01	\$ 505,000	7.75%	8%	5.00%	-5%	\$ 584,500
(4)	Aug-20	\$ 275,000	0.62	\$ 443,500	3.50%	0%	0.00%	0%	\$ 459,000

Average Adjusted Sales Price Per Acre : \$ 548,200

SALES COMPARISON APPROACH CONTINUED

Summary

The spreadsheet analysis indicates a range for the *adjusted price per acre* for the subject property to be from a low of \$ 459,000 to a high of \$ 585,500 per acre with the adjusted average being \$ 548,200 per acre.

The date of value for this report is December 2, 2021. To fully justify a recently appreciating real estate market, time adjustment for all four (4) comparables was calculated at a conservative 1/4 percent per month (3% annually) going forward from comparables' date of sale to date of value.

Lot size was a weighted consideration in the analysis for two (2) of the comparable sales. The comparable's lot sizes are weighed against the subject's lot size of 0.57 acres. Typically, the market suggests that the larger lot size drives down the price per acre. Conversely, smaller lot sizes drive up the price per acre for the comparable. Based on this, the sales price per acre was adjusted +8%, and +8% for comparables #1, and #3 respectively, for their varying larger lot size differences to that of the subject.

Sale #1 Was considered inferior in regards to not having town sewer and adjusted +5% of the sales price. The indicated adjusted sales price is \$ 563,700 per acre for Comparable #1.

Sale #2 Was considered superior in property location and adjusted -5% of the sales price. The indicated adjusted sales price is \$ 585,500 per acre for Comparable #2.

Sale #3 Was considered inferior in regards to not having town sewer and adjusted +5% of the sales price; superior in property location and adjusted -5%. The indicated adjusted sales price is \$ 584,500 per acre for Comparable #3.

Sale #4 The indicated adjusted sales price is \$ 459,000 per acre for Comparable #4.

Based on a consideration of the subject's size, location, level grading, visibility and access, the appraisers have selected \$ 550,000 per acre for the market unit pricing of the subject's land. This selected price per acre is well within the indicated range of the adjusted sales of the comparables and slightly above the average of sales prices per acres documented in the analysis.

Added to the site land valuation is the billboard improvement value. As was demonstrated previously using the Income Approach, the appraisers opinion of value for the billboard improvement is \$ 65,000.

Subject Property Land :	0.57 Acres x \$ 550,000 /Acre	= \$ 313,500
<u>Subject Property Billboard Imp :</u>		<u>= \$ 65,000</u>
Indicated Gross Property Valuation		= \$ 378,500

SALES COMPARISON APPROACH CONTINUED

Adjustments For Site Conditions

To allow for convenient access into the site, a “ double-wide ” curb-cut will need to be installed. Because Broad Street is a State numbered roadway, obtaining a curb-cut will take time and be costly.

The estimated cost of site preparation, including engineering, curb-cut installation, legal fees and permitting would be in the vicinity of ten (10%) percent of the gross value of the site or \$ 37,850. The estimated total site costs of \$ 37,850 are deducted from the indicated gross land valuation to arrive at a final opinion of value conclusion suggested by the Sales Comparison Approach.

Therefore;

Indicated Valuation For The Subject Site :	\$ 378,500
Less Estimated Site Preparation Costs : (10% Gross Site Value)	<u>(\$ 37,850)</u>
Sales Comparison Approach To Value :	\$ 340,650

**Based on the analysis and valuation summary described above,
the *Sales Comparison Approach* concludes an As-Is value for the subject property of :**

**Three Hundred Forty Thousand Dollars
(\$ 340,000)**

RECONCILIATION

Three approaches to value were considered in determining the value of the subject property. These approaches indicated the following values:

Cost Approach	Not Employed
Income Approach	\$ 65,000 (Billboard Imp. Only)
Sales Comparison Approach	\$ 340,000

The subject property is considered in its "as - is" condition - vacant and currently improved with an advertisement billboard.

The Cost Approach was considered but not employed. Based on the age of the billboard improvements and the difficulty in arriving at accurate depreciation, this assignment did not employ the Cost Approach.

The Income Approach was relied on to value the subject's billboard improvement. The appraisers employed the Ground Rent Technique of valuing the billboard within the Income Approach. There were a sufficient number of rentals of billboards in the towns near Bridgewater to establish average rental rates. A vacancy and collection loss of zero was employed because of the typically long-term nature of such a lease. An expense of 3.0% of the income was employed. A capitalization rate of 4.5% was used to convert the annual income stream into a present value.

The Sales Comparison Approach is most effective when there are sufficient sales transactions to provide an accurate picture of the marketplace. The subject property, at its highest and best use is considered as a single developable commercial vacant lot. Based on a sufficient number of good recent comparable market transactions, the Sales Comparison Approach was employed for this assignment. The appraisers found good recent sales, in reasonable proximity to the subject, of commercial vacant land similar to the subject, that support the market value conclusion.

It is the appraisers' final conclusion that the market value, as defined herein, of the subject property, in fee simple form of ownership, as of December 2, 2021, the date of last inspection, is:

Commercial Land
000 Broad Street, Bridgewater, MA
Three Hundred Forty Thousand Dollars
(\$ 340,000)

Stephen McCarthy, MAA
Massachusetts Certified General # 75217

Shaun Fitzgerald, RA,
Massachusetts Certified General # 70225

Date

CERTIFICATION OF VALUE

We certify that, to the best of our knowledge and belief:

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

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

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

Fitzgerald Appraisals LLC has performed an appraisal on the subject property in the last 3 years.

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

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

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

No one provided significant professional assistance to the person signing this report.

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

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

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

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

As of the date of this report, I, Stephen McCarthy, have completed the requirements of the continuing education program of the Massachusetts Assessors Association.

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

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

The appraisers have made a personal inspection of the property that is the subject of this report.

Stephen McCarthy, MAA
Massachusetts Certified General # 75217

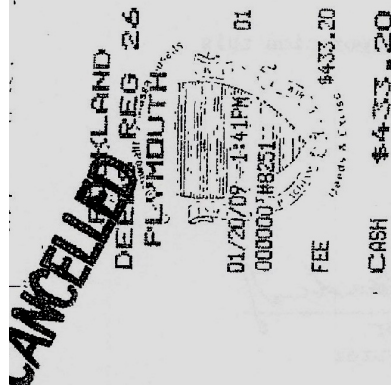
Shaun Fitzgerald, RA
Massachusetts Certified General # 70225

Date

LEGAL DESCRIPTION

4045

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
20 JAN 2009 01:38PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 36700 Pg 231-234



FORECLOSURE DEED and AFFIDAVIT

ASHWOOD HOMES, INC., a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 721 Belmont Street, Brockton, Massachusetts 02301

present holder of a mortgage

from Elbert L. Searles and Paul A. Annese as they are the Trustees of A & L Realty Trust

to Ashwood Homes, Inc.

dated May 2, 2003 and recorded with the Plymouth County

Registry of Deeds in Book 31530, Page 336,

by the power conferred by said mortgage and every other power,

for NINETY FIVE THOUSAND AND 00/100 (\$95,000.00) DOLLARS

paid, grants to ASHWOOD HOMES, INC., a corporation duly established under the laws of the Commonwealth of Massachusetts and having an address at 721 Belmont Street, Brockton, MA 02301

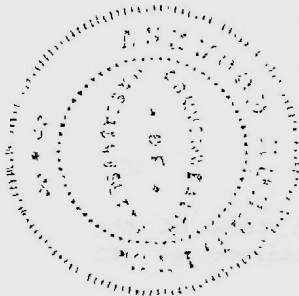
the premises conveyed by said mortgage.

Property Address: Lots 156 and 161 Broad Street, Bridgewater, Massachusetts

LEGAL DESCRIPTION

Witness the execution and the corporate seal of said corporation this

12th day of January, 2009
2008.



ASHWOOD HOMES, INC.

By: Joseph R. Spadea, Jr.
Joseph R. Spadea, Jr.
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

On this 12th day of JAN, 2009 before me, the undersigned notary public, personally appeared Joseph R. Spadea, Jr., President and Treasurer of Ashwood Homes, Inc., proved to me through satisfactory evidence of identification which was driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he executed the same in his authorized capacity and he signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My commission expires 20



LISA M. RHEAULT-SLONEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires September 19, 2014

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefore, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ASSESSORS' PROPERTY RECORD CARD

Key: 5480															Town of BRIDGEWATER - Fiscal Year 2021															12/10/2020 10:15 am SEQ #: 5025																																																																																																																							
CURRENT OWNER ASHWOOD HOMES INC 10 HIGHWOOD LANE E FALMOUTH, MA 02536-7914															PARCEL ID 11-156															LOCATION 0 BROAD ST																																																																																																																							
TRANSFER HISTORY ASHWOOD HOMES INC SEARLES ELBERT L & ANNESE SEARLES & ANNESE BUILDERS															DOS 01/20/2008 L 10/28/1992 QS 09/25/1990 QS															SALE PRICE 95,000 36700-231-34 11371-033-34 2,500 9960-085																																																																																																																							
CD 100 S															AC/SF/UN 12,500 4															BASE 1.00/100															FACT 1.00/100															PHY 1.00/100															ADJ BASE 58,395															SAF 3.24															OBS 50															VC 0.85															CREDIT AMT 54,230														
TOTAL 12,500 SF															ZONING N B-L 1. CHECK FOR PERK...															FRNT 0															ASSESSED LAND 52,100 BUILDING 0 DETACHED 7,500 OTHER 0 TOTAL 61,700															CURRENT 54,200 0 7,500 0 TOTAL 59,600															PREVIOUS 52,100 0 7,500 0 TOTAL 59,600																																																																										
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YEAR BLT NET AREA \$NLA(RCN)															SIZE ADJ DETAIL ADJ OVERALL															CD DESCRIPTION ADJ															S BAT T															UNITS YB ADJ PRICE RCN															TOTAL RCN CONDITION ELEM CD																																																																										
CAPACITY UNITS ADJ															EFF.YR/AGE COND FUNC ECON DEPR RCNLD															% GD																																																																																																																							

ASSESSORS' PROPERTY RECORD CARD

Key: 631 **Town of BRIDGEWATER - Fiscal Year 2021** 12/10/2020 10:15 am SEQ #: 600

CURRENT OWNER		PARCEL ID		LOCATION		CLASS		CLASS%		DESCRIPTION		BN ID		BN		CARD	
ASHWOOD HOMES INC 10 HIGHWOOD LANE E FALMOUTH, MA 02536-7914		11-161		0 BROAD ST		1300		100		DEV LAND						1 of 1	
TRANSFER HISTORY		DOS		T		L		BK-PG (Cert)		38700-231-34		PMT NO		PMT DT		TY	
ASHWOOD HOMES INC		01/20/2009						95,000									
SEARLES ELBERT & ANNESE P		10/28/1992		QS				11371-029-30									
A&L REALTY TRUST-ELBERT L		10/27/1992		QS				11371-029									

CD	T	ADJ	BASE	FACT	PHY	ADJ	BASE	SAF	OBS	LBI	VC	CREDIT	AMT	ADJ	VALUE
100	S		12,500	4	1.00	1.00	1.00	58,395	3,24	50	0.50	MR1	0.85		54,230

TOTAL	12,500 SF	ZONING	FRNT	0
BASE	4	N		
FACT	FACTOR 100	O		
PHY	PHY 100	T		
		E		

ASSESSED	CURRENT	PREVIOUS
LAND	54,200	52,100
BUILDING	0	0
DETACHED	0	0
OTHER	0	0
TOTAL	54,200	52,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ	PRICE	RCNLD	PHOTO

BUILDING	CD	ADJ	DESC
MODEL			
STYLE			
QUALITY			
FRAME			

MEASURE	LIST	REVIEW

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ	PRICE	RCN	TOTAL RCN	CONDITION	ELEM	CD

YEAR BLT	NET AREA	\$/LA(ACR)	SIZE ADJ	DETAIL ADJ	OVERALL	UNITS	ADJ

EFF YR/AGE	COND	FUNC	ECON	DEPR	% GD	RCNLD

APPRAISER QUALIFICATIONS

STEPHEN W. McCARTHY, M.A.A.

Massachusetts License # 75217
Certified General Real Estate Appraiser

Office (508) 586 1234
Cell (508) 320 2730

Education:

Bridgewater State College B.S. Geography 1979
Massasoit Community College Associates Degree 1976

Real Estate Courses

MBREA Course I Appraisal of the Single Family Dwelling
MBREA Course 1A: Appraisal of Real Property Case Study
MBREA Course II: Appraisal of Income Properties
Department of Revenue course 101 : Assessment Law
MAAO Course 200 : Principles of Assessing Procedure
IAAO Course 201 : Fundamentals of Real Property Appraisal
Lincoln Land Institute : Condominium Valuation
Calspan Co. Seminar : Residential Multiple Regression Analysis
MBREA Course : Uniform Standard and Ethics for Appraising
MBREA Course : Residential Certification Exam Review
JMB Real Estate : Appraising Residential Income Properties
JMB Real Estate : Advance Income Appraisal

Professional Experience:

May 1997 to Present : Fitzgerald Appraisals
Real Estate Appraiser responsible for residential and commercial valuation
of properties in southeastern Massachusetts area.

April 1987 to February 2000 : City of Brockton Board of Assessors
Assessor; Responsibilities include the valuation of all real and personal property for tax purposes. Primarily
overseeing all commercial and industrial properties.

March 1985 to April 1999 : R. Boly Associates Appraisal Firm
Associate Real Estate Appraiser responsible for the inspection, analysis and value determination of
Residential, Commercial and Industrial properties in Eastern Massachusetts.

April 1981 to April 1987 : City of Newton Assessors' Office
Commercial/Industrial Assistant Assessor 3 1/2 years.
Residential Appraisal Technician — 2 1/2 years

February 1980 to 1981: P.R.C. Jacobs Revaluation Firm
Staff Appraiser for Mass appraisal Company. Revaluation of real property in the City of Quincy, MA.
towns of Holbrook MA and Norwood MA.

Professional Affiliations:

General Certified Real Estate Appraiser MA License No.75217
Member of the Massachusetts Association of Assessing Officers MAA - Designation No.400 January 1986
Member of the Board of Assessors, West Bridgewater, MA, 2005 To Present
Member of the West Bridgewater Community Preservation (CPA) Committee
Member of the West Bridgewater Tax Incentive Finance (TIF) Committee
Past Executive Board member of Brockton Department Head Association
Past member of the Mass Board of Real Estate Appraisers

Qualified Expert

Massachusetts Appellate Tax Board
United States Federal District Court
Family Court Plymouth County

APPRAISER QUALIFICATIONS

SHAUN P. FITZGERALD, RA

WORK EXPERIENCE

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

LICENSES & DESIGNATIONS

Commonwealth of Massachusetts

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

State of New Hampshire

General Certified Appraisal License	# NHGC-617
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US Government - FHA / HUD

FHA Approved Fee Appraiser	MA-70225
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Massachusetts Board of Real Estate Appraisers

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

The Appraisal Foundation

Advisory Committee (TAFAC)	
1 st Alternate Representative	2009

National Association of Realtors

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

Massachusetts Association of Realtors

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

North Bristol County Board of Realtors

Member 1997 - present
Director 1999 - 2002

Greater Brockton Board of Realtors

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

Town of Easton, Massachusetts

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

Massachusetts Continuing Legal Education

Faculty 2007 - present

Massachusetts Office of Environmental Affairs

MassGIS Steering Committee 2007

EDUCATION & TRAINING

Oliver Ames High School

1967

University of Massachusetts

BS-Mathematics

1971

Introduction to Economics
Urban Economics
Urban Transportation Planning

Bentley College of Accounting

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

Northeastern University

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

Boston Architectural Center

Rise & Fall of the American City 1977
Architectural Drafting 1977

National Association of Realtors

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

Massachusetts Board of Real Estate Appraisers

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

Massachusetts Association of Assessing Officers

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

Lincoln Institute of Land Policy and Taxation

Theory & Practice of Land Valuation

QUALIFIED EXPERT

Massachusetts Probate Court

Barnstable County
Norfolk County
Plymouth County

Massachusetts Superior Court

Plymouth County

PUBLISHED

Banker & Tradesman

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

New England Real Estate Journal

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

Remodeling Magazine

1995-2001 Cost vs Value Report



Town of Bridgewater, MA

Community Preservation Committee

66 Central Square, Bridgewater, MA 02324

July 5, 2023

Mr. Michael Dutton, Town Manager
Academy Building
Central Square
Bridgewater, MA 02324

Re: Broad Street Properties

Dear Mr. Dutton:

This letter is to inform you that the Community Preservation Committee, at its June 28, 2023, meeting, voted to recommend funding the taking of two Broad Street properties per the application dated 2/15/22 and memo of supplemental application materials with appraisal dated 6/26/23. After much discussion which included, but was not limited to, wetlands, uplands, best usage, accessibility, and other locations for parking, the following motion was made and duly seconded by Pat Driscoll and Maureen Minasian. The motion passed with 6 yeas and 1 abstention.

Recommend the purchase of the two properties as described in the application in the amount of \$340,000, based on the recommendations of the Town staff and Engineering Department, from the Undesignated Funds account 359000.

Please see that this information is placed on the Town Council agenda and is forwarded to the Council members as backup to the orders. I would also suggest that the Councilors listen to the recording of the meeting to hear the complete discussion.

I would appreciate if you would let me know when the Council acts on the order so we can prepare the award letter if the vote is in favor of the recommendation.

Feel free to contact me if you have any questions.

Sincerely,

Gina M. Guasconi, Chair

cc: Laurie Guerrini, Finance Manager
Joshua McGraw, Special Assistant to the Town Manager
Dawn Menard, Executive Assistant to the Town Manager
Debra Ward, Town Council Clerk
Erik Moore, Town Council President



Project Application

Community Preservation Committee

Bridgewater, MA

Cover Sheet

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

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

Projects will be favored by the CPC where:

- The project addresses at least one goal of the current CPC 5-yr. plan <https://www.bridgewaterma.org/DocumentCenter/View/2928/Community-Preservation-Committee-Plan?bidId=>
 - the applicant has site control of the proposed project parcel or involvement of the site owner.
 - there is demonstrated community support for the project from elected officials, abutters, user groups, civic associations, and community organizations.
 - applicants can demonstrate their capacity to implement their project and have a plan for ongoing maintenance and stewardship. projects occur on public space or private space with public access.
- Applicant Signature: _____ Date Submitted: 02/15/2022

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

REVISED APPLICATION

GENERAL INFORMATION

Project Name: Bonfiglioli Property Purchase
Project Location (address and neighborhood): 000 Broad Street (Map 11, Parcels 156, 161)
Legal Property Owner of Record: Currently Ashwood Homes, Inc.; Will be transferred to Bonfiglioli family or affiliate within next few months.

CPA Program Area (check all that apply):

☒ Open Space ☐ Historic Preservation ☐ Community Housing ☐ Recreation

PROJECT DESCRIPTION

Short Project Description: These two small lots will add additional acreage to the Stiles and Hart Park. The lots are just north of the Imperial Kitchen on Broad Street. One lot currently hosts a billboard. The property will be secured through a "friendly" eminent domain taking to assure quality of title once the Town owns the property.

Estimated Start Date: 02 / 15 / 22 **Estimated Completion Date:** 08 / 01 / 23.

Amount Requested: \$ 340,000

Total Project Cost: \$ 340,000

PROJECT CONTACT

Contact Person: Michael Dutton

Telephone: 508-697-0919

Email: mdutton@bridgewaterma.org

Project Sponsor/Organization (check one below):

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

Have you or this organization applied for or received CPA funding before? ☒ Yes ☐ No
If yes, what project and when?

ASSURANCE

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

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

Signature _____

Title: Town



Project Application

Community Preservation Committee

Bridgewater, MA

Manager

Date February 14, 2022



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 project is the purchase through a friendly eminent domain taking of two lots (each being 25,000 square feet) from the Bonfiglioli family, or its designee. The family has verbally agreed to accept a purchase price of \$300,000 which is \$40,000 less than the appraised value. \$40,000 is requested to cover the cost of closing costs, title insurance, preservation restrictions, and due diligence review of the property.

2. **CPC GOALS AND PRIORITIES:** From the Community Preservation Plan FY2020-FY2024, Open Space and Passive Recreation:

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.

3. **COMMUNITY NEEDS:** The Town has embarked on a project to improve the Stiles and Hart Parkland to provide better public access and parking. This project will add to the Parkland and provide additional areas for possible parking in a more visible and easily accessible area. The project has the ancillary benefit of removal of a large billboard.

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

Name (committee, department, official, organization, etc.)	Date Requested	Date Submitted
NRTB	February 15, 2022	February 17, 2022
Conservation Commission	February 15, 2022	To Be Determined
Open Space Committee	February 15, 2022	To Be Determined

5. **IMPLEMENTATION AND TIMELINE:** The negotiations with the Bonfiglioli family has



Project Application

Community Preservation Committee

Bridgewater, MA

been ongoing, but is now resolved pending CPC recommendation to the Council for appropriation. Once appropriation is made, the Town intends to submit an application for grant funding through the Massachusetts LAND grant program. The applications generally are due in early summer with an announcement date of September or October. Property transfers cannot be completed until the Town executes a grant agreement with the state. This is usually in October or November. Based on that timeline, the Town anticipates a project closing date in early November, 2023.

6. **ORGANIZATIONAL EXPERIENCE AND CAPACITY:** The Town is an institutional applicant for Community Preservation Funds with extensive familiarity with municipal process and funding.
7. **MAINTENANCE:** This project itself does not require any ongoing maintenance. The Town intends to remove the billboard at the earliest possible opportunity once it secures ownership.
8. **MULTI-YEAR PROJECTS:** As mentioned, this project is a simple property purchase. A separate CPC request will outline the overall updates to Stiles and Hart Parkland.
9. [See Attachments Checklist for additional required materials, if applicable and available.](#)

APPLICANT SIGNATURE: _____

DATE SUBMITTED: _____



Project Application

Community Preservation Committee

Bridgewater, MA

Project Application Attachments (see Application Guidance)

1. **SITE CONTROL:** The proposed sellers control the property through a deed recorded on May 6, 2022 and recorded at the Plymouth Registry of Deeds at Book 56779, Page 234. A title exam, an eminent domain taking, and title insurance will insure the Town's interest once the transaction is complete.
2. **COMMUNITY SUPPORT:** Through several public meetings, the public has voiced support for the improvements to Stiles and Hart. This project, though separate, is a piece of the overall Stiles and Hart improvement.
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 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
\$340,000	\$340,000	\$150,000 possible	100%

LEVERAGING FUNDING:

Sources of Funding Overview

Source <i>(private, federal, state, or local government)</i>	Amount	Status <i>(received, pending, will apply)</i>
Possible LAND Grant through EOEEA	\$150,000	Will apply 6/2023
	\$	
	\$	
	\$	
	\$	

ANTICIPATED PROJECT EXPENSES: The owners have agreed to sell the property to the Town for \$300,000 (\$40,000 below appraisal). The additional expenses are for closing costs, title insurance, preservation restrictions, and due diligence review of the property.

PROJECT COST ASSUMPTIONS: The cost assumptions are based upon a negotiation with the property owner and appraised values. Other project expenses are based upon established costs associated with property transfers.

ACQUISITION OF AN INTEREST IN REAL ESTATE:

BONDING AGAINST CPA FUNDS: Bonding is not anticipated at this time.



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
\$ 340,000	\$ 340,000	\$ 150,000 possible	100 %

INCOME – OTHER SOURCES OF PROJECT FUNDING

Source (private, federal, state, or local government)	Amount	Status (received, pending, will apply)
Possible LAND Grant through EOEEA	\$ 150,000	Will apply
	\$	
	\$	
	\$	
	\$	

SUMMARY OF PROJECT EXPENSES²

	CPA Funds	Other Funding	Total
Personnel	\$	\$	\$
Equipment	\$	\$	\$
Supplies	\$	\$	\$
Design and Contracts	\$	\$	\$
Construction	\$	\$	\$
Other	\$ 340,000	\$	\$ 340,000
TOTAL	\$	\$	\$

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
<i>Ex: Project Manager</i>			
Ex. Inspectional Services	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Equipment³

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

Supplies⁴

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

Design and Contracts

	CPA Funds	Other Funding	Total
Ex: Deed Restriction			
Ex: Appraisal			
	\$	\$	\$
	\$	\$	\$
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 Construction⁵

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

Other

	CPA Funds	Other Funding	Total
<i>Ex: Land Acquisition</i>			
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$ 340,000	\$150,000 possible	\$ 340,000

Task based task (scope) costs identifying funding source

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

Introduced By: Dennis Gallagher, Councilor
Shawn George, Councilor
Date Introduced: 9/7/2021
First Reading: 9/7/2021
Second Reading: 8/8/2023
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Proposed Ordinance D-FY22-003: Bridgewater Town Charter Article IV, Town Manager "Temporary Absence"

ORDERED that Article IV Town Manager Sec 4-7 Temporary Absence shall be amended such that the Assistant Town Manager shall act in the absence of the Town Manager. If there is no Assistant Town Manager and the Town Manager is unable to act, then the Council President shall appoint an interim Town Manager until the Town Manager is able to perform his/her duties. Such amendment shall be effective only after approval by the Town Council and the State Legislature.

Explanation:

The current recommendations by the charter review committee suggests that "a department head" be appointed interim in the Town Manager absence. This order will clearly indicate that the ATM shall act in his/her absence.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Rules & Procedures Subcommittee	12/22/21: Voted 2-0 to recommend as amended

Attachments: 1. Ordinance D-FY22-003 Bridgewater Town Charter Article IV Town Manager Temporary Absence



Bridgewater Town Council

In Town Council, Tuesday, September 7, 2021

Council Ordinance: D-FY22-003

Introduced By: Councilor Dennis Gallagher and Councilor Shawn George
Date Introduced: September 7, 2021
First Reading: September 7, 2021
Second Reading:
Third Reading:
Amendments Adopted:
Date Adopted:
Date Effective:

Proposed Ordinance D-FY22-003

Bridgewater Town Charter Article IV, Town Manager "Temporary Absence"

ORDERED that Article IV Town Manger Sec 4-7 Temporary Absence shall be amended such that the Assistant Town Manager shall act in the absence of the Town Manager. If there is no Assistant Town Manager and the Town Manager is unable to act, then the Council President shall appoint an interim Town Manager until the Town Manager is able to perform his/her duties. Such amendment shall be effective only after approval by the Town Council and the State Legislature.

WHEREAS, Article 89, Section 8 of the Massachusetts Constitution allows the legislative body of the Town of Bridgewater to vote to submit a Special Act to the State Legislature to Amend the current Charter of the Town;

ORDERED, that the Town Council assembled votes to amend the Bridgewater Home Rule Charter, Article IV, Section 4-7 and to send said amendment to the State Legislature as a Special Act as follows:

Section 4-7 shall be deleted in its entirety and replaced with the following:

"SECTION 4-7. TEMPORARY ABSENCE

In the event of a temporary absence by the Town Manager of not more than twenty-one consecutive days, the Assistant Town Manager shall perform the duties of that office.

If the Assistant Town Manager is for any reason unable to serve, the Town Manager shall appoint a department head of the Town to perform the duties of that office during that period, by a letter filed with the Town Clerk and the Town Council.

In the event of failure of the Town Manager to make such designation or if the person so designated is for any reason unable to serve, or is deemed not qualified by the Town Council, the Town Council may appoint some other qualified person to perform the duties of the Town Manager until the Town Manager returns.

No member of the Town Council shall serve as acting Town Manager."

Said Amendment shall only become effective and is contingent upon approval by the Town Council, the State Legislature and the voters of the Town of Bridgewater.

NOT FOR ACTION – FIRST READING ONLY

Explanation:

The current recommendations by the charter review committee suggests that “a department head” be appointed interim in the TM absence. This order will clearly indicate that the ATM shall act in his/her absence.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Rules & Procedures Subcommittee	Vote 2-0 to Recommend Approval as Amended



Bridgewater Town Council

Introduced By: Dennis Gallagher, Councilor
Shawn George, Councilor
Date Introduced: 9/7/2021
First Reading: 9/7/2021
Second Reading: 8/8/2023
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Proposed Ordinance D-FY22-007: Bridgewater Town Charter Article II, Legislative Branch, Election Eligibility

ORDERED that the Town Charter, Article II, Legislative Branch, shall be amended to reflect that a Councilor shall not exceed four elections to the Town Council, however, prior service in either at-large or district Councilor position does not limit eligibility. Such amendment shall be effective only after approval by the Town Council, the State Legislature and the voters of the Town of Bridgewater.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Rules & Procedures	12/21/21: Voted to recommend as amended

Attachments: 1. Ordinance D-FY22 007 Bridgewater Town Charter Article II Legislative Branch Election Eligibility



Bridgewater Town Council

In Town Council, Tuesday, September 7, 2021

Council Ordinance: D-FY22-007

Introduced By: Councilor Dennis Gallagher and Councilor Shawn George
Date Introduced: September 7, 2021
First Reading: September 7, 2021
Second Reading:
Third Reading:
Amendments Adopted:
Date Adopted:
Date Effective:

Proposed Ordinance D-FY22-007

Bridgewater Town Charter Article II, Legislative Branch, Election Eligibility Term Limits

ORDERED that the Town Charter, Article II, Legislative Branch, shall be amended to reflect that a Councilor shall not exceed four elections to the Town Council, however, prior service in either at-large or district Councilor position does not limit eligibility. Such amendment shall be effective only after approval by the Town Council, the State Legislature and the voters of the Town of Bridgewater.

WHEREAS, Article 89, Section 8 of the Massachusetts Constitution allows the legislative body of the Town of Bridgewater to vote to submit a Special Act to the State Legislature to Amend the current Charter of the Town of Bridgewater;

ORDERED, that the Town Council assembled votes to amend the Bridgewater Home Rule Charter, Article II, Section 2-12 and to send said amendment to the State Legislature as a Special Act as follows:

Section 2-12(b) shall be deleted in its entirety and replaced with the following:

(b) Term Limits –

(1) No person shall be eligible to be elected or appointed as a District Council member of the Town Council if, at any point during the term of office for which the person may be elected or appointed, the service of the eligible person would exceed four District Councilor elections terms or appointments to the Town Council.

(2) No person shall be eligible to be elected or appointed as an At-large Council member of the Town Council if, at any point during the term of office for which the person may be elected or appointed, the service of the eligible person would exceed four elections terms or appointments to the Town Council.

(3) For the purpose of this section, prior service as an At-Large Councilor shall not prevent seeking election as a District Councilor. Prior service as a District Councilor shall not prevent seeking election as an At-Large Councilor.

(4) A term lasting less than 24 months as a result of reprecincting or appointment shall not be included in calculating the total number of terms served by a member of the Town Council.

Said Amendment shall only become effective and is contingent upon approval by the Town Council, the State Legislature and the voters of the Town of Bridgewater.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• Rules & Procedures Subcommittee	• Vote 2-0 to Recommend as Amended



Bridgewater Town Council

Introduced By: Dennis Gallagher, Councilor
Shawn George, Councilor
Date Introduced: 9/7/2021
First Reading: 9/7/2021
Second Reading: 8/8/2023
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Proposed Ordinance D-FY22-008: Bridgewater Town Charter Article II, Legislative Branch, Annual Stipend

ORDERED that The Town Charter, Article II, Legislative Branch shall be amended to reflect that each Councilor shall receive an annual stipend of \$3,000 but shall not be eligible for any other city provided benefits or pension, and further that such stipend amount shall only be amended by a two-thirds vote of the Council. Such amendment shall be effective only after approval by the Town Council, the State Legislature and the voters of the Town of Bridgewater.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Rules & Procedures	1/5/22: Voted to recommend with amendments

Attachments: 1. Ordinance D-FY22-008 Bridgewater Town Charter Article II Legislative Branch Annual Stipend



Bridgewater Town Council

In Town Council, Tuesday, September 7, 2021

Council Ordinance: D-FY22-008

Introduced By: Councilor Dennis Gallagher and Councilor Shawn George
Date Introduced: September 7, 2021
First Reading: September 7, 2021
Second Reading:
Third Reading:
Amendments Adopted:
Date Adopted:
Date Effective:

Proposed Ordinance D-FY22-008

Bridgewater Town Charter Article II, Legislative Branch, Annual Stipend

ORDERED that The Town Charter, Article II, Legislative Branch shall be amended to reflect that each Councilor shall receive an annual stipend of \$3,000 but shall not be eligible for any other city provided benefits or pension, and further that such stipend amount shall only be amended by a two-thirds vote of the Council. Such amendment shall be effective only after approval by the Town Council, the State Legislature and the voters of the Town of Bridgewater.

WHEREAS, Article 89, Section 8 of the Massachusetts Constitution allows the legislative body of the Town of Bridgewater to vote to submit a Special Act to the State Legislature to Amend the current Charter of the Town;

ORDERED, that the Town Council assembled votes to amend the Bridgewater Home Rule Charter, Article II, Section 2-13 and to send said amendment to the State Legislature as a Special Act as follows:

Section 2-13(a) shall be deleted in its entirety and replaced with the following:

(a) Salary –

1. The members of the Town Council shall receive such salary for their services as may from time to time be set by ordinance and approved by a majority of the qualified voters of the Town of Bridgewater.
2. Any ordinance setting or modifying the salary of Town Councilors shall first, require a two-thirds majority vote of the Town Council and second, a majority vote of the voters as a ballot measure at a next regular town election following the two-thirds approval vote of the Town Council.
3. Any ordinance setting or modifying the salaries of Town Councilors shall take effect one calendar year after voter approval as set forth herein.

Said Amendment shall only become effective and is contingent upon approval by the Town Council, the State Legislature and the voters of the Town of Bridgewater.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•



Bridgewater Town Council

Introduced By: Dennis Gallagher, Councilor
Shawn George, Councilor
Date Introduced: 9/7/2021
First Reading: 9/7/2021
Second Reading: 8/8/2023
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Proposed Ordinance D-FY22-009: Bridgewater Town Charter Article II, Legislative Branch, Recall Provision

ORDERED that the Town Charter, Article II, Legislative Branch shall be amended to include a recall provision as below:

“(a) Any holder of an elective office in the City of Bridgewater may be recalled and removed there from by the qualified voters of said City as herein provided.

(b) One hundred or more of a district’s registered voters, or in the case of an at large official four hundred or more registered voters, may file with the City Clerk an affidavit containing the name of the officer and the office held whose recall is sought and a statement of the grounds upon which the petition is based. Said City Clerk and the Board of Registrars shall, within five business days, certify thereon the number of signatures which are names of registered voters of the City. The City Clerk shall upon certification deliver to said voters making the affidavit copies of petition blanks demanding such recall, copies of which shall be kept available. The blanks shall be issued by the City Clerk with said Clerk’s signature and official seal attached thereto. They shall be dated, shall be addressed to the City Council, and shall contain the names of all persons to whom they are issued, the name of the person whose recall is sought, the office held by the person named, the grounds of recall as stated in the affidavit and shall demand the election of a successor to said office. A copy of the petition shall be entered in a record book to be kept in the office of the City Clerk. The recall petition shall be returned and filed with the City Clerk within 21 calendar days after the certification of the affidavit and shall have been signed by no less than at least ten percent (10%) of the registered voters of the district or the City, as the case may be, based on the last City election, who shall add to their signatures the street and number if any, of their residences. The City Clerk shall within twenty-four hours of receipt of the petition, submit the petition to the Board of Registrars of voters in the City, and the Registrars shall within 14 calendar days certify thereon the number of signatures which are names of registered voters of the City.

(c) If the petition shall be certified by the City Clerk and the Board of Registrars, and found to be sufficient, the City Clerk shall submit the same with the City Clerk’s certification to the City Council without delay and

VOICE VOTE - RETAIN AT COUNCIL

said Council shall within five business days give written notice of the receipt of the certificate to the officer sought to be recalled. If the officer does not resign within five business days thereafter, the City Council shall order an election to be held on a date fixed by them not less than 60 nor more than 90 calendar days after the date of the City Clerk's certification that a sufficient petition has been filed; provided, however, if any other City election is to occur within 100 calendar days after certification, the City Council shall postpone the holding of the recall election to the date of such other election. If a vacancy occurs in said office after a recall election has been ordered, the election shall nevertheless proceed as specified in the section provided.

(d) An officer sought to be removed by recall may be a candidate for re-election and, unless the officer requests otherwise in writing, the City Clerk shall place the officer's name on the ballot without nomination. The nomination of other candidates, the publication of the warrant for the recall election, and the conduct of the same, shall all be in accordance with the provisions of law relating to elections, unless otherwise provided in this act.

(e) The incumbent shall continue to perform the duties of office until the recall election. If then re-elected, the officer shall continue in office for the remainder of the unexpired term, subject to recall as before, except as provided in this section. If the majority of the votes cast upon the question of recall is in the affirmative, the candidate receiving the highest number of votes shall be declared elected. If not re-elected in the recall election, the officer shall be deemed removed upon the qualification of the successor, who shall hold office during the unexpired term. If the successor fails to qualify within five calendar days after receiving notification of the election, the incumbent shall be deemed removed and the office vacant.

(f) Ballots used in a recall election shall submit the following proposition in the order indicated: FOR the recall of (name of officer) (office held) or AGAINST the recall of (name of officer) (office held). Immediately at the right of each proposition there shall be an oval in which the voter, by filling in the oval, may vote for either of said propositions. Under the proposition shall appear the word "Candidates", the direction "Vote for One", and beneath this the names of candidates nominated as hereinbefore provided. In the case of machine voting or punch card balloting, or other forms of balloting provision shall be made to allow the same intent of the voter. If a majority of the votes cast upon the question of recall is in the affirmative, the candidate receiving the highest number of votes shall be declared elected. If a majority of votes on the question is in the negative, the ballots for candidates need not be counted.

(g) No recall petition shall be filed against an officer within six months after taking office, or in the case of an officer subjected to a recall election and not removed thereby, until at least six months after that election.

(h) No person who has been recalled from an office or who has resigned from office while recall proceedings were pending against that person, shall be appointed to any City office within two years after such removal by recall or resignation."

Such amendment shall be effective only after approval by the Town Council, the State Legislature and the voters of the Town of Bridgewater.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Rules & Procedures	12/21/21: Voted to recommend with amendments

VOICE VOTE - RETAIN AT COUNCIL

Attachments:

1. Ordinance D-FY22-009 Bridgewater Town Council Article II Legislative Branch Recall Provision



Bridgewater Town Council

In Town Council, Tuesday, September 7, 2021

Council Ordinance: D-FY22-009

Introduced By: Councilor Dennis Gallagher and Councilor Shawn George

Date Introduced: September 7, 2021

First Reading: September 7, 2021

Second Reading:

Third Reading:

Amendments Adopted:

Date Adopted:

Date Effective:

Proposed Ordinance D-FY22-009

Bridgewater Town Charter Article II, Legislative Branch, III, Elected Officials Recall Provision

WHEREAS, Article 89, Section 8 of the Massachusetts Constitution allows the legislative body of the Town of Bridgewater to vote to submit a Special Act to the State Legislature to Amend the current Charter of the Town;

ORDERED that the Town Charter, Article II, Legislative Branch **Article III, Elected Officials** shall be amended to include a recall provision as below:

“Section 3-3. Elected Official Recall Provision

(a) Any holder of an elective office in the Town of Bridgewater may be recalled and removed therefrom by the qualified voters of said Town as herein provided.

(b) One hundred or more of a district's registered voters, in the case of an elected district official, or in the case of an elected at large official or, an official elected by all voters of the Town, four hundred or more registered voters, may file with the Town Clerk an affidavit containing the name of the elected official whose recall is sought and a statement of the grounds upon which the petition is based. Said Town Clerk and the Board of Registrars shall, within five business days, certify thereon the number of signatures which are names of registered voters of the Town. The Town Clerk shall upon certification deliver to said voters making the affidavit copies of petition blanks demanding such recall, copies of which shall be kept available. The blanks shall be issued by the Town Clerk with said Town's signature and official seal attached thereto. They shall be dated, shall be addressed to the Town Council, and shall contain the names of all persons to whom they are issued, the name of the person whose recall is sought, the office held by the person named, the grounds of recall as stated in the affidavit and shall demand the election of a successor to said office. A copy of the petition shall be entered in a record book to be kept in the office of the Town Clerk. The recall petition shall be returned and filed with the Town Clerk within 21 calendar days after the certification of the affidavit and shall have been signed by no less than at least ten percent (10%) of the registered voters of the applicable district or the entire Town, as the case may be, based on the last Town election, who shall add to their signatures the street and number if any, of their residences. The Town Clerk shall within twenty-four hours of receipt of the petition, submit the petition to the Board of Registrars of voters in the Town, and the Registrars shall within 14 calendar days certify thereon the number of signatures which are names of registered voters of the Town.

(c) If the petition shall be certified by the Town Clerk and the Board of Registrars, and found to be sufficient, the Town Clerk shall submit the same with the Town Clerk's certification to the Town Council without delay and said Council shall within five business days give written notice of the receipt of the certificate to the officer sought to be recalled. If the officer does not resign within five business days

thereafter, the Town Council shall order an election to be held on a date fixed by them not less than 60 nor more than 90 calendar days after the date of the Town Clerk's certification that a sufficient petition has been filed; provided, however, if any other Town election is to occur within 100 calendar days after certification, the Town Council shall postpone the holding of the recall election to the date of such other election. If a vacancy occurs in said office after a recall election has been ordered, the election shall nevertheless proceed as specified in the section provided. An elected public official sought to be removed by recall may be a candidate for re-election and, unless the official requests otherwise in writing, the Town Clerk shall place the official's name on the ballot without nomination. The nomination of other candidates, the publication of the warrant for the recall election, and the conduct of the same, shall all be in accordance with the provisions of law relating to elections, unless otherwise provided in this act.

(e) The incumbent shall continue to perform the duties of office until the recall election. If then re-elected, the officer shall continue in office for the remainder of the unexpired term, subject to recall as before, except as provided in this section. If the majority of the votes cast upon the question of recall is in the affirmative, the candidate receiving the highest number of votes shall be declared elected. If not re-elected in the recall election, the officer shall be deemed removed upon the qualification of the successor, who shall hold office during the unexpired term. If the successor fails to qualify within five calendar days after receiving notification of the election, the incumbent shall be deemed removed and the office vacant.

(f) Ballots used in a recall election shall submit the following proposition in the order indicated:

FOR the recall of (name of officer) (office held) or
AGAINST the recall of (name of officer) (office held)

Immediately at the right of each proposition there shall be an oval in which the voter, by filling in the oval, may vote for either of said propositions. Under the proposition shall appear the word "Candidates", the direction "Vote for One", and beneath this the names of candidates nominated as hereinbefore provided. In the case of machine voting or punch card balloting, or other forms of balloting provision shall be made to allow the same intent of the voter. If a majority of the votes cast upon the question of recall is in the affirmative, the candidate receiving the highest number of votes shall be declared elected. If a majority of votes on the question is in the negative, the ballots for candidates need not be counted.

(g) No recall petition shall be filed against an official within six months after taking office, or in the case of an official subjected to a recall election and not removed thereby, until at least six months after that election.

(h) No person who has been recalled from an office or who has resigned from office while recall proceedings were pending against that person, shall be appointed or elected to any Town office within two years after such removal by recall or resignation."

Said Amendment shall only become effective and is contingent upon approval by the Town Council, the State Legislature and the voters of the Town of Bridgewater.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• Rules & Procedures Subcommittee	• Vote 2-0 to Recommend as Amended



Bridgewater Town Council

Introduced By: Dennis Gallagher, Councilor
Shawn George, Councilor
Date Introduced: 9/7/2021
First Reading: 9/7/2021
Second Reading: 8/8/2023
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Proposed Ordinance D-FY22-010: Bridgewater Town Charter Article IV, City Manager Term of Office

ORDERED that The Town Charter, Article IV, Section 4-1 shall be amended to reflect a that the Council shall appoint a City Manager to a maximum 5-year renewable term. Such amendment shall be effective only after approval by the Town Council, the State Legislature and the voters of the Town of Bridgewater.

Committee Referrals and Dispositions:

• Rules & Procedures	• 12/21/21: Voted to recommend with amendments
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Attachments: 1. Ordinance D-FY22-010 Bridgewater Town Council Article IV Town Manager Term of Office



Bridgewater Town Council

In Town Council, Tuesday, September 7, 2021

Council Ordinance: D-FY22-010

Introduced By: Councilor Dennis Gallagher and Councilor Shawn George
Date Introduced: September 7, 2021
First Reading: September 7, 2021
Second Reading:
Third Reading:
Amendments Adopted:
Date Adopted:
Date Effective:

Proposed Ordinance D-FY22-010

Bridgewater Town Charter Article IV, Town Manager Term of Office

WHEREAS, Article 89, Section 8 of the Massachusetts Constitution allows the legislative body of the Town of Bridgewater to vote to submit a Special Act to the State Legislature to Amend the current Charter of the Town;

ORDERED that The Town assembled votes to amend the Bridgewater Home Rule Charter, Article IV, Section 4-1 and to send said amendment to the State Legislature as a Special Act as follows: ~~to reflect a that the Council shall appoint a City Manager to a maximum 5-year renewable term:~~

Section 4-1 shall be deleted in its entirety and replaced with the following:

"SECTION 4-1. APPOINTMENT, QUALIFICATIONS, TERM OF OFFICE

The Town Council shall appoint by a majority vote of the full Town Council, a Town Manager and fix the Town Manager's compensation. The Town Manager must serve at the will of the Council. The Town Manager shall be a person of proven administrative ability, especially qualified by education and training with prior experience as a Municipal manager or an assistant Municipal manager or the equivalent public or private sector level experience. The Town Council may from time to time establish additional qualifications as deemed necessary and appropriate. The Town Manager shall devote full-time to the duties of the office and shall not hold any other elective or appointive office in the Town, nor shall the Town Manager engage in other business unless such business is approved in advance by a majority vote in public session of the Town Council. The Town Manager need not be a resident of the City, but must be a United States citizen."

Said Amendment shall only become effective and is contingent upon approval by the Town Council, the State Legislature and the voters of the Town of Bridgewater.

Such amendment shall be effective only after approval by the Town Council, the State Legislature and the voters of the Town of Bridgewater.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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• Rules & Procedures Subcommittee	• Vote 2-0 to Recommend as Amended
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Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 8/8/2023
First Reading: 8/8/2023
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY24-009: Transfer Order - Contractual Buyouts

ORDERED, that the Town Council assembled vote to

Pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate and transfer \$271,585.00 from Employer's Liability Fund to accounts as outlined

<u>Source of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
EMPLOYEE LIABILITY FUND	80045-596100	TRANSFER TO GF	\$ <u>271,585.00</u>
Total:			\$ 271,585.00
<u>Use of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
Salaries - Police Dept Contractual	02105001-519005	Contractual Payout	\$ 107,967.00
Salaries - Police Dept Contractual	02105001-519006	Contractual Payout	\$ 42,026.00
Salaries - Police Dept Contractual	02105001-519007	Contractual Payout	\$ 33,743.00
Salaries - Fire Dept Contractual	02205001-519005	Contractual Payout	\$ 53,756.00
Salaries - Fire Dept Contractual	02205001-519005	Contractual Payout	\$ 26,384.00
Salaries - Library Contractual	06105001-519005	Contractual Payout	\$ <u>7,709.00</u>
Total			\$ 271,585.00

NOT FOR ACTION - FIRST READING

Explanation:

Contractual Buyouts for Retirements due Contractual payments in FY24

Current Fund balance in 8004 is \$306,401. The fund will be replenished upon Free Cash certification in the Fall.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•
•	•

Attachments:

None