Town of Bridgewater

Town Council

March 12, 2024
7:00 PM
66 Central Square
Academy Building
Council Chamber - Second Floor
The Town Council meeting is also aired via Facebook Live:
https://www.facebook.com/bridgewaterma.org

MEETING AGENDA

Due to Massachusetts Open Meeting Law requirements, discussions will not take place during Public Comment periods. If appropriate, responses to questions and concerns will be given by the Town Manager at a future Town Council meeting.

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) February 20, 2023 Meeting Minutes

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

a) Conservation Commission: Mark Peterson – Term 2024-2025

F. HEARINGS

a) Proposed Zoning Amendment Ordinance D-FY24-004: Central Business District and Form Based Code
***7:10pm Public Hearing**: Hearing notice published in the 2/27/24 and 3/12/24 Enterprise and on the Town's Website.*

G. LICENSE TRANSACTIONS

a) Petition P-2024-016: Change of Manager of an Alcohol Establishment - LFHM LLC dba The Chatta Box

H. PRESENTATIONS

I. TOWN MANAGER'S REPORT

a) Addressing Prior Public Comment Items *(No Council Discussion)*

b) Veterans Agent/District Update

J. DISCUSSIONS

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

M. OLD BUSINESS

N. NEW BUSINESS

a) Order O-FY24-027: FY25 Water and Sewer Rates

b) Order O-FY24-028: Acceptance of Grant: Council on Aging – Mass Cultural Council

c) OrderO-FY24-029: Acceptance of Grant: Community Transit Program - MassDOT

d) Order O-F24-030: Acceptance of Grant: Police Department - Justice Assistance (JAG) Program

e) Order O-FY24-031: Acceptance of Grant: Fire Department - Department of Fire Services

f) Order O-FY24-032: Acceptance of Grant: Council on Aging - Massachusetts Home and Community Based Services (HCBS)

g) Order O-FY24-033: Town Council Acceptance of Proposed License, Permit and Fee Increases Effective July 1, 2024

h) Order O-FY24-034: Deed In Lieu of Foreclosure - 0 Laurel Street

i) Order O-FY24-035: Adoption of a 5-Year Capital Improvement Plan

j) Order O-FY24-036: Town Department Capital Transfer Order

k) Order O-FY24-037: Transfer Order - Bridgewater Raynham School District Capital Assessment

l) Order O-FY24-038: Capital Transfer Order - Water and Sewer Enterprise Fund

m) Resolution R-FY24-005: Route 18 Corridor Transportation Planning Study

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT

Town of Bridgewater

Town Council

February 20, 2024
7:00 PM

MEETING MINUTES

CALL TO ORDER

A quorum being duly present, Town Council Vice President Dennis Gallagher called the meeting of the Bridgewater Town Council to order at 7:00pm on Tuesday, February 20, 2024 in the Council Chambers.

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

Absent: Erik Moore.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) February 6, 2024 Meeting Minutes

Councilor Murphy made a motion to approve the February 6, 2024 meeting minutes, which was duly seconded by Councilor Linde.

A voice vote was taken with the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Absent; Robinson – Absent at the time of the vote; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 7-0-0

ANNOUNCEMENTS FROM THE PRESIDENT – None

PROCLAMATIONS – None

CITIZEN OPEN FORUM

- Tina Larsen, 40 Amherst Ave: wanted clarification on political signs.
- Ed Ivaldi, Boxwood Lane: commented about residents not being answered
- Jean DiBastita, 260 Lakeside Drive: would like an environmental subcommittee at Town Council level.
- John Sauvageau, 165 Pratt Town Lande: noted that the VFW post 2125 is not in agreement with district; need 2 full time agents and 1 clerical.

- Janet Hanson, Pleasant Street: commented on zoning ordinance.

APPOINTMENTS – None

HEARINGS

Councilor Linde made a motion to move F. Proposed Zoning Amendment Ordinance D-FY24-004 to L. Legislation for Action, which was duly seconded.

A voice vote was taken with the results recorded as follows: Chase – Yea; Murphy – Yea; George – Yea; Gallagher – Yea; Moore – Absent; Robinson – Absent at the time of the vote; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 7-0-0

LICENSE TRANSACTIONS – None

PRESENTATIONS – None

TOWN MANAGER'S REPORT

a) Vernon Street Well Update
Town Manager Dutton noted that the Vernon Street well was drilled and tested 10 years ago. Phase II water strategy 2026-0230; permitting with MA DEP.

b) Commenting During Public Comments Update
Town Manager Dutton noted that if public hearing is on an agenda then public comments should only be heard for that item under the hearings public comments. If the hearings public comments are closed then comments are no longer allowed as could be used against town.

c) Legion Field Update
Town Manager Dutton noted that the damage as Legion Field has been repaired and insurance payment received.

d) Historical Commission - Delayed Demolition Meeting Update
Town Manager Dutton noted that there was a technology issue at a recent meeting and the item will be re-heard.

At the next Town Council Meeting the following Town Manager Updates were requested:
1) Councilor Gallagher: Veterans agent hiring and district update.
2) Councilor McKinnon: School Street Parking Lot – FY23, what was made and is it worth it.

DISCUSSIONS

a) Fire Station OPM Update
Joe Sullivan, Project Manager for the Fire Station gave an update on the Fire Station. Noted received successful bids, finalizing contracts. It will be a building Bridgewater will be proud of. Abutter meeting taking place on 2/21/24.

Councilor Chase requested that the financials be sent to Town Council and Councilor McKinnon asked that the Town Facebook page be updated.

Town Manager Dutton noted that money was allocated to Station 2 and new station; $23M, $4.9M unfunded balance, applied for county AARPA funds.

b) National Grid Storm Update - Joseph Cardinal
Mr. Cardinal updated the council on how National Grid handles storms. 2-3 days before a storm they activate systems; cities/towns are notified. The January 9th storm was a type 3 event. Town Manager, Police Chief and Fire Chief notified. Tree crews, wires down crews and many more are activated. There are several substations that feed Bridgewater. Fire Chief is in constant contact with National Grid liaison. Every storm is different.

Councilor Murphy asked how the text messaging tool worked. Mr. Cardinal noted that during the last storm there was an issue with the system.

Councilor McKinnon thanked Mr. Cardinal for coming but noted that there was a big fire in Bridgewater last year and it took 40 minutes for National Grid to get there to turn of the power so their was live wires which made it very dangerous for the fire department.

COMMITTEE REPORTS – None

LEGISLATION FOR ACTION

a) Proposed Zoning Amendment Ordinance D-FY24-004: Central Business District and Form Based Code

CED Director Bob Rulli noted that they consolidated comments and this document is in compliance with the MBTA request.

Councilor Linde made a motion to refer Proposed Zoning Amendment Ordinance D-FY24-004 to Advertising, which was duly seconded by Councilor Chase.

A voice vote was taken with the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Absent; Robinson – Absent at the time of the vote; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 7-0-0

b) Order O-FY24-018: Establish Town Manager Goals
Strategic Planning voted 2-0 to recommend at the 2/12/24 meeting.
Councilor Perry noted that the Strategic Planning Committee met and when through the Town Managers goals and had some changes.

Councilor Chase made a motion to approve Order O-FY24-018, which was duly seconded by Councilor Linde.

A voice vote was taken with the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Absent; Robinson – Absent at the time of the vote; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 7-0-0

c) Order O-FY24-025: Acceptance of Energy Aggregation Plan
This measure was not referred to any committee. 14 days have passed, therefore may be finally considered this evening.

Town Manager Dutton noted that this was a standard plan and that the Department of Utilities could take 2 - years to approve.

Councilor McKinnon made a motion to approve Order O-FY24-025, which was duly seconded by Councilor Perry.

A voice vote was taken with the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Absent; Robinson – Absent at the time of the vote; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 7-0-0

d) Order O-FY24-026: Acceptance of Non Recurring Revenue to Capital
Budget & Finance Committee meeting 2/20/24. Finance Committee voted 6-0 to recommend at their 2/12/24 meeting.

Councilor Perry made a motion to approve Order O-FY24-026, which was duly seconded by Councilor Linde.

A voice vote was taken with the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Absent; Robinson – Absent at the time of the vote; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 7-0-0

e) Petition P-2024-015: 2024 Presidential Primary Warrant

Councilor Perry made a motion to approve Petition P-2024-015, which was duly seconded by Councilor Linde.

A voice vote was taken with the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Absent; Robinson – Absent at the time of the vote; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 7-0-0

OLD BUSINESS – None

NEW BUSINESS – None

CITIZEN COMMENTS

- Janet Hansen, Pleasant Street: noted that she is still confused about speaking at meetings.
- Ed Ivaldi, Boxwood Lane: noted that admin code needed to be looked at.

- Carlton Hunt, Austin Street: noted employees should be trained on open meeting laws.
- Jean DiBastita, 260 Lakeside Drive: commented on public comments an noted important to seek public input.

COUNCIL COMMENTS

- Councilor Linde: thanked the citizens who showed up to the meeting for commenting and also thanked National Grid for the update.
- Councilor Chase: thanked the citizens for their comments.
- Councilor McKinnon: thanked the citizens for their comments and Post 2125 for coming tonight.
- Councilor Murphy: thanked VFW who came out and hopes that the Town Manager heard them loud and clear.
- Councilor Perry: thanked all for coming and commenting tonight; great comments and feedback.
- Councilor Robinson: thanked everyone for their comments and feedback.
- Councilor Gallagher: thanked all who came tonight.

EXECUTIVE SESSION – None

ADJOURNMENT

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

A voice vote was taken with the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Absent; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 8-0-0

Meeting adjourned at 8:30pm.

Bridgewater Town Council

Introduced By:	Erik Moore, Councilor Susan Robinson, Councilor
Date Introduced:	1/2/2024
First Reading:	1/2/2024
Second Reading:	2/6/2024
Amendments Adopted:	
Third Reading:	2/20/2024
Date Adopted:	
Date Effective:	

Proposed Zoning Amendment Ordinance D-FY24-004: Central Business District and Form Based Code

ORDERED, pursuant to MGL, Chapter 40A that the Town Council assembled votes to amend Zoning Ordinance amendment - Central Business District and Form Based Code, Amending Sec. 3.2 Table of Use Regulations; Sec. 4.2 Table of Dimensional Requirements; Sec. 6.1.4 for CBD Parking; Sec. 9.6, currently the standards for mixed-use in the CBD, modified as the standards for the Central Business District, Standard (CBD-S) proposed to remain under the purview of the Planning Board; a new Sec. 9.8 for the Central Business District, Redevelopment (CBD-R) that will focus on form-based code under administrative review; and Sec. 10.6 Site Plan Approval as attached.

Committee Referrals and Dispositions:

Referral(s)	**Disposition(s)**
• Planning Board and Community & Economic Development	• 1/10/24: Public Hearing held
• Planning Board	• 1/17/24: Voted 4-1 to recommend with suggested adjustments/edits.
• Community & Economic Development	• 1/31/24: Voted 3-0 to recommend with amendments.

Attachments: 1. Zoning Amendment Ordinance D-FY24-004 Central

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Central Business District:
Proposed Zoning Text Edits

Below are recommendations for zoning text changes for the CBD. This includes changes to: Sec. 3.2 Table of Use Regulations; Sec. 4.2 Table of Dimensional Requirements; Sec. 6.1.4 for CBD Parking; Sec. 9.6, currently the standards for mixed-use in the CBD, modified as the standards for the Central Business District, Standard (CBD-S) proposed to remain under the purview of the Planning Board; a new Sec. 9.8 for the Central Business District, Redevelopment (CBD-R) that will focus on form-based code under administrative review; and Sec. 10.6 Site Plan Approval.

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9.9 MBTA COMMUNITIES OVERLAY DISTRICT (MBTACOD) 40

10.6 SITE PLAN APPROVAL 41

3.2 TABLE OF USE REGULATIONS

The following edits should be made to the table . . .

A. Residential Uses
   4. Multi-family dwellings
   Consider marking this with an asterisk under CBD (rather than 'N'*) and adding a footnote below the Residential Uses table that says,* "See Sections 9.6 and 9.8"

   4a. Mixed use buildings
   Mark as 'Y' *under CBD (rather than* 'PB'*)*

   { . . . }

A. Accessory Uses and Off-Street Parking
   15. Conversion of existing structure into a mixed use with a maximum of one commercial use on the first floor and two residential units. The conversion shall maintain the appearance of the existing structure.
   Consider striking this use since Mixed use buildings are proposed to be a permitted use per the above.

4.2 TABLE OF DIMENSIONAL REQUIREMENTS

Central Business District, Standard & Redevelopment

Minimum Lot Size	No minimum lot size for existing non-conforming lots. Newly created lots require 10,000 sq. ft.
Minimum Lot Area Per Dwelling Unit	See Sec. 9.6.7 Density for CBD-S – N/A for CBD-R
Minimum Lot Frontage	No minimum lot frontage for existing non-conforming lots. New lots require 100 feet.
Minimum Depth FRONT/REAR/SIDE	No setback front or side requirements for existing non-conforming lots. New lots require 5' front and 5' side setbacks. All lots require 15 feet rear setback.
Maximum Building Height STORY/FEET	3.5 /45' CBD-S 4/45' CBD-R
Maximum % Building Coverage	No restrictions – determine by the required yard depth and parking requirements.
Maximum % Lot Coverage	80%
Minimum % Open Space	20%
Maximum % Impervious	N/A

- See Section 9.8 for exceptions to maximum building height in CBD-R

6.1.4 CBD Parking.

1. In the Central Business District, required off-street parking facilities or loading bays may be located on any lot within five hundred feet of the principal use they are designed to serve. Where the inclusion of loadings bays is not practical, loading from the street will be allowed during prescribed posted hours. The distance shall be measured as a straight line between the two closest points of the property lines. If the property on which the off-site parking is located is owned by anyone other than the property owner of the principal use, the property owner of the principal use must secure a letter of agreement with the other property owner confirming the indefinite use of the property for off-site parking.

2. In the Central Business District, all off-street parking spaces (surface or structured) and loading bays which are to be constructed or expanded, shall be constructed or expanded between a principal building and the rear and/or side lot lines unless otherwise allowed under paragraph 3, below. Such parking spaces or bays shall be set back at least the same distance as the principal building from the right of way of any street or a minimum of twenty feet, whichever is greater.

3. In the Central Business District-S, all off-street parking facilities existing as of the effective date of these provisions may be expanded between the setback line of the principal building and any street, provided a special permit is granted by the Planning Board. The special permit shall be granted if the Planning Board determines that such expansion could not be adequately accommodated elsewhere on the lot, and the design and layout of said improvements and related appurtenances are approved under Section 10.6 Site Plan Approval.

4. Applicants for development or redevelopment within the Central Business District-S or R, who cannot meet parking requirements on site (and/or off site per Section 6.1.4.1 above) shall demonstrate that there will, at a minimum, be no net loss of parking on site. Parking below the minimum requirement established in this section shall be allowed only through a special permit granted by the Planning Board, and shall be subject to the following requirements:

    a. The applicant cannot meet the parking standards of these bylaws on the property where the use is proposed and/or on any lot within five hundred feet.

    b. As many parking spaces as reasonably feasible have been added on site and/or off site in an attempt to meet the parking requirements, and, at a minimum, there has been no reduction in the existing number of parking spaces on site.

    An applicant for no net loss of parking must submit an application for a special permit which contains a statement addressing both of the requirements set forth above.

9.6 CENTRAL BUSINESS DISTRICT, STANDARD (CBD-S)

9.6.1 Purpose. The purpose of this Section is to allow for mixed-use development within the Central Business District, Standard (CBD-S) to expand small retail and restaurant uses while providing flexibility to respond to changing household sizes and needs.

9.6.2 Powers and Administrative Procedures. The demolition of an existing building on a property in the CBD-S, and any subsequent redevelopment of that property, may be allowed through the site plan and special permit process. Any new construction that does not involve demolition of an existing building and any addition to an existing building are allowed by right and shall not require a special permit but will require site plan review, so long as they comply with all other sections of these zoning bylaws, including Section 4.2 Table of Dimensional Requirements. Special permits for demolition shall not be required where emergency or immediate demolition is required to protect the safety and welfare of the public as determined by the Building Inspector.

The Planning Board is hereby designated the Special Permit Granting Authority (SPGA) for demolition in the CBD-S. The SPGA shall adopt rules relative to the issuance of special permits for demolition in the CBD-S and file a copy with the Town Clerk. The SPGA shall follow the procedural requirements for special permits as set forth in Section 9 of M.G.L. Chapter 40A. Note that historic properties in this area are also subject to Chapter 120 (Historic Properties) of the Town Code, including Article IV Demolition Delay.

9.6.3 Finding; Conditions. In all matters in which it has jurisdiction to issue Special Permits pursuant to the provisions of this Section, the Planning Board may issue such Special Permits only upon a finding that the proposed demolition and redevelopment is in harmony with the general purpose and intent of this Section. Any such Special Permit shall be subject to such conditions and safeguards as the Planning Board may prescribe and shall include design guidelines applicable to development of the site. In reviewing any application for such a Special Permit, the Planning Board shall give due consideration to promoting the public health, safety, convenience, and welfare; shall encourage the most appropriate use of land; and shall permit no building or use that is injurious, noxious, offensive or detrimental to its neighborhood.

9.6.4 Approval Criteria. No Special Permit or Site Plan under this Section shall be granted unless the Planning Board finds that:

1. The Plan complies with the provisions of this Article.

2. The impact of the development activities shown on the Plan is anticipated to be of benefit to the Town.

3. The Plan provides adequately for the convenience and safety of vehicular and pedestrian movement within the Project and in relation to streets, property or improvements outside the Project.

4. The Plan provides for the adequacy of the methods of disposal of sewage, refuse and other wastes, provision of utilities, and the methods of drainage for surface water and seasonal flooding, if any, and adequate provision of water for domestic purposes.

After notice and public hearing and after due consideration of the reports and recommendations of other town boards, commissions and/or departments, the SPGA may grant such a permit. The SPGA shall also impose, in addition to any applicable conditions specified in this section, such applicable conditions as the SPGA finds reasonably appropriate to improve the site design, housing, traffic flow, safety and/or otherwise serve the purpose of this section. Such conditions shall be imposed in writing and the applicant may be required to post a bond or other surety for compliance with said conditions in an amount satisfactory to the SPGA.

9.6.5 Application. No special permit for demolition in the CBD-S shall be granted unless the application and site plan meet the requirements contained in this Section and the SPGA's Rules and Regulations for demolition in the CBD-S applications.

9.6.6 Requirements. All development within the CBD-S, unless otherwise specified below, is subject to the following requirements:

1. The location, size, and proposed uses of the development are properly located on the site.

2. Adjacent properties are protected from nuisance caused by noise, fumes, drainage, shading, traffic, and/or glare of lights.

3. Significant natural features are preserved as much as possible.

4. Historic features or buildings are preserved as much as possible.

5. Properties located within the Historic District shall comply with the rules and regulations of the Historic District Commission.

6. For all new construction, ground floors must be designed to accommodate commercial use to a depth of at least 20 feet from the front façade, by maintaining a floor to ceiling height of at least 15 feet within this depth. (Note that any use allowed in the CBD per Section 3.2 Table of Use Regulations is permitted so long as the ground floor is designed to accommodate commercial uses.)

7. Architectural details of new buildings and additions, and textures of wall and roof materials, should be harmonious with the building's overall architectural style and should preserve and enhance the character of the surrounding area and meet the Design Standards of Section 9.6.8.

8. For new buildings and additions, the mass, proportion, and scale of the building, and proportions and relationships between doors and windows, should be harmonious among themselves and with those of the surrounding area and meet the Design Standards of

Section 9.6.8.

9. Parcels in contiguous ownership shall be designed as and considered one project.

10. Parking shall comply with Section 6.1.4 CBD Parking.

11. All drive aisle widths shall be a minimum of 18' unless one-way traffic is proposed, and all parking areas shall maintain a minimum of 10% of the gross area as landscaping in addition to any other requirement in this Ordinance.

12. Drives and parking areas shall not be illuminated by lighting fixtures higher than twenty (20) feet. Sidewalks shall not be illuminated by lighting fixtures higher than fifteen (15) feet.

13. All lighting fixtures shall be shielded to have a total cutoff of all light at less than ninety (90) degrees. The total cutoff of all light shall occur within the property lines of the parcel to be developed.

9.6.7 Density. The allowed residential density under this Section is 18 units per acre. For a mixed use or multi-family residential development in the CBD-S, Density Bonuses may be granted by special permit solely at the discretion of the Planning Board serving as the SPGA, if the Board finds that the bonus provides a significant benefit to the Town of Bridgewater or the public at large. The Planning Board may allow for density bonuses of additional residential units until the total residential density reaches up to 26 units per acre for the following:

1. Preservation of Historic Structures – 2 units for the preservation of 1 Structure.

2. Mixed Income Housing & Public Improvements - Any density bonus for residential units would require a minimum of 10% of the additional units to be income restricted. Any density bonus for commercial units would require a payment for public infrastructure improvements, the amount to be negotiated.

3. Providing Solar Energy or Green Roofs if allowed under the Town's zoning ordinance – 1 unit for the construction of solar energy or green roof for each building.

9.6.8 Design Standards. The standards below apply to any new construction as well as to additions, as relevant (for example, an addition to the rear of an existing building would not trigger compliance with standards related to frontages and front façades). Design standards do not apply to a change of use in an existing building that is not being expanded with an addition.

1. The building's location shall be visually parallel or perpendicular to the street. The design of proposed buildings, structures and additions shall complement, whenever feasible, the general setback, roof line, roof pitch, arrangement of openings, color, exterior materials, proportion and scale of existing buildings in the vicinity.

2. Buildings shall be placed close to the road and sidewalk to encourage pedestrian traffic; long horizontal facades shall be avoided by incorporating recesses and projections, of a minimum of two feet in depth; entrance ways shall be emphasized by use of rooflines, changes in materials, landscape treatments or other architectural elements; franchise architecture with highly contrasting color scheme, non-traditional forms, reflective siding and roof materials shall be avoided; drive-through elements shall be architecturally incorporated into the building; drive-through elements generally shall not face the street; the material used for additions shall complement the materials of the original structure.

3. Building styles do not necessarily have to be identical to existing styles or mimic historic styles but should be complimentary and enhance the appearance of the area.

4. Buildings may be 3.5 stories tall or 45' in height.

5. Rooflines: Pitched roofs are preferred, but flat roofs may be allowed for taller buildings and when green roofs are proposed; roof colors shall be earth tones or a color that is darker than the facade and garish roof colors shall not be used; visible roofing materials shall complement the color and texture of the building's facade; roof mounted mechanical equipment shall be screened from public view or grouped at the rear of the structure where visibility is limited.

6. Twenty percent (20%) of the gross square feet of each lot shall be vegetated open-space. A landscaping plan stamped by a Registered Landscape Architect shall be submitted to the SPGA for review and approval.

7. Street facades should ensure that the building and landscaping enhances the streetscape and does not detract from the character of the area.

8. Building Signs: sign colors shall complement the colors on the building; carved wooded signs are encouraged; internally illuminated signs are not allowed; lighting fixtures illuminating signs shall be located so light is directed only onto the sign facade.

9. A minimum of 30% of the building's street side facade shall contain windows or glass-fronted doors on the ground floor and a minimum of 20% on the upper stories. The windows shall be divided by muntins and framed with a casing trim; awnings shall be designed as an integral part of the building facade; metal awnings are discouraged.

10. The requirement for commercial development may be accommodated on an adjacent parcel or parcels, providing the commercial development is constructed in conjunction and coordination with the residential development and reflects the character of a village or town center. An approved site plan of the entire development project must outline project phasing and scheduling as well as conditions of approval. Unless otherwise

permitted elsewhere in this Section, no residential units are allowed on the ground floor of a mixed use development within the CBD-S.

9.6.9 Compliance. An as-built plan, certified by a registered professional land surveyor or engineer, shall be submitted to the Planning Board and the Building Inspector before the issuance of a permanent occupancy permit. The as-built plan shall attest to a development's conformity to its approved site plan by indicating landscaping, buildings, drainage flow, number of parking stalls, and limits of parking areas and drives.

Any changes in any approved special permit shall be submitted to the SPGA for review and approval prior to the issuance of a permanent occupancy permit.

9.8 CENTRAL BUSINESS DISTRICT, REDEVELOPMENT (CBD-R)

9.8.1 Purpose. The purpose of this Section is to allow for the redevelopment of the Central Business District, Redevelopment (CBD-R) to expand walkable, mixed-use commercial centers while responding to the need for multi-family residential development in proximity to retail, services, and transit.

9.8.2 Note on Definitions. Terms specifically defined in Section 9.8.17 are identified in ALL CAPITAL LETTERS.

9.8.3 Applicability. This Section 9.8 shall apply to all development in the CBD-R other than changes of use in an existing structure, without additions.

9.8.3.1 Exemptions. The following activities shall be exempt from the provisions of this Section 9.8.

1. Normal maintenance of stormwater management systems as defined by the WETLANDS PROTECTION ACT (MGL CH. 131, §40) regulation 310 CMR 10.04 and MGL CH. 40A §3.

2. Emergency projects necessary for the protection of the public health or safety, provided that the work is to be performed or has been ordered to be performed by any agency of the Commonwealth or by the Town Manager.

3. Emergency repairs to existing utilities.

9.8.4 Development Plan Review. This section establishes the procedural and substantive provisions for the development of land in order to meet the unique growth and development issues of the CBD-R. Any development proposal submitted under this section must submit a completed Town of Bridgewater FBC Checklist (Appendix A).

9.8.4.1 Determination of Compliance. Compliance with the Town of Bridgewater FBC Checklist will be determined by Town Staff.

9.8.4.2 Development Plan Review Process.

1. Preliminary Application Review

    a. Prior to the submittal of a Development Plan Review application, all DEVELOPMENT PROJECTS shall submit materials to DCED for a preliminary application review meeting with DCED staff. The purpose of the preliminary application shall be to afford the applicant input from DCED staff during the

formative stages of the concept design and to highlight areas where the applicant may need to give additional attention prior to filing a Development Plan application. A preliminary application meeting is intended to encourage discussion and to provide guidance to the applicant. However, any opinions or advice offered by DCED staff shall not constitute or imply an approval or a denial of a project.

b. The current owner of record or an authorized representative may request a preliminary application review meeting by submitting the required materials with a cover letter that is time–stamped at the Town Clerk's Office. The materials shall include one (1) original and seven (7) copies on a flash drive of the required conceptual materials per the CBD-R Preliminary Application Submission Requirements and Checklist.

c. Prior to scheduling a preliminary application review meeting, and within ten (10) days of receiving the request, DCED shall notify the applicant as to whether the materials are adequate for a preliminary application review meeting and, if applicable, specify the time and location for the meeting. Said meeting shall be scheduled to occur within twenty (20) days of receiving the original request for a preliminary application review meeting. A petitioner may request to reschedule this meeting for another time through direct consultation with DCED.

d. Comments shall be compiled by DCED staff and forwarded to the current owner of record or the authorized representative within five (5) business days of the review meeting. A copy of said comments shall be transmitted to the Building Inspector and the Town Clerk.

2. Development Plan Review Process

a. Upon advisement from DCED on the preliminary application review, an applicant may submit a complete Development Plan to DCED pursuant to the requirements of Section 9.8.4.3 and the Development Plan Review Application and Checklist.

b. DCED Staff shall review all applications for completeness within ten (10) days of receiving the application. If deemed incomplete, based on the contents of the Development Plan Review Application and Checklist, DCED shall send a letter to the applicant via certified mail detailing the missing items and the applicant shall be invited to resubmit. Once the DCED Director deems an application complete, Staff will schedule a public information meeting.

c. Within thirty (30) days of deeming the application complete, DCED Staff shall determine whether the application satisfies all the checklist requirements. If it

does, the application shall be approved. If it does not, DCED Staff shall submit, in writing, any shortcomings to the applicant. Denied applications may be submitted again once any shortcomings are addressed.

d. Where an application requires a variance as determined by the DCED Director, the application may be conditionally approved by DCED Staff, pending the outcome of the variance request as described in Section 9.8.6.

9.8.4.3 Development Plan Review Submittals.

1. The current owner of record or an authorized representative shall submit a copy of the development plan review application to DCED after the original application is time–stamped at the Town Clerk's Office.

2. All plans and drawings submitted to the Staff shall be prepared by a professional licensed in the Commonwealth of Massachusetts in the applicable discipline (i.e. architecture, landscape architecture, and engineering) and shall include all information required as part of the Development Plan Review Application and Checklist.

9.8.5 Waivers and Variances.

9.8.5.1 Waivers. A waiver may be requested for any of the checklist requirements referenced in Section 9.8.4 which may not be applicable to a particular project. An applicant may request a waiver, which may be granted at the discretion of the DCED.

9.8.5.2 Variances. Variances may be sought through the Board of Appeals per Section 10.3.2 Powers of the Board of Appeals.

9.8.6 Envelope Standards.

9.8.6.1 Introduction.

1. The BUILDING ENVELOPE STANDARDS (BES) establish both the limitations and specific requirements for building form and frontages.

2. The form and function regulations work together to create the STREET-SPACE while allowing the building design greater latitude behind the façades.

9.8.6.2 General Standards. The following regulations apply to all BES, unless expressly stated otherwise within an individual BES or on the REGULATING PLAN.

1. Transitions. When the BES designation changes from Mixed-use (MU) or Transitional Frontage to Flex Frontage along the STREET-SPACE FRONTAGE or at the BLOCK CORNER within a DEVELOPMENT PROJECT or BES SITE, the applicant should

continue the MU or Transitional Frontage for a maximum additional distance of 50 feet along that STREET-SPACE FRONTAGE or around that BLOCK CORNER.

2. Façade Composition

    a. Intent and Guiding Illustrations

        i. Façade Compositions should create building facades that bring out changes in plane, material texture, and detail through the interplay of light and shadow. Façade Compositions should also provide comfort and interest for the pedestrian environment by providing human-scaled architectural character and avoiding large areas of undifferentiated or blank building facades. Through the careful selection of materials, FENESTRATION, and ornamentation, the FAÇADE COMPOSITION should appear as a unified whole rather than a collection of unrelated parts. The statements in this paragraph and illustrations which follow on the following page are advisory only. Specific prescriptions of this section are provided in the standards below:

            1. Requirements and Configurations

                a. Building FACADES must have changes in the surface plane through the use of elements such as bay windows, cornices, piers, pilasters, recessed storefronts, lobby entrances, seat walls, sills, wall thickness, or recessed or projecting windows.

                b. The maximum length of the COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITIONS along a FAÇADE on a BLOCK FACE shall be no more than 100 feet for all BES frontages. Modifications to the façade of existing buildings are exempt. DEVELOPMENT PROJECTS with STREET-SPACE frontage of less than 150 feet on a BLOCK FACE are exempt from the COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITION requirement for that BLOCK FACE, provided that the DEVELOPMENT PROJECT does not encompass more than one BLOCK CORNER.

                c. Building FACADES shall be designed so that each BLOCK CORNER encompasses a distinct COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION.

d. The average distance between STREET-SPACE entry doors shall be no greater than 60 feet for each FAÇADE.

3. Height

a. The height of all buildings is regulated in STORIES. The minimum length and height of the FACADE that is required at the BUILD-TO ZONE is shown on the appropriate BUILDING ENVELOPE STANDARD.

b. A half story is not included in the maximum STORY limit.

c. Where any part of a parking structure constructed or approved under this Ordinance is located within 30 feet of another building constructed or approved under this Ordinance that portion of the parking structure shall be no taller than the allowable height for that building's primary roof ridge or parapet height.

d. A MEZZANINE is internally accessible from, and a continuation of, the GROUND STORY use. Any STORY above the GROUND STORY that does not meet the definition of a MEZZANINE shall be considered a STORY.

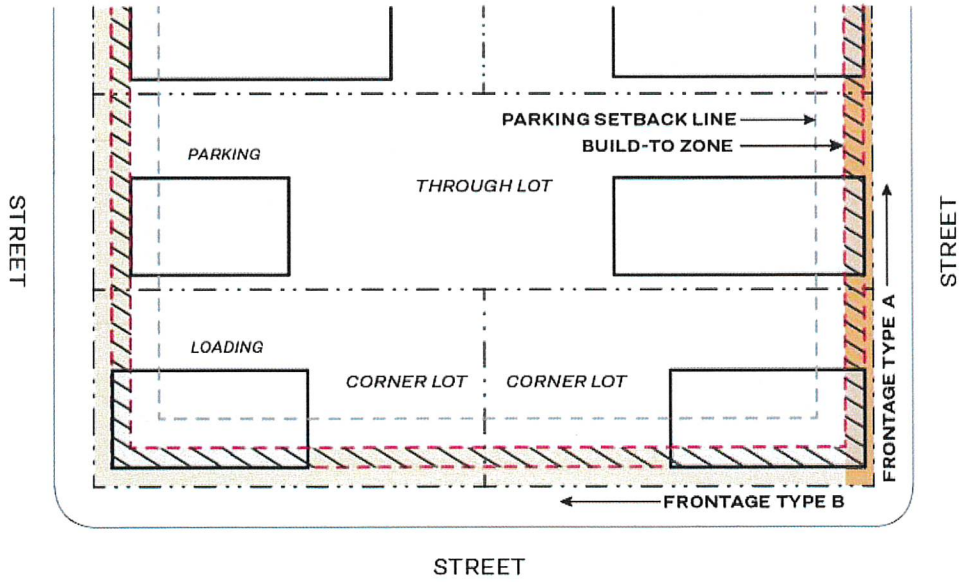
e. The prescribed minimum CLEAR HEIGHT for an individual STORY shall be met by at least 80 percent of that individual STORY area.

f. Roof access for amenities is permitted (and does not count against the maximum STORY limit of their BES). Occupiable space for associated amenities, building code requirements, or other common area spaces is permitted within the penthouse enclosure.

4. Siting

a. Building FACADES shall be built to the BUILD-TO ZONE as prescribed in the BES.

b. The PARKING SETBACK LINE is 20 feet behind the property line and extends vertically from the first-floor level as a plane unless otherwise indicated on the REGULATING PLAN or in the BES. Vehicle parking shall be located behind the PARKING SETBACK LINE, except where parking is provided below grade, on-street, or as otherwise indicated on the REGULATING PLAN or in the BES.



c. CORNER LOTS and THROUGH LOTS shall satisfy all BES frontage requirements for each designated BES. For such lots, garbage bins, pick-up locations, and loading docks shall be located behind the PARKING SETBACK LINE. (See Diagram)

d. Curb cuts and driveways shall be located at least 50 feet away from any BLOCK CORNER or parking GARAGE ENTRY on the same BLOCK face.

e. One curb cut per BES SITE is permitted on Broad Street, or two if the distance between is over 200 feet.

5. Elements

a. At least one functioning entry door shall be provided along each GROUND STORY FAÇADE with street FRONTAGE. No GROUND STORY FAÇADE may include a section greater than 75 feet without a functioning entry door unless otherwise specified in the BES.

b. Neither BALCONIES nor STOOPS shall be enclosed above a height of 44 inches from their floor, except with insect screening and/or columns/posts supporting a roof or connecting with a BALCONY above. BALCONIES may be a single-floor platform or multiple platforms stacked at the upper STORY levels.

c. Half stories are permitted within all BES frontages. On any street FRONTAGE, windows in half stories may be located only in DORMERS and/or windows in gable-ends.

d. DORMERS are permitted so long as they do not break the primary eave line, are individually less than 15 feet wide, and their collective width is not more than 60 percent of the FACADE length. DORMERS do not constitute a STORY when

they meet the foregoing standards.

e. All FRONT PORCHES shall be completely covered, either by a roof or by being inset into the main body of the building. FRONT PORCHES may be screened when all architectural elements (columns, railings, etc.) occur on the outside of the screen on the side facing the STREET-SPACE.

6. Permitted Encroachments

   a. BAY WINDOWS, ramps, SHOPFRONTS, stairs, and STOOPS are permitted to encroach any required setbacks for a maximum of four (4) feet. Except for BALCONIES and upper-story BAY WINDOWS, none of these elements may encroach into any adjacent sidewalk.

   b. AWNINGS, BALCONIES, upper-story BAY WINDOWS, CANOPIES, and overhanging EAVES are permitted to encroach any required setbacks and the public right-of-way.

   c. A FRONT PORCH may encroach the front setback for a maximum of eight (8) feet.

   d. Temporary displays or café seating are permitted in the FRONTAGE ZONE of any adjacent sidewalk provided they do not encroach into any CLEAR PATH.

   e. Neither BALCONIES nor STOOPS may project to within 5 feet of a COMMON LOT LINE.

7. Uses

   a. All uses shall conform with Sec. 3.2 Table of Use Regulations.

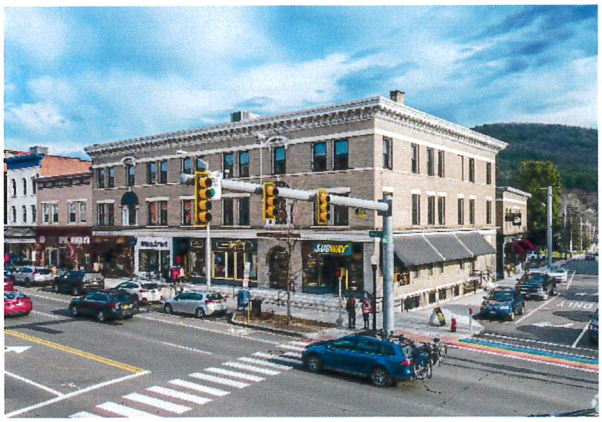
8. Civic Buildings

   a. Publicly-owned CIVIC BUILDINGS are exempt from this Section 9.8.5.

9.8.6.3 Mixed-use Frontage.

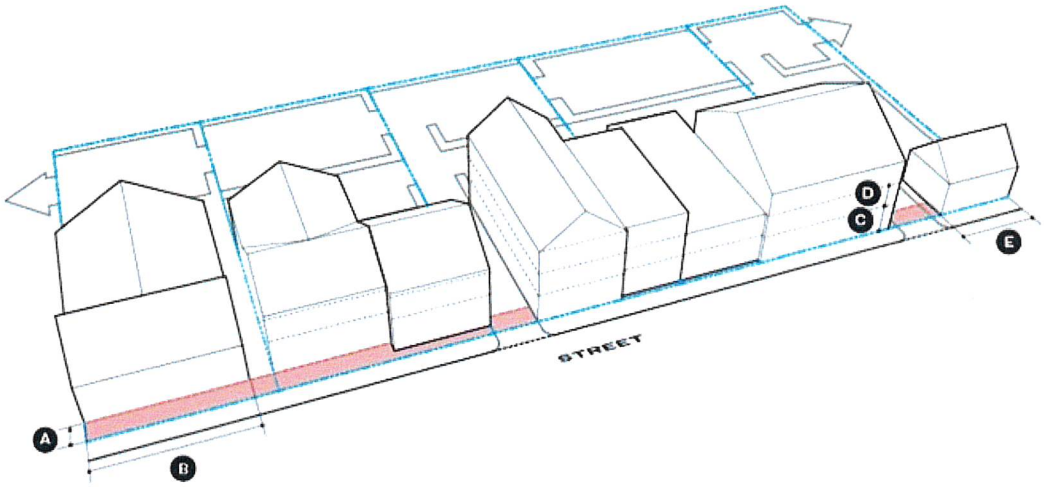
1. Illustrations And Intent. The photos and statements below are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Village Center Frontage Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

   The purpose of this frontage is to develop village-scale mixed-use buildings that are close to the sidewalk and support pedestrian activity. New development should continue the character and historic patterns of Central Square. This frontage requires GROUND STORY activation through commercial and other uses that address the needs of the community and strengthen Bridgewater's historical core and sense of place.


SUBWAY

SONS

2. Siting



Ⓐ Primary Front Setback (min/max)	0 ft	10 ft
Side Setback (min)	0 ft	
Rear Setback (min)	0 ft*	
Lot Coverage (max)	90%	

* If abutting Residential, the minimum rear setback is twenty (20) feet.

3. Use & Elements

Ground Floor Fenestration (min/max)	30%	90%
Upper Story Fenestration (min/max)	20%	70%
Commercial Ground Story Space Depth (min)	25 ft	
Blank Wall (max)	20 ft	

4. Massing & Height

Ⓑ Building width (max)	200 ft	
Ⓒ Façade Build Out (min)	80%	
Ⓓ Ground Story Height (min/max)	15 ft	20 ft
Ⓔ Upper Story Height (min/max)	10 ft	12 ft
Ground Story Clear Height (min)	12 ft	
Upper Story Clear Height (min)	8 ft	
Building Height (max)	4 stories	
Building Footprint (max)	6,000 sf	

* If located behind Frontage buildings, 16,000 sf is permitted.

5. Design Standards

   a. Buildings at TERMINATED VISTAS serve as focal points and should be articulated with design features and character that respond visually to their location.

   b. When a use other than retail occupies the GROUND STORY, the space should be designed to accommodate retail such as providing adequate clear height for ventilation and exhaust.

   c. Building support functions, such as lobbies, rental offices, and club/activity rooms may be located at grade; however, excluding the lobby, no more than 25% of the BES SITE FRONTAGE shall be occupied by such uses.

   d. Loading and servicing shall be to the rear and off an alley, if present.

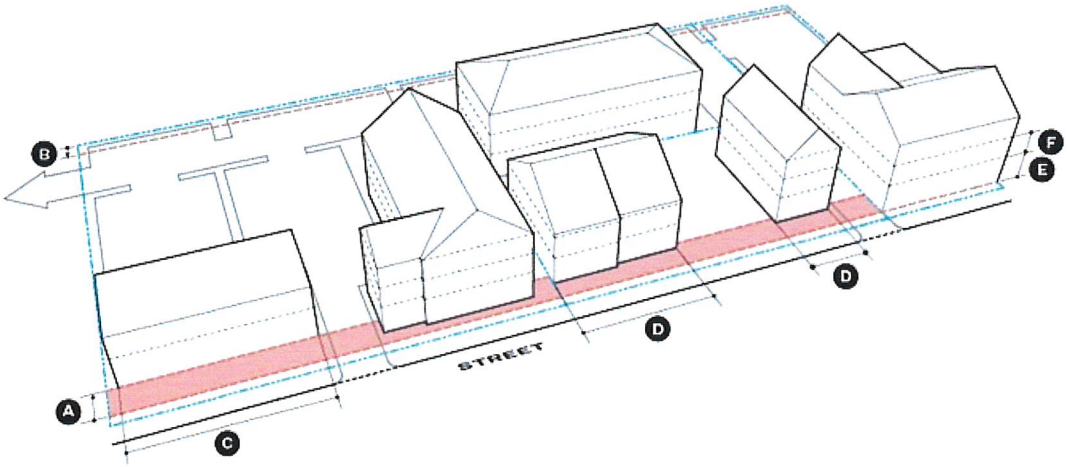
   e. Within 8 feet of a BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.

9.8.6.4 Transitional Frontage.

1. Illustrations And Intent. These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Transitional Frontage Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

   The purpose of this frontage is to develop neighborhood-scale mixed-use buildings that are close to the sidewalk and support pedestrian activity. This frontage requires a CONVERTIBLE GROUND STORY to provide flexibility to changing community needs and ensure commercial activity can be located anywhere along the frontage type.

2. Siting



A Primary Front Setback (min/max)	5 ft	20 ft
Side Setback (min)	0 ft	
B Rear Setback (min)	10 ft*	
Lot Coverage (max)	75%	
Building Separation (min)	12 ft	

* If abutting Residential, the minimum rear setback is twenty (20) feet.

3. Use & Elements

Ground Floor Fenestration (min/max)	30%	70%
Upper Story Fenestration (min/max)	20%	70%
Convertible Ground Story Space Depth (min)	30 ft	
Blank Wall (max)	20 ft	

4. Massing & Height

Ⓒ Building width (max)	200 ft	
Ⓓ Façade Build Out (min)	50%	
Ⓔ Ground Story Height (min/max)	15 ft	20 ft
Ⓕ Upper Story Height (min/max)	10 ft	12 ft
Ground Story Clear Height (min)	12 ft	
Upper Story Clear Height (min)	8 ft	
Building Height (max)	4 stories*	
Building Footprint (max)	6,000 sf*	

* Up to 6 stories is permitted for lots over 160,000 square feet provided the structure is behind FRONTAGE buildings on Broad Street, Spring Street or Plymouth Street and provided that any additional stories are occupied only by residential uses.

** If located behind FRONTAGE buildings, 25,000 sf is permitted.

5. Design Standards

a. Buildings at TERMINATED VISTAS serve as focal points and should be articulated with design features and character that respond visually to their location.

b. When a use other than retail occupies the GROUND STORY, the space should be designed to accommodate retail such as providing adequate clear height for ventilation and exhaust.

c. Loading and servicing shall be to the rear and off the alley, if present.

d. Within 8 feet of a BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.

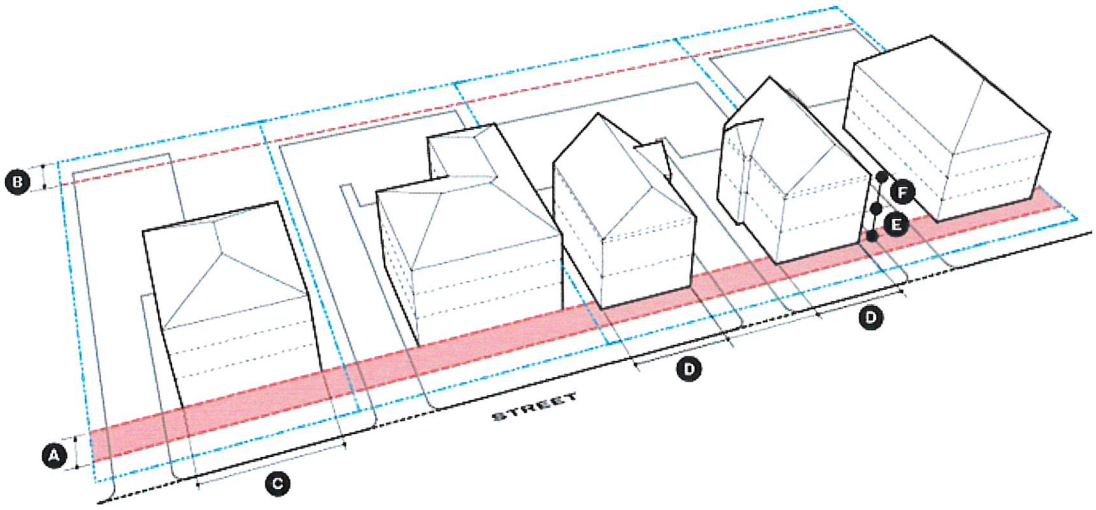
e. For RESIDENTIAL UNITS on the GROUND STORY, the finished floor elevation shall be no less than 3 feet above the average elevation of the fronting sidewalk for the BES SITE. Alternatively, the windowsills can be raised to a maximum of five (5) ft if landscaping is provided between the building and the right-of-way.

9.8.6.5 Flex Frontage

1. Illustrations And Intent. These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Flex Frontage Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

   The purpose of this frontage is to develop neighborhood-scale buildings with a range of uses and housing types. Neighborhood-friendly businesses are allowed and encouraged, especially at intersections and adjacent to the village and neighborhood center frontages. All building space along the street frontage shall be commercial, retail, office or restaurant uses.

2. Siting



A Primary Front Setback (min/max)	10 ft	25 ft
Side Setback (min)	0 ft	
B Rear Setback (min)	20 ft	
Lot Coverage (max)	75%	
Building Separation (min)	12 ft	

3. Use & Elements

Ground Floor Fenestration (min/max)	30%	70%
Upper Story Fenestration (min/max)	20%	70%
Blank Wall (max)	20 ft	

4. Massing & Height

Ⓒ Building width (max)	150 ft	
Ⓓ Façade Build Out (min)	50%	
Ⓔ Ground Story Height (min/max)	10 ft	20 ft
Ⓕ Upper Story Height (min/max)	10 ft	12 ft
Ground Story Clear Height (min)	12 ft	
Upper Story Clear Height (min)	8 ft	
Building Height (max)	4stories*	
Building Footprint (max)	3500 sf	

* Up to 6 stories is permitted for lots over 160,000 square feet provided the structure is behind FRONTAGE buildings on Broad Street, Spring Street or Plymouth Street and provided that any additional stories are occupied only by residential uses.

** If located behind FRONTAGE buildings, 8,000 sf is permitted.

5. Design Standards

    a. Loading and servicing shall be to the rear and off the alley, if present.

    b. For RESIDENTIAL UNITS on the GROUND STORY, the finished floor elevation shall be no less than 3 feet above the average elevation of the fronting sidewalk for the BES SITE. Alternatively, the windowsills can be raised to a maximum of five (5) feet if landscaping is provided between the building and the right-of-way.

9.8.7 General Architectural Standards

9.8.7.1 General Intent. The primary purposes of the General Architectural Standards, working in tandem with the Building Envelope Standards, are to:

1. reinforce, enhance, and support a vibrant and safe pedestrian environment through the application of high-quality materials and architectural designs and

2. to achieve an aesthetic that promotes a distinct visual identity, is rich in character, creates inviting public spaces, and is strengthened by the diversity and quality of its architecture and public spaces.

The character of new building facades should complement the materials and general scale of surrounding neighborhood buildings and, through the application of these standards, create a cohesive ensemble of buildings.

9.8.8 Building Wall Materials. All Illustrations and precedent images that follow are for illustrative purposes only, with no regulatory effect. They are provided as examples and shall not

imply that every element in the image is permitted.

9.8.8.1 Intent. The BUILDING WALL MATERIALS standards are intended to achieve simple configurations and solid craftsmanship. The building walls should be developed using construction techniques and structural constraints of time-tested, long-lasting building materials.

9.8.8.2 General Standards for all Buildings/Building Envelope Standards

1. To achieve simple configurations, the type and color variation of BUILDING WALL MATERIALS should be minimal and kept to three (3) or fewer.

2. BUILDING WALL MATERIALS appearing heavier in weight shall be used below materials appearing lighter in weight (i.e. wood above brick; stone above brick; brick below metal panel; etc.).

3. Siding shall be wood or composite material. Where siding, including panels, is not mitered at corners, siding shall incorporate corner boards on the outside building corners to conceal raw edges.

4. Brick MASONRY may be painted.

5. All STUCCO surfaces shall have a smooth or sand finish and shall be painted.

6. All exposed MASONRY walls (i.e. STREET WALLS, GARDEN WALLS, other free-standing walls, parapet) shall have a cap to protect the top of the wall from the weather.

7. The following building wall materials are prohibited: EIFS (Exterior Insulation and Finishing System), Styrofoam, and all other foam-based products; Vinyl and aluminum siding; Prefabricated STUCCO panels and sprayed on STUCCO finishes.

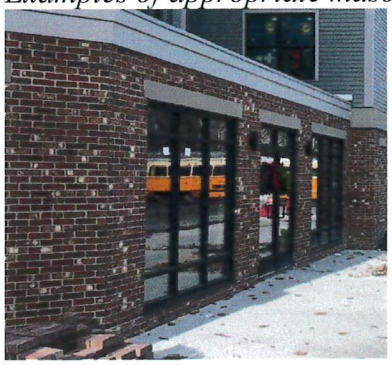
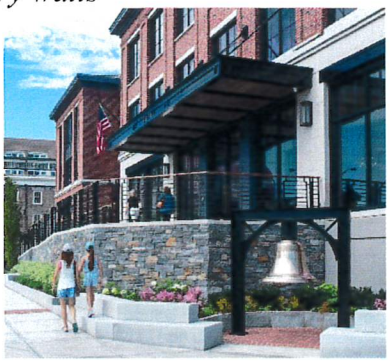
9.8.8.3 Permitted Materials

1. Permitted building wall materials are masonry (brick, ground-face block, stone, or cast stone), clapboard (wood, Hardie board, or similar), cedar shingles, and terracotta.

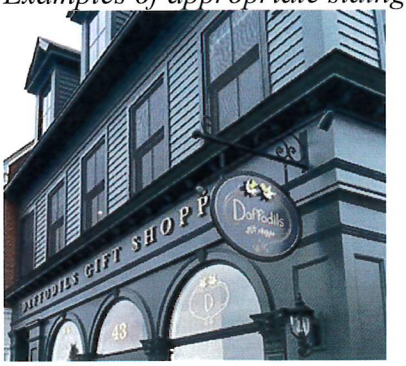
    a. Composition board may have smooth or grained finish.

2. Permitted ORNAMENTATION MATERIALS are metal or cementitious panels or elements, thin/veneer brick panels or tile, ceramic tile, stucco, and other decorative elements.

Examples of appropriate masonry walls

Examples of appropriate siding materials



9.8.9 Doors

9.8.9.1 Intent

1. Permitted materials for doors include wood, metal, glass, and pre-engineered metal and glass systems.

2. Garage doors:

    a. When an alley is within or adjacent to a BES site, garage doors shall face toward the alley.

    b. Garage doors clearly visible from the STREET-SPACE shall be no more than 12 feet in width, and where there are multiple garage doors, there shall be a separation between garage doors of at least 12 inches.

9.8.10 Windows

9.8.10.1 Requirements and Configurations

1. All windows shall be vertically proportioned such that their height is greater than their width, and shall meet the following:

    a. This proportion shall be measured to include all glass or unenclosed openings, and frame elements with a dimension less than 7 inches between glass or unenclosed openings, as one unit. Windows may include vertical or square glass or unenclosed openings.

    b. Windows may be grouped horizontally, but only if each is separated by a frame element, column, pier, or wall section with a minimum width of 7 inches between glass or unenclosed openings.

    c. Where muntins are used to divide panes of glass (either as true-divided lite windows or simulated-divided lite windows), muntins shall be applied to the exterior of the glass to create shadow and dimension.

2. Windows shall correspond to the clear height within a building and shall not span across the building structure such as floor structural and mechanical thicknesses. Windows on different story levels shall be separated by a minimum of 18-inch wall or framing element.

3. BAY WINDOWS shall create an opening of between four and eight feet in the main wall and shall project no more than 36 inches beyond the BUILD-TO ZONE.

4. Permitted window types: single-, double-, and triple-hung, casement, awning, clerestory, and transom.

5. When used, shutters shall be sized to fit the adjacent window such that the opening would be covered if both shutter leaves were closed. Shutters shall be constructed of wood and shall be mounted with appropriate hinges fastened to window frames and tiebacks fastened to masonry joints so as to appear to be operable.

6. On all upper stories, a minimum of 40 percent of window glass area per story shall be operable and openable.

7. All window glass shall be clear and non-reflective, except as may be required for LEED or other green building standards.

8. FENESTRATIONS should be inset from the plane of the exterior wall surface.

9. Permitted materials for windows are wood, metal, glass, vinyl, fiberglass, and pre-engineered metal and glass systems.

Examples of appropriate doors

Examples of appropriate windows

9.8.11 Shopfronts

1. Requirements & Configurations

    a. The bottom of all SHOPFRONT window glass shall be between 1 and 3 feet above the adjacent fronting CLEAR SIDEWALK and shall run from the sill to a minimum of 8 feet above the adjacent fronting CLEAR SIDEWALK. A durable BUILDING WALL MATERIAL shall be used below the SHOPFRONT window glass.

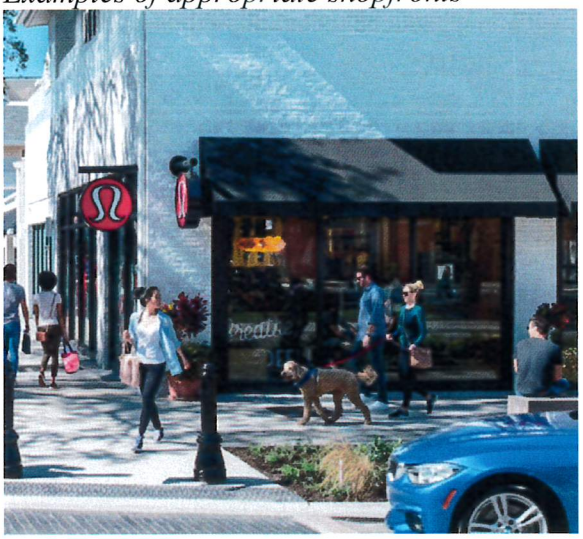
    b. SHOPFRONT window glass shall be clear, with a light transmission of at least 90 percent (modified as necessary to meet applicable building and energy code requirements).

    c. Window signs or other opaque window treatments or applications should be minimized. A minimum of 80 percent of the window surface shall allow a view into the building interior for a depth of at least 15 feet.

d. SHOPFRONT doors shall contain at least 60 percent transparent glass. Solid (completely opaque) doors are prohibited.

e. SHOPFRONTS shall be differentiated from the FAÇADE above by an EXPRESSION LINE.

Examples of appropriate shopfronts



9.8.12 Awnings and Canopies

9.8.12.1 Requirements & Configurations

1. The top of all AWNINGS shall be mounted no more than one (1) foot above the opening below. AWNINGS shall shade windows.

2. AWNINGS shall be made of durable fabric and may be either fixed or retractable. High gloss, plasticized, shiny, or reflective materials are prohibited.

3. Backlit AWNINGS are prohibited.

4. CANOPIES shall be mounted to the building wall and supported either from below brackets or from above by cables or chains or be structurally integrated with the building.

5. CANOPY framing shall be constructed of either metal or wood.

6. Permitted CANOPY roofing materials are metal standing seam (5V crimp or equivalent), slate, and glass.

7. For SHOPFRONTS and lobbies, AWNINGS and CANOPIES are encouraged to provide weather protection and reduce glare for display areas.

8. CANOPIES and AWNINGS should extend above the adjacent CLEAR SIDEWALK a minimum depth of three (3) to a maximum of six (6) feet and a minimum clear height of eight (8) feet.

9. CANOPIES or AWNINGS should not project within two (2) feet of a curb.

Examples of appropriate awnings and canopies

9.8.13 Roofs

9.8.13.1 Detached dwellings and two-family or duplexes shall be limited to gable, hip, and gambrel roofs. Shed roofs are permitted on DORMERS, PORCHES, STOOPS, CANOPIES, and BALCONIES.

9.8.13.2 Flat roofs shall have a parapet around the entire perimeter of the building.

9.8.13.3 All pitched roofs shall be as follows:

1. Roofs shall have a slope of no less than 4:12 to 12:12, except that the steep portion a gambrel roof may have a pitch up to 24:12.

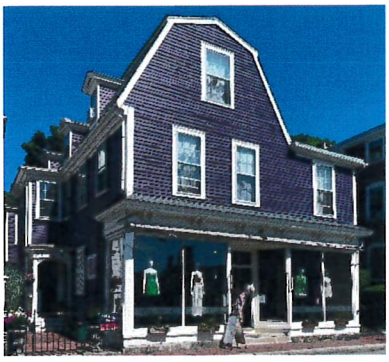
2. All roofs, except shed roofs, shall be symmetrically sloped.

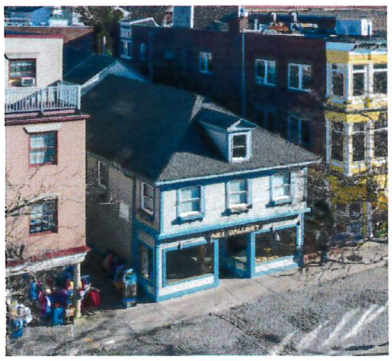
3. Pitched roofs, except those on the FAÇADE side of the building, may be "cut out" to allow roof access for terraces and mechanical equipment. The cut-out area shall not be within two (2) feet of the roof edge nor the ridge.

4. Roof eaves shall overhand the walls below.

5. Permitted roofing materials for pitched roofs are metal, slate, synthetic slate, cedar shingles, and composition shingles. Corrugated metal roofs are prohibited.

Examples of appropriate roofs





9.8.14 Mechanical Equipment and Ventilation

9.8.14.1 Requirements & Configurations

1. If MECHANICAL EQUIPMENT is located at grade, and CLEARLY VISIBLE FROM THE STREET-SPACE, it shall be screened by a PRIVACY FENCE or GARDEN WALL.

2. Air conditioning units shall not be installed over a doorway or protrude through any façade with FRONTAGE.

3. All MECHANICAL EQUIPMENT on a roof shall be screened.

4. All screening of MECHANICAL EQUIPMENT and penthouses placed on a roof shall be set back from the roof line by a distance at least equivalent to the height of the screening or penthouse to minimize visibility from surrounding streets and shall be a maximum height of 10 feet.

5. Louvers

    a. Louvers should be installed in a clear zone above any shopfront windows.

    b. Louvers should be finished to match the color of the surrounding shopfront elements and integrated with the façade design.

    c. Insulated panels should be installed behind unused louvers that can be removed if the louvers are needed.

9.8.15 Street Walls, Garden Walls, and Privacy Fences

9.8.15.1 Garden Walls

1. Permitted materials for GARDEN WALLS are brick stone, cast stone, or other masonry faced with stucco, iron, steel, or a combination of masonry, iron, and steel. GARDEN WALLS may include panels of wood, metal, or dimensional composite material between piers.

9.8.15.2 Privacy Fences

1. Permitted materials for fences are wood, metal, dimensional composite material, and wood/dimensional composite material with masonry piers.

2. Chain link fences are prohibited.

9.8.15.3 Gates

1. Permitted materials for gates are wood, dimensional composite material, and metal, or combinations thereof.

9.8.16 Parking

1. Parking shall comply with Section 6.1.4 CBD Parking

9.8.17 Defined Terms. The following terms are defined as set forth below for the purpose of the CBD-R. Terms not defined here but defined elsewhere in the Town of Bridgewater Zoning Ordinance, shall have the meanings defined in the Town of Bridgewater Zoning Ordinance. If there are any conflicts between the terms defined in this Section 9.8.17 and those defined in Section 11.0 Definitions, those of Section 9.8.17 shall take precedence in the case of projects under this Section 9.8 .

Awning: A cantilevered, projected or suspended from a building to cover the sidewalk portion of the STREET-SPACE; or a roof-like covering, usually of canvas, metal, or similar material and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. It is distinguished from a CANOPY because it is not permanent, nor a structural portion or architectural feature of the building and does not support substantial weight.

Balcony: An exterior platform attached to the upper floors of the building FACADE.

Bay Window: A U-shaped (or similarly shaped) enclosure including a window, extending the interior space of the building outward from the FACADE.

BES Site: That portion of a DEVELOPMENT PROJECT that is subject to the standards of a single BUILDING ENVELOPE STANDARD.

Block: An increment of land that may include lots, alleys, BES SITES, and tracts, that is circumscribed and not traversed by STREET-SPACES (pedestrian pathways excepted).

Block Corner: The outside corner of a BLOCK at the intersection of any two STREET-SPACES. Inside corners, where the resulting angle formed by the BLOCK FACE is less than 190 degrees (concave) are not considered BLOCK CORNERS for the purposes of this Ordinance.

Block Face: The portion of a block between BLOCK CORNERS fronting a street.

Bracket: An architectural element and structural member that projects from a wall and may support weight.

Building Envelope Standards (BES): The part of this Ordinance that establishes basic parameters regulating building form.

Building Wall Materials: Primary materials that cover more than 25 percent of the building FACADE excluding FENESTRATION.

Build-to Zone: The area between a minimum and maximum setback where the FAÇADE of the building must be built within. Façade build-out requirements must also be met within this area.

Canopy: A bracketed or suspended cover projecting from the building over the sidewalk portion of the STREET-SPACE, or a roof-like covering placed over the sidewalk, windows, or doors, to provide protection from sun and rain and, unlike an awning, it is a permanent, durable, structural portion of the building as opposed to a light covering of canvas, metal or other similar material.

Cap: The protective top layer of a masonry wall, such as a garden wall or parapet, is exposed to weather from above.

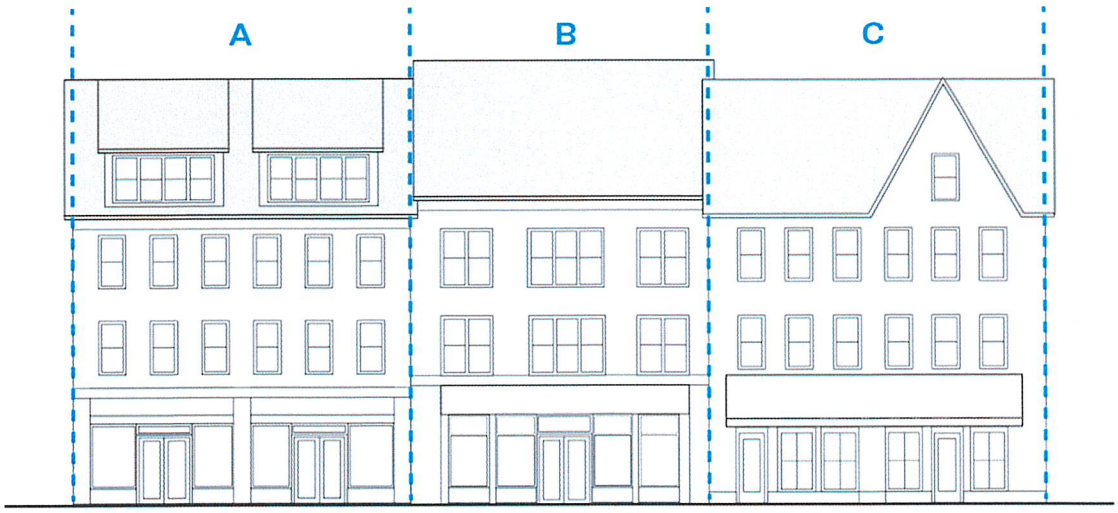
Civic Buildings: Buildings that house town and municipal uses and are on sites designated for those uses on the REGULATING PLAN.

Clear Height: Within a structure, the distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground to the bottom of the lowest element above.

Clear Path: An area within a STREET-SPACE that is prescribed to be clear of obstructions, paved with smooth concrete, and that allows public passage.

Clearly Visible from the STREET-SPACE: Many requirements of this Ordinance apply only where the subject is "CLEARLY VISIBLE FROM THE STREET-SPACE." A building element more than 40 feet from a REQUIRED BUILDING LINE or STREET-SPACE is not CLEARLY VISIBLE FROM THE STREET-SPACE (such as elements facing a COMMON LOT LINE). Also, Common or party walls are not CLEARLY VISIBLE FROM THE STREET-SPACE. This does not exempt vehicle parking lots or parking structures from any BUILDING ENVELOPE STANDARD requirements.

Common Lot Lines: Lot lines shared by adjacent private lots.



Complete and Discrete Vertical Facade Composition: A FACADE COMPOSITION that includes similar and related building elements that are distinct from adjacent FACADE COMPOSITIONS in all of the following ways, in order to break down the apparent scale of a large building into smaller apparent pieces in order to maintain a 'human scale' for the STREET-SPACE:

1. Different fenestration type (window shape, proportion, and/or grouping);

2. Change in wall material, or in the case of masonry, a change in color and/or proportion of masonry units employed;

3. Change in total fenestration percentage of 10 percent or more; and

4. Change in the height of the cornice or roof line.

Corner Lot: A lot in which one side lot line is adjacent to a street or STREET-SPACE and where special frontage standards, building placement, fencing, and landscape requirements may apply.

Development Project: A property that is the subject of Town approval for development.

Dormer: A projecting architectural feature with a vertical window built out from a pitched roof.

Expression Line: A line prescribed at a certain level of a building for a major part of the width of a FACADE, expressed by a variation in material or by a limited projection such as a molding, BALCONY, or CANOPY.

Façade: The building elevation facing a STREET-SPACE. Building walls facing private interior courts, common lot lines, alleys, and PEDESTRIAN PATHWAYS are not FACADES.

Facade Composition: The arrangement and proportion of materials and building elements (windows, doors, columns, pilasters, bays) on a given FACADE.

Fenestration: Glass area (including mullions and similar window frame elements with a dimension less than one inch) and/or unenclosed openings in the building wall area.

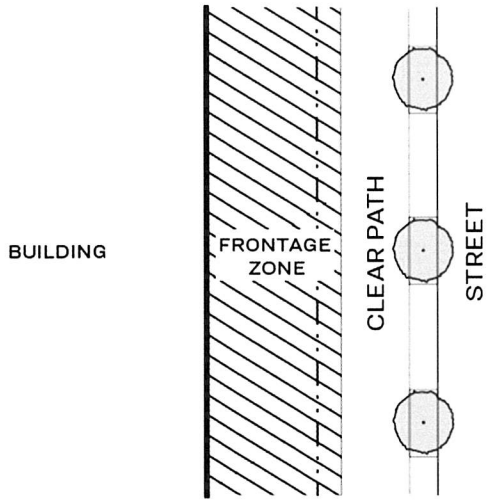
Front Porch: A single ground floor platform or two to three platforms stacked at the ground and upper STORY levels and attached to a FACADE.

Front Yard: A private open space extending across the entire frontage width of the BES SITE between the FACADE and the CLEAR WALKWAY area of the sidewalk. This area is contiguous with the STREET-SPACE and includes any FRONT PORCH.

Front Yard Fence: The fence or wall located along and surrounding the FRONT YARD or a FRONTAGE ZONE.

Frontage: That portion of the building that is coincident with the BUILD-TO ZONE as required by this Ordinance.

Frontage Zone: The area within the STREET-SPACE between the building and the CLEAR PATH of any sidewalk.



Garage Entry: An opening in the building FAÇADE and/or STREET WALL, located behind a curb cut, where vehicles may enter into the BLOCK interior for general parking and business servicing.

Garden Wall: A wall defining a property line and/or delineating a private area.

Grade: The ground level or elevation at the outside of the building on a lot after grading or construction, as shown on a grading plan certified by a licensed surveyor, or where a grading plan is not required, as submitted to the Zoning Office on the accepted elevation drawings. The average GRADE shall be calculated individually along each Façade to establish the GROUND STORY.

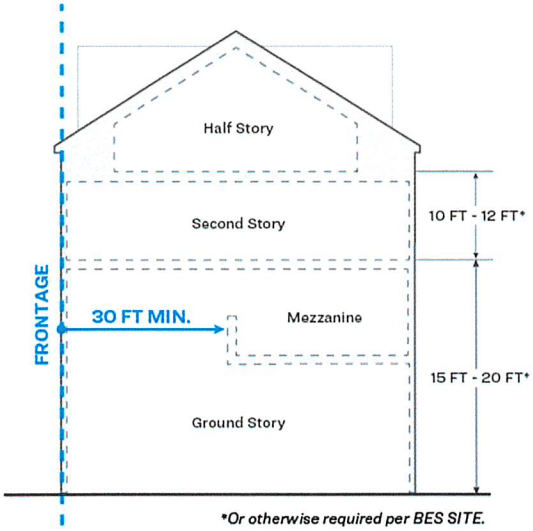
Ground Story: The first occupiable level of a building where at least 50 percent of the finished floor elevation is at or above grade and within the finished floor elevation parameters established in the designated BES. The next STORY above the GROUND STORY is the SECOND STORY.

Header: A visible horizontal member (or assembly of members) spanning the top of a wall opening, such as for a door or window.

Masonry: A building wall material which may consist of brick, stone, concrete block, or cast stone, and which is bound together by mortar. This does not include pre-fabricated panels of masonry or masonry veneers.

Mechanical Equipment: Equipment including any heating, ventilation, and air conditioning (HVAC) or electrical machinery, including air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans (not including public sidewalk waste bins), storage tanks, generators, electric vehicle (EV) chargers, geothermal wells, cellular antenna, and similar elements. Mechanical equipment does not include

solar panels or that which may be needed to power accessibility equipment, such as power door openers and wheelchair lifts.



Mezzanine: A partial STORY between the GROUND STORY and the SECOND STORY that is set back from the BUILDING FRONTAGE at least 30 feet and is no more than one third of the floor areas of the GROUND STORY.

Ornamentation Materials: Materials used to provide architectural accent on the FACADE and cover less than 25 percent of the FACADE excluding FENESTRATION.

Parking Setback Line: A line or plane that extends vertically up from the GROUND STORY floor level (unless otherwise noted on the REGULATING PLAN or BES) and is generally parallel to the property lot line. The PARKING SETBACK LINE establishes the closest point to the in which parking may be placed within the BES SITE.

Privacy Fence: A fence along alleys, pedestrian pathways, or COMMON LOT LINES.

Regulating Plan: The plan designates the STREET-SPACE frontage types and public spaces and includes the coding key for the BUILDING ENVELOPE STANDARDS.

Residential: Those uses set forth in Part A. Residential Uses in Section 3.2 Table of Use Regulations.

Second Story: The next story above the GROUND STORY.

Shopfront: That portion of the GROUND STORY FAÇADE FENESTRATION intended for marketing or merchandising of retail, business, and consumer service establishments per Section 3.2 Table of Use Regulations.

Sill: A horizontal member (or assembly of members) at the base of a window opening.

Stoop: An entry platform on the FACADE of a building that may be roofed but is not enclosed.

Story Height: The distance between one floor level and the floor level next above, or if there is no floor above, the ceiling above.

Street-Space: All space forward of and between REQUIRED BUILDING LINES, including but not limited to streets, PLAZAS, PEDESTRIAN PATHWAYS, MINI-PARKS, NEIGHBORHOOD PARKS, sidewalks, and transit service operator passenger platforms, but not GARAGE ENTRIES or ALLEYS.

Vestibule: An open or enclosed passage or hall, of not more than 30 square feet, between an exterior opening or door and the interior of a building.

Zero-Step Entry/Exit: An entrance that is flush at the threshold without steps.

9.9 MBTA COMMUNITIES OVERLAY DISTRICT (MBTACOD)

9.9.1 Purpose. The purpose of the MBTA Communities Overlay District (MBTACOD) is to allow multifamily housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

1. Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels;

2. Locate housing within walking distance of public transit and Bridgewater's Town Center to promote general public health, reduce the number of vehicular miles travelled, support economic development, and meet community-based environmental goals, including reducing greenhouse gases and improving air quality.

3. Support public investment in public transit and pedestrian- and bike-friendly infrastructure.

4. Increase the municipal tax base through private investment in new residential developments.

9.9.2 General Requirements. Within the MBTACOD, multifamily housing shall be allowed as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A).

9.9.3 Applicability and Subdistricts of the Overlay District. The MBTACOD is an overlay district and all requirements and permitting procedures for the underlying zoning shall continue to apply unless otherwise specified below. The MBTACOD is divided into two subdistricts: Partial CBD Subdistrict, which overlays a portion of the Central Business District (CBD) and Residential D Subdistrict, which overlays a portion of land south of Plymouth Street and east of the railroad tracks zoned Residential D (R-D). The boundaries of the MBTACOD and its subdistricts are as depicted on the Bridgewater Zoning Map, as amended.

9.9.4 Requirements.

1. Multi-family dwellings shall be permitted by right within both subdistricts of the MBTACOD.

2. Regardless of other standards in the underlying zoning, the Town shall not limit residential density to less than 15 units per acre in either subdistrict of the MBTACOD.

3. Within the Residential D Subdistrict, the 10,000 SF minimum lot area per dwelling unit for the R-D zoning district shall not apply.

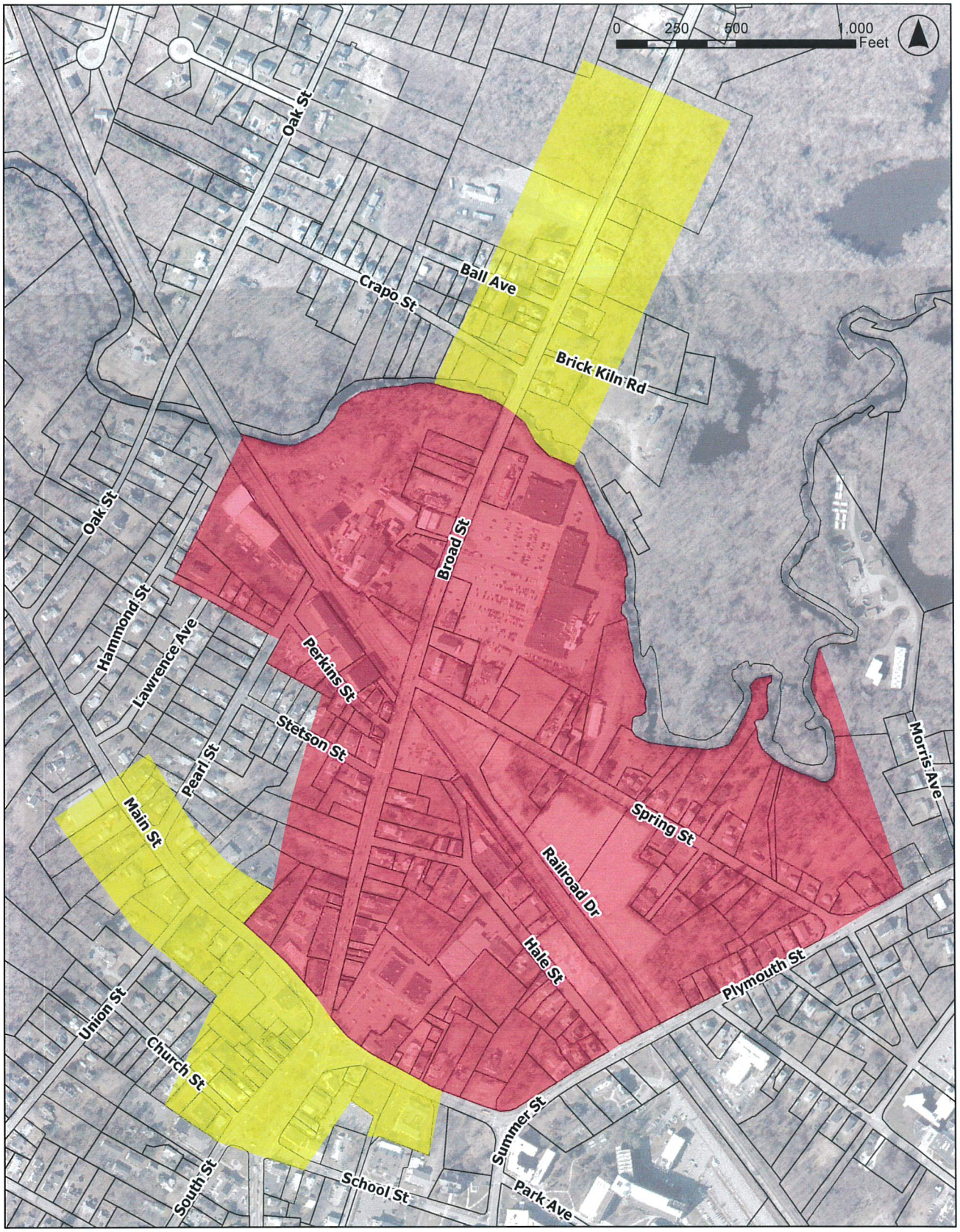
4. Within the Residential D Subdistrict, multi-family residential development shall require one (1) parking spot per unit plus one (1) visitor parking spot per every third unit.

10.6 SITE PLAN APPROVAL

10.6.1 Applicability. The following types of activities and uses require site plan review by the Planning Board:

1. Construction, exterior alteration or exterior expansion of or change of use within a municipal, institutional or residential structure with two or more dwelling units.

* CBD-R is exempt from this and should follow the Development Plan Review Process.



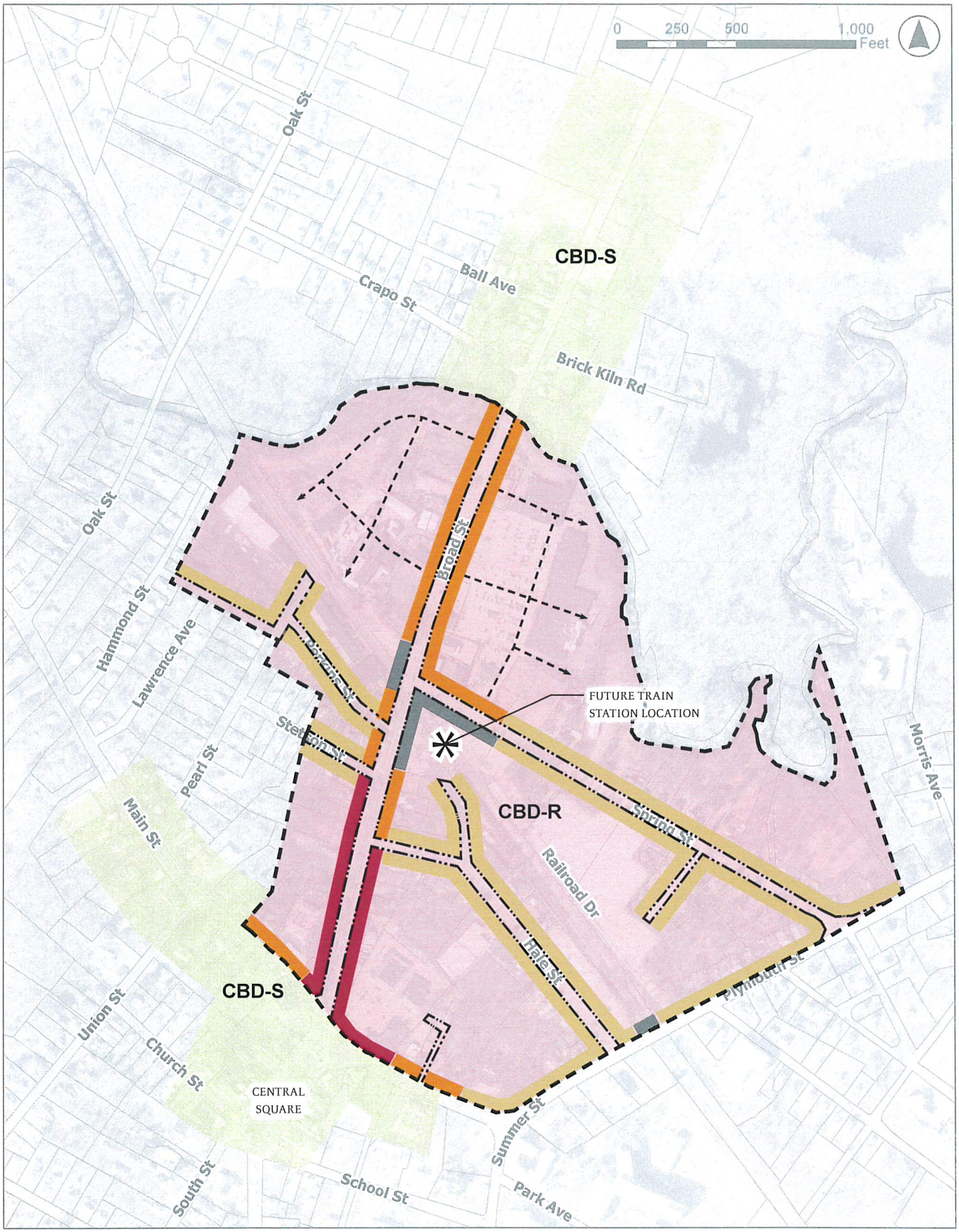
CBD Zoning Districts (Draft)

Date: 2/2/2024
Source: MassGIS, Town of Bridgewater
This map is for informational purposes only and is not suitable for legal, engineering, or surveying purposes.

Legend

CBD Zoning Districts (Draft)

- CBD-Redevelopment
- CBD-Standard



FRONTAGE TYPES REGULATING PLAN

2/5/24

Horsley Witten Group

UNION

Legend

- Mixed-use Frontage
- Transitional Frontage
- Flex Frontage
- Railroad
- Potential Future Frontage*

*Large parcels are encouraged to develop new streets that create smaller block sizes to promote a walkable, pedestrian-friendly environment.

TOWN OF BRIDGEWATER FBC SUBMISSION CHECKLIST

DATE:	
APPLICANT/DEVELOPER:	
APPLICATION BY:	
DAYTIME PHONE:	
EMAIL ADDRESS:	
CONTACT:	
PROJECT TITLE:	
SITE ADDRESS:	
PROJECT LOCATION:	
CHECK APPROPRIATE BOXES:	
APPROVAL PROCESS	**PROJECT ELEMENTS**
	HISTORIC STRUCTURE OR FACADE
ADMINISTRATIVE REVIEW	**PUBLIC OPEN SPACE (S)**
	CONSERVATION AREA OR ADJACENT TO CONSERVATION AREA
FORM BASED CODE	(See additional submission requirements below if these elements are included)
CBD-Redevelopment	

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
	(For tracking, insert date of submission or X)				
Plans, Drawings and Reports for Preliminary/ Community/Final Review Phase Submissions, shall include, at a minimum, the information outlined below. **See FBC SUBMISSION INSTRUCTIONS:** **A minimum of 5 complete sets** are required for each FBC Application submission (Preliminary Review, Administrative Review, and Final Review) and 1 digital copy on thumb drive. CED Staff may require the applicant to provide additional sets, if needed.					
1. CIVIL ENGINEERING PLANS:					
A. Certified Survey Plan at Scale that is appropriate for the size of the project, ranging from 1" = 10' to 1" = 30' with survey metadata (coordinate system, horizontal/vertical datum, source of property lines, etc.) prepared by a Massachusetts Licensed Engineer					
1. Dimensions of Lot area (square feet and acres) for each parcel					
2. North Arrow					
3. Types, dimensions, and locations of existing easements					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
	(For tracking, insert date of submission or X)				
4. Location, dimensions, size and uses of existing structures and below-grade structures, number parking spaces, number residential and hotel units, and distance from side lot lines and centerlines of adjacent streets					
5. Topography at 2-foot intervals					
6. Location and height in feet of existing structures on adjacent contiguous site and across adjacent streets					
7. Full Cross-Sections of adjacent streets from curb to curb, with dimensions, including full intersections					
8. Show location of trees on site with caliper of 3 inches or greater.					
9. Historic district and/or structures on the site or adjacent sites – add a note on the plot and location plan if there are not any					
10. Resource protections areas – include a note on the plot and location plan if there are none					
11. Metes and Bounds Narrative Description of the property					
B. Current aerial photograph of full site and surrounding uses					
C. General Land Use Plan and Zoning district designations for parcel (s), including the Map and Parcel number(s).					
E. Plot and Location Plan at a 1"=25' scale. However, a different scale could be used that is appropriate for the size of the project, ranging from 1"=10' to 1"=30'. All civil sheets should use the same scale chosen for the project. Final engineering plans will need to be submitted at 1"=25' scale.					
1. Lot dimensions and site area, individual parcel Dimensions and area, and area within each existing and proposed zoning district and/or FBC Building Envelope Standard (i.e. frontage type)					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
	(For tracking, insert date of submission or X)				
2. North Arrow					
3. Public street and right-of-way dedications					
4. Proposed grading at 2-foot contour intervals					

	APPLICANT		STAFF			STAFF NOTES
			1ST	2ND	3RD	
	EX FEATURES	PROP FEATURES	EX/ PROP	EX/ PROP	EX/ PROP	
5. Location, dimension, connection, label and description of proposed and existing underground, surface, and aerial utilities and structures within the property, on the periphery of the site and in the full street. Show relationship of underground utilities to street tree placement:						
a) Water meter vaults & water meter clear zones						
b) Electric Transformer vaults						
c) Storm Sewer						
d) Gas						
e) Sanitary Sewer						
f) Water						
g) Electric						
h) Cable TV						
i) Telephone						
j) Fiber optics						
k) Other (please specify)						
6. Location, dimension, connection, label and description of proposed and existing surface and below grade structures within the property, on the periphery of the site.						
a) Full street sections and intersections.						
b) Sidewalks (full sidewalk and clear width)						
c) Curb and gutter						
d) Street lights						
e) Utility poles						
f) Bus Stops, if applicable						

	APPLICANT		STAFF			STAFF NOTES
			1ST	2ND	3RD	
	EX FEATURES	PROP FEATURES	EX/ PROP	EX/ PROP	EX/ PROP	
g) Street trees, tree pits and/or tree planting strips						
h) Transformer pads						
i) Fire hydrants and fire department connections						
j) Crosswalks						
k) ADA ramps and driveway entrances						
l) Traffic signal poles and cabinets						
m) Distance to all property lines and street center lines						
n) Corner vision obstruction area						
o) Physical relationship and distance to adjacent lots and buildings on same block, contiguous blocks and across adjacent streets						
p) Location of streets on adjacent sites and blocks, with garage and loading docks marked						
q) Driveways and driveway entrances on the same block and across the street						
r) Interior streets, sidewalks & open spaces						
s) Distance from shared property line or proposed subdivision line						
t) Surface parking and loading areas						
u) Size and location of garage air intake and exhaust vents						

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
7. Retail					
a) Location and square footage of retail spaces. Dimension the sidewalk frontage where the finished floor elevation(s) of the retail space(s) is equal to the finished grade of the sidewalk, and label these areas as the location of potential retail entrances.					
b) Label street/pedestrian access					
8. Proposed elevations at:					
a) Ramps					
b) Patios					
c) Plazas					
d) Top/bottom of privacy walls and fences					
e) Sidewalks and top of curb					
f) Ground/First floor and all entrances					
g) Garage & loading dock entrances					
9. Location of trees to be saved, and limits of clearing and grading					
10. Location of each building entrance and average elevation of the fronting sidewalk for each proposed building					
11 Buildable Area after any proposed dedications and/or vacations of land					
12 Location of and calculations for proposed Open Contiguous Lot Area or Private Open Area					
13. Types and dimensions of proposed vacations and/or types, dimensions and necessity for encroachments					
F. Presentation Plan at 1" = 25' scale showing proposed improvements only:					
1. Location, dimension, connection, label and description of all proposed surface structures within the property, on the periphery of the site, including:					
a) Buildings and building entrances					
b) Sidewalks (full sidewalk clear width)					
c) Curb and Gutter					
d) Bus stops/shelters, if applicable					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
e) Street tress, tree pits, and/or tree planting strips					
f) Crosswalks					
g) ADA ramps and driveway entrances					
h) Interior Streets, sidewalks, and open spaces					
i) Surface parking and loading areas					
j) Transformer Pads					
k) Fire hydrants and fire department connections					
l) Street lights					
m) Utility poles					
n) Traffic signal poles and cabinets					
o) Corner vision obstruction area					
p) Size and location of building air intake and exhaust vents					
q) Distance to all property lines and street center lines					
r) Distance from shared property line or proposed subdivision line					
2. Location and square footage of retail spaces					
3. Proposed limits of clearing and grading.					
4. North arrow orientation					
5. Symbol Key/Legend					
G. Striping and Marking Plan providing number, direction and width of existing and proposed travel and parking lanes, crosswalks, medians, bike lanes; width of existing and proposed curb cuts, planting areas, street lights, existing traffic signals (poles, span wires and/or mast arms), label and delineate fire lanes, if applicable.					
H. Existing and Proposed Street Cross-Sections from face of building to face of building showing: Required Building Lines and dimensions of sidewalks, planting areas, curb/ gutter, parking lanes, bike and travel lanes, medians, and other street elements. Reference the Form Based Code Control Line (provided by the Town) and the existing center line (if different) in the existing and proposed cross sections.					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
2. ARCHITECTURAL PLANS:					
Architectural Plans at a scale that is appropriate for the size of the project. Architectural Plans submitted by a Licensed Architect, will include, by way of illustration and not limitation, the following:					
A. Floor Plans of each parking garage level, including:					
1. Elevations					
2. Dimensions of overall structure					
3. GFA of overall structure					
4. Layout and number of parking spaces					
5. Label and dimension of typical standard, compact and handicapped spaces					
6. Widths of each aisle					
7. Label and size of storage, mechanical, retail parking, and other non-parking areas					
8. Locations, labels, dimensions, and capacity of bicycle parking areas					
B. Ground Floor Plan					
1. Overall Dimension, Elevation and GFA					
2. Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/ connections to service areas, recycling and trash collection areas, garage, and locations, labels, dimensions and capacity of bicycle parking areas					
3. Label building entrances for pedestrians and vehicles, including ground floor retail					
4. Location and information on landscaping, plazas and other site features					
C. Non-typical Floors					
1. Overall dimensions, elevation and GFA of each floor level					
2. Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/ connections to service areas, recycling and trash collection areas, and garage					
D. Typical Floors					
1. Overall dimensions, elevation and GFA of each floor level					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
2. Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/ connections to service areas, recycling and trash collection areas, and garage					
E. Roof plan with elevations, showing main and penthouse roof elements and mechanical units					
F. Elevations of each building from the north, south, east and west (including interior elevations), including colored renderings as specified, showing:					
1. Height in feet of proposed building as measured from average elevation of the fronting sidewalk, to the Ground Story, English Basement, top of main roof, penthouse, and structures above the penthouse					
2. Number of floors and elevation of each floor including main roof, penthouse roof and any structures above penthouse roof, and slab-to-slab and interior clear heights of all floors					
3. Height, location and general design of structures above building height limit					
4. Label location and access to underground parking and loading (if applicable)					
5. Label façade and exterior surface materials and colors					
6. Complete street frontage (ground story), lobby and plaza level elevations showing complete design details, façade materials and colors at a scale of 1/8" = 1'					
7. Distance from shared property line and percentage of building wall openings/ fenestration					
8. General size and location of vents for garage air intake and exhaust, HVAC, and laundry					
G. Vertical cross-sectional views showing:					
1. Height, in feet, of proposed buildings measured from the average elevation of the fronting sidewalk to the main roof, penthouse roof, and to the top of all other buildings and/ or structures					
2. Height, in feet, of proposed Ground Story finished floor elevation from the average elevation of the fronting sidewalk					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
3. Number of floors and elevation of each floor, including main roof, penthouse, and structures above the penthouse					
4. Height, location, and general design of structures proposed above the building height limit					
5. Label location and access to underground parking and loading					
6. Elevation of all floor grades above and below ground					
7. Buildings in relationship to surrounding uses:					
a) Distance between proposed buildings and adjacent lots					
b) Distance between proposed buildings and adjacent buildings, and those across streets					
c) Distance between proposed buildings and adjacent streets					
d) Height of proposed buildings and adjacent buildings					
e) Distance of building wall from the shared property line.					
8. Plazas and landscape area above structures, soil depth for all landscaping, and elevations at finished grade					
H. Screening plans for:					
1. Mechanical equipment					
2. Parking areas					
3. Loading areas					
4. Trash areas					
5. Penthouse areas					
3. CONCEPTUAL LANDSCAPE PLANS:					
A. Existing (to remain) and proposed building footprints and hardscape, and delineation of existing (to remain)and proposed underground structures					
B. Existing and proposed utilities and topography at 2' intervals					
C. Streetscape					
D. Label, design and size of plazas and other site features; location and types of landscaping; label other landscape elements; label street trees and streetscape elements					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
E. Label, size, design and elements of common open spaces (public/private), open space easements/dedications and required landscaping					
F. Tree survey of all trees on the site with a caliper of 3 inches and greater. Provide locations, sizes, and identification/species of all existing trees to be saved, trees to be removed, proposed limits of clearing and grading, and a calculation of the number of trees to be replaced in tabular form pursuant to the tree replacement formula					
4. ADDITIONAL INFORMATION:					
A. Completed Application Form with Signature and Application Fee (Fee due with First Preliminary Review Application)					
B. Description Of Proposed Use					
C. Disclosure Statement					
D. Statement of Consent by Property Owner					
E. Evidence of notification of Abutters					
F. Formal Response to Checklist comments for each review cycle					
G. Additional Information provided on application drawings or as attachments:					
1. Materials of special architectural features					
2. Treatment of mechanical shafts and balcony railings					
3. Exterior treatment of loading dock doors					
4. Context plan of street alignments, parking and travel lane designations, sidewalks, bike and transit facilities, and building lines within a 400-foot offset of development					
5. Any other special plans, data, or other documentation to demonstrate FBC CBD Redevelopment compliance (i.e. OCLA, lighting plans, sign plans, etc)					
H. Information Sheets					
1. Tabulation in chart form of parking and bicycle spaces required and provided, by building level and user type					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
2. Tabulation in chart form of the square footage of all separate uses, by floor, and the totals for all floors, including storage, loading and service areas including height of loading docks, retail including retail slab-to-slab height, recycling and trash collection areas, and garage					
3. Tabulation in chart form of the total number of residential units by type, number of bedrooms/dens, and by floor area, per floor and total for all floors					
4. Tabulation in chart form of total number of hotel units by floor area, per floor, and total					
J. Green Building standards checklist, depending on which rating system is required by FBC CBD Redevelopment (LEED, Earthcraft, or Green Home Choice)					
K. Traffic Impact Analysis					
L. Vacation and Encroachment plat and application(s) or waiver form. The plan shall show the exact locations and types of vacations and/or encroachments.					
M. Phasing Plan					
N. Stormwater Management and Compliance Plan (24x36)					
1. Provide drainage calculations 2. SWPPP					

Bridgewater Town Council

Introduced By:
Date Introduced: 3/12/2024
First Reading: 3/12/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Petition P-2024-016: Change of Manager of an Alcohol Establishment - LFHM LLC dba The Chatta Box

WHEREAS, the LFHM LLC dba The Chatta Box has petitioned to change the manager of the alcohol establishment from Andy Mei to Alice Huang; and

WHEREAS, Approval of such request is required by Massachusetts General Law – Chapter 138 prior to the final submission to the Commonwealth's Alcohol Beverages Control Commission who must ratify such appointment; and

WHEREAS, LFHM LLC dba The Chatta Box has complied with the policies and requirements of the Town of Bridgewater; and

WHEREAS, the Bridgewater Town Council, acting as the Legislative body of the Town has such local licensing authority and with affirmative recommendation from Police Department, it appears that the public good so requires such petition be granted;

The Town Council of the Town of Bridgewater, Massachusetts, pursuant to Chapter 138 of the Massachusetts General Law (MGL), in Town Council assembled approve the petition of LHFM LLC dba The Chatta Box to change its manager from Andy Mei to Alice Huang as requested.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

•	•
•	•

Attachments: 1. Chatta Box Change of Manager Checklist

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

PETITION: ALCOHOL ESTABLISHMENT – CHANGE OF MANAGER

Applicant Name: LFHM LLC dba The Chatta Box – 755 Bedford Street

Town Council Meeting Date: 3/12/24

State Documents:

_____ LLA Certification (Form 43) – To be completed by Town of Bridgewater
__X__ $200 fee via ePay
__X__ Monetary Transmittal Form
__X__ Change of Manager Application
__X__ CORI Authorization (complete one for the proposed manager of record. This form must be notarized with a stamp or raised seal).
__X__ Vote of the Entity Board
__X__ Proof of Citizenship

Town Documents:

__X__ $150 Town Application Fee (non-refundable)
__X__ Delinquent Tax Certification
__X__ State Tax Affidavit
__X__ Workman's Compensation Insurance Affidavit

Recommendations:

__X__ Tax Office
__X__ Police Department

Notes:

1) The Chatta Box wishes to change the manager from Andy Mei to Alice Huang.
2) Chief Delmonte recommends approval of the Change of Manager.
3) The Building Inspector has no issues with the Change of Manager.
4) The Tax Collectors Office has reported no outstanding tax obligations for this establishment.

Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 3/12/2024
First Reading: 3/12/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY24-027: FY25 Water and Sewer Rates

ORDERED, that the Town Council assembled vote to establish water and sewer rates for the Town of Bridgewater for the Fiscal Year 2025 as follows:

BASE RATE = $50.00			***Cost per 100 cf**	
Proposed Rates SEWER				
Tier		**Current Rate**	**2024**	**2025**
1	1-1,500 cf	0.0243	0.0243	0.0365
2	1,501-3,000 cf	0.0479	0.0479	0.0719
3	over 3,001 cf	0.0690	0.0690	0.1035
BASE RATE = $25.00/unchanged			***Cost per 100 cf**	
Proposed Rates WATER				
Tier		**Current Rate**	**2024**	**2025**
1	1-1,500 cf	0.0348	0.0348	0.0372
2	1,501-10,000 cf	0.0737	0.0737	0.0789
3	over 10,000 cf	0.0903	0.0903	0.0966

NOT FOR ACTION - FIRST READING

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•
•	•

Attachments: None

Bridgewater Town Council

Introduced By:	Town Manager
Date Introduced:	3/12/2024
First Reading:	3/12/2024
Second Reading:	
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY24-028: Acceptance of Grant: Council on Aging – Mass Cultural Council

ORDERED: that the Town Council assembled vote to

WHEREAS: Massachusetts General Laws, Chapter 44, §53A, states as follows:
"An officer ... of any city or town … may accept grants or gifts of funds from … from the commonwealth … or an agency thereof, … and may expend such funds for the purposes of such grant or gift ... with the approval of the city manager and city council...;" and

WHEREAS, The Town of Bridgewater has received a grant award in the amount of $2,500 from Mass Cultural Council; and

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

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the grant of $2,500 from Mass Cultural Council, to expend the grant in accordance with stated purpose thereof.

Explanation:
The COA Director applied for and received a grant of $2,500 from the Mass Cultural Council for a Festivals and Projects grant.

Committee Referrals and Dispositions:

Attachments: 1. FY2024 COA Festivals Projects Grant $2500 Award

NOT FOR ACTION - FIRST READING

November 17, 2023

Dear Emily Williams,

We are pleased to inform you that Town of Bridgewater for Bridgewater Senior Center and Council on Aging has been approved for a Festivals & Projects grant of $2,500 (FY24-FE-PRJ-55093) from the Mass Cultural Council.

Thanks to vigorous advocacy from the cultural sector, the Legislature once again showed strong, bipartisan support for the Mass Cultural Council, and its programs and services in the FY24 state budget. This allows us to continue to support Massachusetts' dynamic artists and creative individuals, communities, cultural organizations, schools, and creative youth development across the Commonwealth.

Below you will find a contract package that contains award instructions and reporting requirements. Please review these documents carefully and **sign the document electronically within 14 days of the date on this letter**. This will help us process your grant as quickly as possible. For questions about the contract, please contact Marc Sulmonte at 617-858-2823 or marc.sulmonte@mass.gov.

For questions about the program please contact Festivals and Projects Team, Kalyn King and Timothea Pham at 617-858-2821 or festivals.projects@mass.gov.

Culture is ultimately about you. You play an integral role in creating and supporting a cultural life in Massachusetts that is vital, accessible, and thriving. Thank you for all that you do to elevate our rich cultural life in Massachusetts.

Marc Carroll

Marc Carroll
Chair

Michael. J. Bobbitt
Executive Director

Bridgewater Town Council

Introduced By:	Town Manager
Date Introduced:	3/12/2024
First Reading:	3/12/2024
Second Reading:	
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

OrderO-FY24-029: Acceptance of Grant: Community Transit Program - MassDOT

ORDERED: that the Town Council assembled vote to

WHEREAS: Massachusetts General Laws, Chapter 44, §53A, states as follows:
"An officer ... of any city or town … may accept grants or gifts of funds from … from the commonwealth … or an agency thereof, … and may expend such funds for the purposes of such grant or gift ... with the approval of the city manager and city council...;" and

WHEREAS, The Town of Bridgewater has received a grant award in the amount of $288,658 from MassDOT; and

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

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the grant of $288,658 from MassDOT, to expend the grant in accordance with stated purpose thereof.

Explanation:
The COA Director applied for and received $288,658 from MassDOT to expand the Bridgewater Community Cares Program to support mobility for older adults and individuals with disabilities.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

NOT FOR ACTION - FIRST READING

•	•

Attachments: 1. FY2024 Bridgewater Community Transit Grant Program $288658 Award Letter - Phase 2 MDOT

Maura Healey, Governor
Kimberley Driscoll, Lieutenant Governor
Monica Tibbits-Nutt, Acting Secretary & CEO
Meredith Slesinger, MassDOT Rail & Transit Administrator

massDOT
Massachusetts Department of Transportation
Rail & Transit Division

November 6, 2023

Emily Williams
Town of Bridgewater
66 Central Square
Bridgewater, MA 02324

Dear Emily Williams:

On behalf of Governor Healey and Lieutenant Governor Driscoll, I am pleased to notify you that the Town of Bridgewater has been competitively selected to receive a State Fiscal Year 2024 Community Transit Grant Program award for the following project:

Bridgewater Cares Transit in the amount of $288,658

Through this funding, we are pleased to support your efforts to expand mobility for older adults and individuals with disabilities in Massachusetts. The review committee appreciated the need for additional transportation support in your town. However, the Community Transit Grant Program promotes coordinated, collaborative approaches to community transportation. As such, a requirement of your grant will be to engage with nearby towns or organizations to explore opportunities to partner, coordinate, or streamline transportation, and to report on this as part of your quarterly reporting. MassDOT Rail and Transit grant staff will provide technical assistance.

In the coming weeks, you will receive further instructions from the MassDOT Transit Division detailing next steps, including any necessary budgetary revisions. In the meantime, please feel free to contact Rachel Fichtenbaum, Manager of Grant Programs and Mobility Management, at Rachel.L.Fichtenbaum@dot.state.ma.us with any questions.

Thank you for your continued commitment to improving mobility in the Commonwealth.

Sincerely,

Meredith Slesinger

Meredith Slesinger
MassDOT Rail and Transit Administrator

Ten Park Plaza, Suite 4160, Boston, MA 02116
mass.gov/massdot

Bridgewater Town Council

Introduced By:	Town Manager
Date Introduced:	3/12/2024
First Reading:	3/12/2024
Second Reading:	
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-F24-030: Acceptance of Grant: Police Department - Justice Assistance (JAG) Program

ORDERED: that the Town Council assembled vote to

WHEREAS: Massachusetts General Laws, Chapter 44, §53A, states as follows:
"An officer ... of any city or town … may accept grants or gifts of funds from … from the commonwealth … or an agency thereof, … and may expend such funds for the purposes of such grant or gift ... with the approval of the city manager and city council...;" and

WHEREAS, The Town of Bridgewater has received a grant award in the amount of $44,077.76 from the Executive Office of Public Safety and Security's (EOPSSS's) office of Grants and Research (OGR) under the federal Edward J. Byrne Memorial Justice Assistance Grant (JAG) Program; and

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

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the grant of $44,077.76 from the Executive Office of Public Safety and Security office of Grants and Research, to expend the grant in accordance with stated purpose thereof.

Explanation:
The Police Department applied for and received $44,077.76 from the Executive Office of Public Safety and Security office of Grants and Research under the Justice Assistance Grant Program to invest in a new law enforcement vehicle to better service the community of Bridgewater.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)

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•	•
•	•

Attachments: None

Bridgewater Town Council

Introduced By:	Town Manager
Date Introduced:	3/12/2024
First Reading:	3/12/2024
Second Reading:	
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY24-031: Acceptance of Grant: Fire Department - Department of Fire Services

ORDERED: that the Town Council assembled vote to

WHEREAS: Massachusetts General Laws, Chapter 44, §53A, states as follows:
"An officer ... of any city or town … may accept grants or gifts of funds from … from the commonwealth … or an agency thereof, … and may expend such funds for the purposes of such grant or gift ... with the approval of the city manager and city council...;" and

WHEREAS, The Town of Bridgewater has received a grant award in the amount of $18,799.69 from the Executive Office of Public Safety and Security and the Department of Fire Services (DFS); and

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

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the grant of $18,799.69 from the Executive Office of Public Safety and Security and the Department of Fire Services (DFS), to expend the grant in accordance with stated purpose thereof.

Explanation:
The Fire Department applied for and received $18,799.69 from the Executive Office of Public Safety and Security and Department of Fire Services for firefighter safety requipment.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

NOT FOR ACTION - FIRST READING

•	•
•	•

Attachments: 1. EOPSS DFS Governor's Award Letter

OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE BOSTON, MA 02133
(617) 725-4000

MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

February 6, 2024

Acting Chief John Schlatz
Town of Bridgewater
22 School Street
Bridgewater, MA 02324

Dear Acting Chief Schlatz,

Congratulations! I am pleased to inform you that the Executive Office of Public Safety and Security and the Department of Fire Services (DFS) has awarded the Town of Bridgewater Fire Department $18,799.69 in State Fiscal Year 2024 funding for the Firefighter Safety Equipment Grant Program.

With each new challenge, the fire service in Massachusetts demonstrates its ability to adapt, overcome, and continue providing the excellent level of services that the citizens of the Commonwealth have come to expect. Please know how thankful I am for this, and how grateful I am to be able to provide your department with this important equipment.

The contract, terms and conditions, and other award documents for this program will be provided to you by DFS. Please contact Tim Moore at DFS with any questions about this award at 978-567-3721 or Timothy.Moore@mass.gov.

Sincerely,

GOVERNOR MAURA T. HEALEY

LT. GOVERNOR KIMBERLEY DRISCOLL

Bridgewater Town Council

Introduced By:	Town Manager
Date Introduced:	3/12/2024
First Reading:	3/12/2024
Second Reading:	
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY24-032: Acceptance of Grant: Council on Aging - Massachusetts Home and Community Based Services (HCBS)

ORDERED: that the Town Council assembled vote to

WHEREAS: Massachusetts General Laws, Chapter 44, §53A, states as follows:
"An officer ... of any city or town … may accept grants or gifts of funds from … from the commonwealth … or an agency thereof, … and may expend such funds for the purposes of such grant or gift ... with the approval of the city manager and city council...;" and

WHEREAS, The Town of Bridgewater has received a grant award in the amount of $199,492 from the Massachusetts Home and Community Based Services (HCBS) ARPA Grant Programs; and

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

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the grant of $199,492 from the Massachusetts Home and Community Based Services (HCBS) ARPA to expend the grant in accordance with stated purpose thereof.

Explanation:
The COA Director applied for and received $199,492 from the Massachusetts Home and Community Based Services (HCBS) ARPA Grant Program to support an Adult Day Care Program at the Senior Center.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

NOT FOR ACTION - FIRST READING

•	•
•	•

Attachments: None

Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 3/12/2024
First Reading: 3/12/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY24-033: Town Council Acceptance of Proposed License, Permit and Fee Increases Effective July 1, 2024

ORDERED, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the attached Proposed License, Permit and Fee Increases with an effective date of July 1, 2024.

Explanation:
An affirmative vote will formally accept the attached increases effective July 1, 2024.

Committee Referrals and Dispositions:

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

Attachments: 1. Proposed Rates 7.1.24

NOT FOR ACTION - FIRST READING

Town of Bridewater PROPOSED License, Permit, Fees for 7/1/2024

Dept#	Desc	Commercial Residential	License/permit/fee	Description Duration	CURRENT AMOUNT	PROPOSED NEW FEE 7/1/2024
111	Town Council	ANY	Above/underground Storage (Initial License)	initial	$ 200.00	$ 250.00
111	Town Council	ANY	Above/Underground Storage Renewals	renewal	$ 100.00	$ 150.00
111	Town Council	ANY	Annual renewal processing fee	each	$ 50.00	$ 75.00
111	Town Council	ANY	Application Filing fee (alcohol related)	each	$ 150.00	$ 200.00
111	Town Council	ANY	Application Filing Fee General	each	$ 100.00	$ 150.00
111	Town Council	ANY	Auctioneer (annual)	annual	$ 100.00	$ 150.00
111	Town Council	ANY	Auctioneer (one-day)	one day	$ 50.00	$ 75.00
111	Town Council	ANY	Auto Amusement Games (pinball, cranes, etc)	annual	$ 100.00	$ 125.00
111	Town Council	ANY	Auto Delears License	annual	$ 200.00	$ 200.00
111	Town Council	ANY	Bar Top Video games	annual	$ 100.00	$ 125.00
111	Town Council	ANY	Billard Pool Table (coin operated)	annual	$ 100.00	$ 125.00
111	Town Council	ANY	Billard Pool Table (not coin operated)	annual	$ 50.00	$ 75.00
111	Town Council	ANY	Business license	annual	$ 40.00	$ 60.00
111	Town Council	ANY	Club All Alcohol	annual	$ 1,525.00	$ 1,675.00
111	Town Council	ANY	Common Victualler License	annual	$ 100.00	$ 100.00
111	Town Council	ANY	Dancing -Weekdays	annual	$ 150.00	$ 175.00
111	Town Council	ANY	Dancing -Sundays	annual	$ 125.00	$ 150.00
111	Town Council	ANY	Farmer Series Pouring Permit	annual	$ 1,000.00	$ 1,150.00
111	Town Council	ANY	Jukebox (Sundays)	annual	$ -	$ 75.00
111	Town Council	ANY	Jukebox (weekdays)	annual	$ 100.00	$ 125.00
111	Town Council	ANY	Live Entertainment - Sundays	annual	$ 125.00	$ 150.00
111	Town Council	ANY	Live Entertainment - Weekdays	annual	$ 150.00	$ 175.00
111	Town Council	ANY	Lodging House License	annual	$ 50.00	$ 50.00
111	Town Council	ANY	Music -Weekdays	annual	$ 150.00	$ 175.00
111	Town Council	ANY	Music -Sundays	annual	$ 125.00	$ 150.00
111	Town Council	ANY	One Day All Alcohol (Non Profit Only) Permit	one day	$ 75.00	$ 85.00
111	Town Council	ANY	One -Day Entertainment Permit - Sundays	one day	$ 75.00	$ 85.00
111	Town Council	ANY	One- Day Entertainment Permit - Weekdays	one day	$ 75.00	$ 85.00
111	Town Council	ANY	One Day Wine & Malt Permit	one day	$ 75.00	$ 85.00
111	Town Council	ANY	Package Store All Alcohol	annual	$ 1,775.00	$ 1,900.00
111	Town Council	ANY	Package Store Wine & Malt	annual	$ 1,475.00	$ 1,625.00
111	Town Council	ANY	Precious Metals	annual	$ 100.00	$ 150.00
111	Town Council	ANY	Restaurant All Alcohol	annual	$ 2,025.00	$ 2,275.00
111	Town Council	ANY	Restaurant Wine & Malt	annual	$ 1,475.00	$ 1,625.00
111	Town Council	ANY	Taxicab (per vehicle)	per vehicle	$ 75.00	$ 125.00
111	Town Council	ANY	Touch Screen Video Game	annual	$ 100.00	$ 125.00
111	Town Council	ANY	TV	annual	$ 25.00	$ 35.00
111	Town Council	ANY	Video game	annual	$ 100.00	$ 125.00
111	Town Council	ANY	Yard Sale (per day)	one day	$ 10.00	$ 15.00
220	Fire	Commercial	Energy Storage System	NEW	$ -	$ 50.00
220	Fire	Commercial	Solar/ESS Plan Review	each	$ -	$ 200.00
220	Fire	Commercial	Tank Removal Over 1101 gallons	each	$ 150.00	$ 200.00
220	Fire	Commercial	Tank Removal Under 1100 gallons	each	$ 100.00	$ 125.00
220	Fire	Residential	Solar/ESS Plan Review	each	$ -	$ 100.00
220	Fire	ANY	Black Powder/Gunpowder	annual	$ -	$ 50.00
220	Fire	ANY	Blasting	30 Days (Fire Watch)	$ 150.00	$ 150.00
220	Fire	ANY	Bldg Plan Review - Commercial & Industrial Fire Alarm Only	each	$ 100.00	$ 100.00
220	Fire	ANY	Bldg Plan Review - Multi-Family (up to 3)	each	$ 75.00	$ 75.00
220	Fire	ANY	Bldg Plan Review - Single Family	each	$ 50.00	$ 50.00
220	Fire	ANY	Bldg Plan Review and - Commercial & Industrial Fire Alarm & Sprinkler	each	$ 200.00	$ 200.00
220	Fire	ANY	Burning Permit	each	$ 10.00	$ 10.00
220	Fire	ANY	Commercial Oil Burner/Tank Permit	each	$ 60.00	$ 60.00
220	Fire	ANY	Environment Report (21-E)	each	$ 30.00	$ 30.00
220	Fire	ANY	False Alarms 2-3 Incidents	each	$ 50.00	$ 50.00
220	Fire	ANY	False Alarms 4-5 Incidents	each	$ 150.00	$ 150.00
220	Fire	ANY	False Alarms 6 or More Incidents	each	$ 250.00	$ 200.00
220	Fire	ANY	False Alarms First Incident	warning	$ -	-
220	Fire	ANY	Fire Alarm & Sprinkler Repairs	each	$ 50.00	$ 50.00
220	Fire	ANY	Fire Alarm & Sprinkler Tests	each	$ 100.00	$ 100.00
220	Fire	ANY	Fire Supression System (Hood)	each	$ 100.00	$ 100.00
220	Fire	ANY	Fireworks (Commercial)	each	$ 100.00	$ 100.00
220	Fire	ANY	Food Truck Inspection	annual	$ -	$ 50.00
220	Fire	ANY	Hazardous Material Storage	annual	$ -	$ 50.00
220	Fire	ANY	Hot Work / Cutting & Welding	annual	$ 40.00	$ 50.00
220	Fire	ANY	Master Box	annual	$ 300.00	$ 300.00
220	Fire	ANY	Misc Permit	annual	$ -	$ 50.00
220	Fire	ANY	Propane Permits	each	$ 40.00	$ 50.00
220	Fire	ANY	Quarterly Inspections	each	$ 100.00	$ 150.00
220	Fire	ANY	Reports (Vehicle Fire, Ambulance)	each	$ 25.00	$ 40.00
220	Fire	ANY	Residential Oil Burner/Tank Permit	each	$ 40.00	$ 40.00
220	Fire	ANY	Smoke Detector Re-Inspection	each	$ 50.00	$ 100.00
220	Fire	ANY	Smoke Detector/CO Detector (26F 1/2)	60 Days	$ 50.00	$ 50.00
220	Fire	ANY	Smoke Detector/CO Detector (26F 1/2) 6 or fewer units	60 Days	$ 150.00	$ 150.00
220	Fire	ANY	Smoke Detector/CO Detector (26F 1/2) 6 or more units (maximum)	60 Days	$ 500.00	$ 500.00
220	Fire	ANY	Storage - Fuel (Except Residential) - Underground & Aboveground Over 1001 gallons	annual	$ 60.00	$ 75.00
220	Fire	ANY	Storage - Fuel (Except Residential) - Underground & Aboveground Under 1000 gallons	annual	$ 50.00	$ 60.00
220	Fire	ANY	Tank Removal AST Residential	each	$ 75.00	$ 75.00
220	Fire	ANY	Tank Truck Inspection 1001 gals and up	annual	$ 100.00	$ 100.00
220	Fire	ANY	Tank Truck Inspection Over 101 gal up to 1000 gal	annual	$ 75.00	$ 100.00
220	Fire	ANY	Tank Truck Inspection Under 100 gallons	annual	$ 50.00	$ 75.00
220	Fire	ANY	Tank Truck Storage/Each Vehicle	annual	$ 50.00	$ 75.00
220	Fire	ANY	Vent-Free Gas Appliance	each	$ -	$ 50.00
220	Fire	ANY	Waste Oil Storage	annual	$ -	$ 50.00
240	CED (Building)	Commercial	Accessory structures 150 sq ft and up	$12/$1,000 – Minimum $150	$ -	$12/$1,000 – Minimum $200
240	CED (Building)	Residential	Accessory structures 150 sq ft and up	$12/$1,000 – Minimum $75	$ -	$12/$1,000 – Minimum $100
240	CED (Building)	Residential	Add Outlets to Existing Dwelling	each	$ 75.00	$ 85.00
240	CED (Building)	Commercial	Addition/Alteration	$16/$1,000 – Minimum $300	$ -	
240	CED (Building)	Residential	Addition/Alteration	$12/$1,000 – Minimum $100	$ -	
240	CED (Building)	Residential	Additions or Rewiring Existing	each	$ 110.00	$ 125.00
240	CED (Building)	Residential	Air Conditioning/Heat Pump System	each	$ 100.00	$ 125.00
240	CED (Building)	Commercial	All Work under this category unless specifically listed below	each	$ -	
240	CED (Building)	Commercial	Burglar Alarm	each	$ -	
240	CED (Building)	Commercial	Carnivals, Circuses, Tens	each	$ 100.00	$ 100.00
240	CED (Building)	Commercial	Certificate of Inspection per 780 CMR	$200 up to 4 units + $50 per unit after 4	$ -	
240	CED (Building)	Commercial	Communication Tower/Antenna	$12/foot + $300 per carrier – Minimum $300	$ -	
240	CED (Building)	Commercial	DBA Certificates requiring Inspections	each	$ 100.00	$ 100.00
240	CED (Building)	Residential	DBA Certificates requiring Inspections	each	$ 100.00	$ 100.00
240	CED (Building)	Commercial	Decks	$16/$1,000 – Minimum $75	$ -	
240	CED (Building)	Residential	Decks	$12/$1,000 – Minimum $75	$ -	$12/$1,000 – Minimum $150
240	CED (Building)	Commercial	Demolition (see note 1 below)	$5/$1,000 – Minimum $300	$ -	
240	CED (Building)	Residential	Demolition (see note 1 below)	$2.50/$1,000 – Minimum $100	$ -	

Town of Bridewater PROPOSED License, Permit, Fees for 7/1/2024

Dept#	Desc	Commercial Residential	License/permit/fee	Description Duration	CURRENT AMOUNT	PROPOSED NEW FEE 7/1/2024
240	CED (Building)	Residential	Duplex Dwelling Two Family Dwelling Units	each	$ 350.00	$ 400.00
240	CED (Building)	Commercial	Duplicate Permit Card	each	$ 25.00	$ 30.00
240	CED (Building)	Residential	Duplicate Permit Card	each	$ 25.00	$ 30.00
240	CED (Building)	Commercial	Electric Signs	each	$ 150.00	
240	CED (Building)	Commercial	Emergency Inspection Outside of Office Hours(When called out by Fire Department or U	$ 75.00, or fraction thereof, 4-hour min.	$ -	$ 100.00
240	CED (Building)	Residential	Emergency Inspection Outside of Office Hours(When called out by Fire Department or U	$ 75.00, or fraction thereof, 4-hour min.	$ -	$ -
240	CED (Building)	Residential	Energy Storage System	each	$ 100.00	$ 150.00
240	CED (Building)	Commercial	FAILURE TO APPLY FOR PERMIT	Double Permit Fee	Double fee	Triple
240	CED (Building)	Residential	FAILURE TO APPLY FOR PERMIT	each	$ -	Triple
240	CED (Building)	Commercial	Fire Alarm	$16/$1,000 – Minimum $100	$ -	
240	CED (Building)	Residential	Fire Alarm	$12/$1,000 – Minimum $100	$ -	
240	CED (Building)	Residential	Fire Department Inspection Fee	$100 up to 4 units + $30 per unit after 4	$ -	
240	CED (Building)	Commercial	Fire Inspection Fee	$100 up to 4 units + $50 per unit after 4	$ -	
240	CED (Building)	Commercial	For each additional person performing electrical work	annual	$ 225.00	$ 225.00
240	CED (Building)	Commercial	GAS	$ 100.00 for application plus $25.00 per fixtur	$ -	$ 125.00 for application plus $25.00 per fixture
240	CED (Building)	Residential	GAS	$50.00 for application plus $15.00 per fixture	$ -	$65.00 for application plus $15.00 per fixture
240	CED (Building)	Commercial	Gas (2 separate permits)	each	$ 100.00	$ 100.00
240	CED (Building)	Residential	Gas (2 separate permits)	each	$ 60.00	$ 60.00
240	CED (Building)	Residential	Hot Tub	each	$ 75.00	$ 100.00
240	CED (Building)	Commercial	If Electric … Requires Wiring Permit (2 separate permits)	$100 + 2% of the value of the job	$ -	
240	CED (Building)	Residential	If Electric … Requires Wiring Permit (2 separate permits)	each	$ 75.00	$ 75.00
240	CED (Building)	Residential	Inspection Outside of Office Hours	$ 75.00, or fraction thereof, 4-hour min.	$ -	$ 100.00
240	CED (Building)	Residential	Install Burglar Alarm or Low voltage Wiring	each	$ 100.00	$ 100.00
240	CED (Building)	Commercial	Institutional Permits for Maintenance and Alterations, Per chapter 141, Section 8 MGLN	annual	$ 300.00	$ 300.00
240	CED (Building)	Residential	Major Appliances (Installed at same time)	each	$ 75.00	$ 85.00
240	CED (Building)	Commercial	Mechanical	$16/$1,000 – Minimum $100	$ -	
240	CED (Building)	Residential	Mechanical	$12/$1,000 – Minimum $100	$ -	
240	CED (Building)	Commercial	Minor alteration ex: replace door, window or small repairvalued under $1,000	each	$ 100.00	$ 100.00
240	CED (Building)	Residential	Multi-Family Certificate of Inspection per 780 CMR	$200 up to 4 units + $50 per unit after 4	$ -	$ -
240	CED (Building)	Commercial	New Building	$16/$1,000 – Minimum $500	$ -	$ -
240	CED (Building)	Residential	New Dwelling	$12/$1,000 – Minimum $500	$ -	
240	CED (Building)	Commercial	Occupancy Permit	$50 per unit – Minimum $50	$ -	$50 per unit – Minimum $100
240	CED (Building)	Residential	Occupancy Permit	$30 per unit	$ -	$50 per unit
240	CED (Building)	Residential	Oil Burners or Gas Heating System	each	$ 75.00	$ 85.00
240	CED (Building)	Commercial	PLUMBING	$ 100.00 for application plus $25.00 per fixtur	$ -	$ 125 for application plus $25.00 per fixture
240	CED (Building)	Residential	PLUMBING	$50.00 for application plus $15.00 per fixture	$ -	$65.00 for application plus $15.00 per fixture
240	CED (Building)	Residential	Pool Shed/Cabana	each	$ 100.00	$ 125.00
240	CED (Building)	Residential	Reinspection	each	$ 75.00	$ 75.00
240	CED (Building)	Commercial	RE-INSPECTION	each	$ 60.00	$ 75.00
240	CED (Building)	Residential	RE-INSPECTION	each	$ 60.00	$ 75.00
240	CED (Building)	Commercial	Re-inspection Fee	each	$ 50.00	$ 75.00
240	CED (Building)	Residential	Re-inspection Fee	each	$ 50.00	$ 100.00
240	CED (Building)	Commercial	Reinspection for Failed Inspection 75.00 in advance	75.00 in advance	$ 75.00	$ 100.00
240	CED (Building)	Residential	Residential Generator	each	$ 100.00	$ 125.00
240	CED (Building)	Commercial	Roofing	$16/$1,000 – Minimum $150	$ -	
240	CED (Building)	Residential	Roofing	each	$ 75.00	1% of Value -- Minimum $100.00
240	CED (Building)	Residential	Services: Disconnect and Reconnect for Siding	each	$ -	$ 100.00
240	CED (Building)	Residential	Services: New, Replace Existing or Upgrade	each	$ -	$ 125.00
240	CED (Building)	Residential	Services: Temporary Service	each	$ -	$ 100.00
240	CED (Building)	Commercial	SEWER CONNECTIONSubmit on separate plumbing permit application and obtain regist	each	$ 100.00	$ 100.00
240	CED (Building)	Residential	SEWER CONNECTIONSubmit on separate plumbing permit application and obtain regist	each	$ 60.00	$ 60.00
240	CED (Building)	Residential	Shed 150 sq. ft.	$12/$1,000 – Minimum $75	$ -	$12/$1,000 – Minimum $100
240	CED (Building)	Commercial	Shed 150 sq. ft. or less	$12/$1,000 – Minimum $75	$ -	
240	CED (Building)	Commercial	Sheet Metal	$10/$1,000 – Minimum $40	$ -	$10/$1,000 – Minimum $100
240	CED (Building)	Residential	Siding	each	$ 75.00	1% of Value -- Minimum $100.00
240	CED (Building)	Commercial	Signage	$8/$1,000 – Minimum $50	$ -	$10/$1,000 – Minimum $50
240	CED (Building)	Residential	Single Family Dwelling, including Service	each	$ 225.00	$ 275.00
240	CED (Building)	Commercial	Solar	$16/$1,000 – Minimum $300	$ -	
240	CED (Building)	Residential	Solar	$12/$1,000 – Minimum $100	$ -	
240	CED (Building)	Commercial	Solar – (must have copy of contract)	each	$ -	
240	CED (Building)	Residential	Solar Panels	each	$ 250.00	$ 300.00
240	CED (Building)	Commercial	Start Work Without a Permit	Double Permit Fee	$ -	TRIPLE FEE
240	CED (Building)	Residential	Start Work Without a Permit	Double Permit Fee	$ -	TRIPLE FEE
240	CED (Building)	Residential	Storage Shed/Detached Garage	each	$ 100.00	$ 125.00
240	CED (Building)	Commercial	Stove Permit	each	$ 100.00	$ 100.00
240	CED (Building)	Residential	Stove Permit	each	$ 50.00	$ 75.00
240	CED (Building)	Commercial	Swimming Pools :Above Ground Pool	$12/$1,000 – Minimum $150	$ -	$ -
240	CED (Building)	Residential	Swimming Pools: Above Ground Pool	$12/$1,000 – Minimum $150	$ -	$12/$1,000 – Minimum $200
240	CED (Building)	Residential	Swimming Pools: Above Ground Pool Electrical	each	$ -	$ 125.00
240	CED (Building)	Commercial	Swimming Pools: Inground Pool	$16/$1,000 – Minimum $200	$ -	
240	CED (Building)	Residential	Swimming Pools: Inground Pool	$16/$1,000 – Minimum $200	$ -	$16/$1,000 – Minimum $300
240	CED (Building)	Residential	Swimming Pools: Inground Pool Electrical	each	$ -	$ 175.00
240	CED (Building)	Commercial	Temporary Occupancy Permit	$50 per unit – Minimum $50	$ -	$50 per unit – Minimum $100
240	CED (Building)	Residential	Temporary Occupancy Permit	$30 per unit	$ -	$50 per unit
240	CED (Building)	Commercial	Tents/Trailer	each	$ 100.00	$ 100.00
240	CED (Building)	Residential	Tents/Trailer	$50 per tent/trailer – Minimum $50	$ -	$50 per tent/trailer – Minimum $75
240	CED (Building)	Commercial	WATER HEATING (Only fixture on Permit):Plumbing	each	$ 100.00	$ 120.00
240	CED (Building)	Residential	WATER HEATING (Only fixture on Permit):Plumbing	each	$ 60.00	$ 70.00
240	CED (Building)	Commercial	WATER HEATING (Only fixture on Permit): Gas	each	$ 100.00	$ 120.00
240	CED (Building)	Residential	WATER HEATING (Only fixture on Permit): Gas	each	$ 60.00	$ 70.00
240	CED (Building)	Residential	Wells	each	$ 100.00	$ 125.00
240	CED (Building)	Commercial	Zoning Determination Certificate	each	$ 50.00	$ 50.00
240	CED (Building)	Residential	Zoning Determination Certificate	each	$ 50.00	$ 50.00
420	DPW	Commercial	Driveway Curb/Cuts Opening - Commercial/Perpendicular/Right of way $15/LF extra	each	$ -	$ 200.00
420	DPW	Commercial	Driveway Road Opening - Commercial/Perpendicular/Right of way $15/LF extra	each	$ -	$ 200.00
420	DPW	Commercial	Trench Permit	each	$ -	$ 200.00
420	DPW	Residential	Driveway Curb/Cuts - Residential Home/Lot	each	$ 50.00	$ 75.00
420	DPW	Residential	Driveway Road Opening - Residential Home/Lot	each	$ 50.00	$ 75.00
420	DPW	Residential	Trench Permit	each	$ -	$ 75.00
440	DPW	ANY	COMPOST	yard	$ 8.25	$ 8.25
440	DPW	ANY	SEWER CONTRACTOR APP FEES	each	$ 100.00	$ 300.00
450	DPW	ANY	SERVICE FEES/BALL VALVE	each	$ 35.00	$ 35.00
450	DPW	ANY	WATER CONTRACTOR APP FEES	each	$ 100.00	$ 300.00
450	DPW	ANY	WATER IMPACT STUDY FEE	each	$ 500.00	$ 1,500.00

Bridgewater Town Council

Introduced By:	Town Manager
Date Introduced:	3/12/2024
First Reading:	3/12/2024
Second Reading:	
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY24-034: Deed In Lieu of Foreclosure - 0 Laurel Street

ORDERED, in accordance with Massachusetts General Laws, Chapter 60, § 77C, the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept a deed in lieu of foreclosure for a parcel of real estate owned by Cynthia Louise Mack aka Cynthia Louise, and more particularly described as Bridgewater Assessors Parcel 46 Map 64 and further identified as 0 Laurel Street, recorded in Plymouth County Registry of Deeds, Book 9243 Page 141; said land to be conveyed to the Town free and clear of any liens or encumbrances except for municipal tax liens securing payment of outstanding real estate taxes; and, upon conveyance to the Town, to be held for general municipal purposes or for disposition thereof by sale or otherwise. Furthermore, to authorize the Municipal Counsel to undertake and act or execute any document necessary to consummate this transaction in accordance with the provisions of Massachusetts General Law, Chapter 60, § 77C; or, take any other action thereon.

Explanation:
A municipality may accept a deed to a parcel subject to liens for outstanding municipal taxes or charges before or after a taking.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•
•	•

NOT FOR ACTION - FIRST READING

•	•

Attachments: None

Bridgewater Town Council

Introduced By:	Town Manager
Date Introduced:	3/12/2024
First Reading:	3/12/2024
Second Reading:	
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Order O-FY24-035: Adoption of a 5-Year Capital Improvement Plan

ORDERED, in accordance with Charter Section 6-6 of the Bridgewater Home Rule Charter, that the Town Council assembled vote to adopt the 2024-2029 Capital Improvement Program as attached.

Explanation:
The 2024-2029 Capital Improvement Program is presented for adoption by the Council. It is a multi-year guide, but not an appropriation. The plan changes from year-to-year as revised or new items are added or amended.

Committee Referrals and Dispositions:

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

Attachments: 1. Capital Improvment Plan FY24 through FY29 Draft (002)

NOT FOR ACTION - FIRST READING

Proposed
Capital Improvement Program

2024 - 2029

Town of Bridgewater, Massachusetts

CAPITAL IMPROVEMENT PROGRAM

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Michael Dutton
Town Manager

March 1, 2024

To: Town Council and Residents

It is my pleasure to submit the FY2025- 2029 Capital Improvement Program (CIP). As per the Town Charter, the Town Council reviews the Proposed Capital Improvement Program, adopts it, and appropriates funds for each recommended capital project as funding becomes available.

The careful coordination between the planned acquisition of capital and the annual budget appropriation is a key component of the Town's capital Program.

The ability of the Town to fund capital projects rests largely on the shoulders of our "free cash." Very basically, free cash is the amount of funds remaining after the Town expends the fiscal year budget. It represents the difference between general fund actual revenues and general fund actual expenses. In future years, the CIP will be incorporated in its entirety as a separate and distinct section of the annual operating budget package. While the physical document continues to be improved, the focus again in FY2025 is on the financing of the projects themselves, as the Town seeks to fund more projects using available funds and other funding mechanisms such as borrowing, grants, ARPA, Community Preservation Act funds, tax incentive financing, and district infrastructure financing.

CIP Funding

The process of preparing the CIP and the FY2025 Capital Budget has remained essentially the same as in the past. Pursuant to the Council policy, Free Cash provides a recurring funding source for many capital projects. The most common alternative funding source, other than free cash, is generally municipal borrowing.

The following are explicitly authorized uses of Free Cash under the Council-adopted Free Cash Policy guidelines:

1. Meet Stabilization Fund Balance Goals
2. Meet Retirement Separation Benefit Objectives
3. Fund Projects in the Capital Improvement Program
4. Meet One Time/Unforeseen Expenditures & Emergency Appropriation Objectives
5. Meet Current Special Use Objectives: OPEB Funding

Under these guidelines, one appropriate use of free cash is to fund the Capital Stabilization Fund and thus capital projects. The financing of small capital projects or equipment through debt is not considered a best practice for a community our size. Bond rating agencies prefer to see cities and towns use a pay-as-you-go approach for smaller capital projects. The one-time nature of the funding source makes it an excellent match for one-time capital expenditures. If for some reason sufficient reserves do not exist for a given year, the Town may choose other funding mechanisms, or delay the project, without

having an immediate impact on the operating budget and related services.

The FY 2025 Capital Program - Free Cash Context

The Free Cash Policy represents the Town's agreed upon and principled approach to how this unpredictable or non-recurring revenue source will be used. The policy guides our decision-making process based upon sound financial planning practices and sets realistic and sustainable goals.

At the conclusion of FY23, Free Cash was certified at $4 million. Of the total Free Cash, $2,464,089 was used to fund the Capital Stabilization Fund. The FY2024 Capital Budget will require the use of $2,099,202 & FY2025 lease obligations of $551,562 out of the Capital Stabilization Funds as follows:

O-FY24-xxx – FY25 Capital Lease/Payment Obligations $551,562

O-FY24-xxx – FY24 School District BRRSD Capital $1,085,526

O-FY24-xxx – FY24 Town Capital $1,155,923

As a backdrop to this year's Program the following schedule shows the use of the Free Cash certified on July 1, 2023.

FY 2024 Adopted Free Cash		
Free Cash Certification as of 7/1/2023	**$ 4,000,819.00**	
Stabilization Fund	$ 500,000.00	12%
Capital Stabilization Fund	$ 2,464,089.00	62%
Other Onetime/Unforeseen	$ 100,000.00	2%
Employment Liability Fund	$ 813,506.00	20%
OPEB	$ 100,000.00	2%
Opiod Stabilization Fund	$ 23,224.00	1%

The FY 2025 Capital Program - Stabilization Fund Context

The Town currently maintains a Stabilization Fund which is the Town's equivalent of a rainy-day fund. As a best practice, the Town will endeavor to maintain a Stabilization Fund large enough to buffer the General Fund from the impact of two to five years of reduced state aid, declining local receipts, and/or a decline in new growth. As demonstrated during the recent COVID-19 pandemic, the importance of keeping the Town's Stabilization Fund well-funded cannot be overstated. As of March 2024, the balance in the Town's Stabilization Fund is $7,452,550 and the balance in the Capital Stabilization Fund is $3,860,944. Once the books are closed for FY2024, the Free Cash certification and allocation will be again addressed for FY2025 Appropriations.

Bridgewater's financial policy calls for reserves of between 5% and 10% of the Town's operating budget. Currently the Town's stabilization reserves are just slightly over 10% of the FY24 operating budget. As the operating budget continues to grow at a rate of 3+% annually the relative level of reserves will decline without additional and consistent contributions. The planned annual contribution therefore will be an amount which will maintain a fund reserve balance equal to 10% of our operating budget.

FY2024 - 2025 Proposed Capital Budget

In terms of the Proposed Capital budget, the table below reflects the Town capital projects which may be brought forward for approval by the Town Council.

The proposed FY 2024 - 2025 Capital Budget totals $35 million, funded by Alternative Funding Sources, Capital Stabilization Fund, CPA, Chapter 90, Town Debt Exclusion and School Debt Exclusion

Town of Bridgewater FY 2024 - 2025 Capital Improvement Program		
Dept	Department	2024-2025
133	Finance	50,000
155	IT	80,640
192	Public Buildings & Property Maintenance	5,328,960
210	Police	335,318
220	Fire	712,102
300	Bridgewater Middle School	830,000
300	Williams Intermediate School	637,200
300	District Wide	187,027
300	High School	608,399
302	Bristol Plymouth School	405,286
420	DPW Hwy	194,621
422	Roadways Construction and Maintenance	25,408,040
610	Library	307,842
630	P & R	239,456
Grand Total		35,324,890

FY2024 - 2029 Proposed Capital Budget

In terms of the Five-Year Proposed Capital budget, the tables below and on the following pages, reflect the capital projects which may be brought forward for approval by the Town Council.

The proposed FY 2024 - 2029 Capital Budget totals $101,461,760 million, funded by Alternative Funding Sources, Capital Stabilization Fund, CPA, Chapter 90, and School Debt Exclusion

Town of Bridgewater FY 2024 - 2029 Capital Improvement Program		
Dept	Department	2024-2029
133	Finance	50,000
155	IT	255,640
192	Public Buildings & Property Maintenance	8,172,960
210	Police	387,815
220	Fire	3,062,778
300	Bridgewater Middle School	4,300,000
300	Mitchell Elementary School	70,000
300	Williams Intermediate School	4,467,200
300	District Wide	419,245
300	High School	3,349,488
302	Bristol Plymouth School	4,745,876
420	DPW Hwy	729,784
422	Roadways Construction and Maintenance	70,844,389
610	Library	367,130
630	P & R	239,456
Grand Total		101,461,760

It should be clearly noted that projects listed in the Capital Improvement Program for years other than FY2024 – FY2025 will not be authorized at this time. Projects in these “out years” serve mainly as a guide for future planning and are subject to re-analysis and further review before incorporation into a future capital budget. Both the Capital Improvement Program (CIP) and the Capital Budget are developed annually in accordance with Section 6 of the Bridgewater Home Rule Charter. One of the long-term goals of the Town Manager has been to move toward funding small capital items with available funds, such as Free Cash, and avoid the expense associated with incurring debt for smaller capital items.

Part of this CIP document contains the Finance Team’s evaluation and recommendation of the proposed capital projects. The report is a reference for citizens reviewing the CIP and provides additional detail regarding how projects are prioritized. Interested readers are strongly encouraged to review the report.

Closing Comments

In closing, it is obvious that the Town continues to make tremendous strides in identifying capital needs throughout the Town and improving its capital improvement planning process. The attached Capital Improvement Program and FY2025 Capital Budget continue to recognize the Town’s ongoing responsibility to maintain its capital facilities, equipment, and infrastructure, and to make the capital investments necessary to meet the service demands of our community. The Capital Improvement Program also recognizes the Town’s responsibility to limit such undertakings to a sustainable level that will preserve the fiscal integrity of the Town.

I wish to extend my sincere thanks to the Finance Team, Department Team Leaders, and our hard-working staff for their assistance in the preparation of this document.

Respectfully submitted,

Michael Dutton

INTRODUCTION

In a continuing effort to provide clear documents to our citizens, the Town has endeavored to provide a straightforward introductory section that answers the most commonly asked questions regarding capital planning in Bridgewater. The following questions and answers define terms, describe processes, and detail the needs and benefits of Bridgewater's capital planning activities.

I. What is the Capital Improvement Program

The Capital Improvement Program (CIP) is a multi-year plan used to coordinate the financing and timing of major public improvements for the Town of Bridgewater. It contains a list of capital projects proposed for the Town within the next five-seven years and reflects the recommendations of citizens, boards, commissions, and staff from each of the Town departments. The CIP identifies each proposed project and presents a summary description, estimate of cost, method of financing, and a schedule of implementation. The Capital Improvement Program constitutes a rational plan for preserving, as well as adding to the capital assets of the Town.

II. What are Capital Assets and Capital Projects?

A capital asset is a new or rehabilitated physical asset that is of a non-recurring nature, has a useful life of at least five years, and is of significant value. Capital projects are undertaken to acquire capital assets and are differentiated from ordinary repairs or maintenance of a recurring nature. Examples of capital projects include land acquisitions, construction or major improvements to public buildings, road construction, and the acquisition of large equipment. For our purposes, projects submitted must exceed $10,000 in (aggregate) value currently to qualify for inclusion in the *Town of Bridgewater's Capital Improvement Program.*

III. What is the difference between the Capital Improvement Program and the Capital Budget?

The first year of the Capital Improvement Program is a comprehensive long-term look at the capital needs throughout the Town and the Regional School District. The Capital Budget consists of those capital projects which, through the prioritization process and in accordance with the Town Charter, are annually approved and funded by the Town Council. Projects listed for subsequent years in the CIP are listed for planning purposes only, and do not receive ultimate go ahead until they are incorporated into a capital budget and approved by the Town Council.

IV. How is the Operating Budget Related to the Capital Improvement Program?

The Town of Bridgewater prepares a Capital Budget separate from the Operating Budget, yet the two are closely linked. The annual Operating Budget provides for general municipal service delivery, including personnel service costs, supplies and other contractual services, and certain capital equipment. Revenues for the Operating Budget are derived primarily from recurring taxes, intergovernmental sources, and user fees. Appropriations to the annual Operating Budget are for a single fiscal year.

In contrast, the Capital Improvement Program is a multi-year projection designed to propose expenditures which add to the physical assets of the Town. Capital projects typically require expenditures which take place beyond a single fiscal year; funding with debt because of significant costs to be shared by current and future beneficiaries; systematic acquisition over an extended period of time in order to implement major operating systems or programs; and scheduled replacement or maintenance of specific elements of physical assets. Revenues for capital projects are most often derived from the sale of municipal bonds (borrowing), State & Federal Grants (when available) or can be supported by one-time funding sources, such as donations and the capital stabilization account.

Notwithstanding the differences between the two, the Operating Budget and Capital Improvement Program are closely interwoven inasmuch as operating costs related to capital projects need to be estimated and provided for in the Operating Budget. Many capital projects, such new schools or new municipal buildings, have an impact on the operating costs of those facilities once opened. The Town's practice is to attempt to project the net effect a capital project will have on the operating budget. Maintenance and repair costs may be lower in a new facility, but it may cost more to staff and run the larger facility as well. In addition, since most large capital projects are financed through municipal debt, repayment of that debt becomes part of the operating budget and affects the Town's fiscal forecasting models. The necessity to incur some degree of debt in order to finance the Capital Improvement Program carries with it the burden of effectively managing that debt within the Town's financial resources.

V. Why do we need a CIP?

The CIP provides a means of coordinating and centralizing the capital project requests of various departments and agencies, thus eliminating wasteful overlap, duplication, and delay. It focuses attention on Bridgewater's goals and financial capability by comprehensively considering not only what capital projects Bridgewater needs, but equally as important, what it can afford. Additionally, the formalized process allows for a predictable timeline to study the projects, encourages public discussion of proposed undertakings, and allows Town citizens the opportunity to provide input, advice, and recommendations with respect to proposed projects and expenditures.

VI. How does Capital Programming save the Town money?

Investors and bond rating agencies stress the value of a CIP for a municipality seeking to borrow funds. In fact, the five-seven year capital program is referenced in every Offering Statement for Town of Bridgewater bonds. The absence of a rational, long-term planning instrument would weigh against the bond rating assigned to Bridgewater by rating agencies and the result would be higher interest rates on bond issues and more tax dollars going to pay for the interest on loans. Bridgewater currently enjoys a good credit rating of Aa3 by Moody's Investor Service. Thus, very real and tangible cost savings result from the use of our Capital Improvement Program.

Another financial benefit from the capital programming process is the avoidance of poorly timed projects. Good planning can ensure that capital improvement efforts are coordinated, and costly duplication is avoided. In addition, significant savings can accrue to taxpayers when major capital financing is coordinated so that bond issues are sold infrequently, but at good times during the economic cycle to take advantage of low interest rates. The development of a Capital Improvement Program ensures sound fiscal and capital planning.

VII. How are Capital Projects financed?

An annual appropriation is not typically included in the Operating Budget for capital expenditures as a funding source to finance select capital projects. Other financing sources for Bridgewater's capital projects include state and federal grants, free cash, other available funds, and debt. The single largest source of financing for major capital projects is borrowing through the issuance of general obligation bonds. Much like mortgaging a house, borrowing allows the Town of Bridgewater to purchase expensive capital assets and spread the costs over the useful life of the asset, thus eliminating the need to temporarily raise taxes every time a large capital asset is acquired. In addition, debt allows current and future beneficiaries to share the cost of long-term capital improvements such as new schools, libraries, or roads. All borrowing is done strictly in accordance with the Town Charter and Massachusetts General Laws (MGLs).

VIII. How is the CIP developed?

The process for preparing the FY2025-2029 Capital Improvement Program and its associated FY2024 Capital Budget is essentially the same as in past years. It involves active participation by Department Heads working in conjunction with the Finance Team. The Capital Budget is prepared in the context of a six-to-ten-year determination of need by Departments, in conjunction with the Town's overall financial capacity to affordably accommodate the required debt service payments. Projected debt service payments and budgetary impacts are forecast annually to help ensure affordability and sustainability of the Capital Improvement Program.

Proposed projects are reviewed and prioritized based upon commonly used criteria such as health and safety factors, legal obligations and mandates, fiscal impact, environmental impact, community economic effects, and aesthetic and social effects on the quality of life experienced by Bridgewater residents. Projects are also examined in terms of their relationship to other projects, the Master Plan of Development, and their compatibility with Town-wide goals and objectives.

The process can be described as an iterative cycle with several distinct procedural steps. These steps and the approximate time frame in which they typically occur are described below. The process is also graphically illustrated in the Capital Projects Flow Chart following this introduction.

- *Late Summer*—Following the adoption of the Town Budget Departments are provided with their previously submitted multi-year requests for review, update, and the addition of additional years' items. While requests generally remain the same as in the initial request, there are occasionally changed circumstances which necessitate alterations to the requests. This information is returned to the Town Manager and Finance Director for General Government & Enterprise Fund projects.
- *Late Autumn / Early Winter* —The Finance Team meets to review the compiled information and begin scheduled meetings with the various Departments to evaluate the projects. The Finance Team meets to review the requests of specific Departments and the needs of the overall Town organization. The preliminary debt schedules are updated, and various financial forecasts completed in order to provide context to the Capital Budget as well as the multiple year Capital Improvement Program.
- *January/February* —The Capital Budget is finalized within the parameters of the established funding target plus any available funds such as free cash or previously approved but unexpended bond proceeds. In making final decisions, the process includes a determination of actual needs and the prioritization of need based upon:
    - legal mandate,
    - strategic alignment,
    - value to residents,
    - public safety,
    - the effect of deferral.

  Projects not approved for funding are typically deferred into the next budget year.

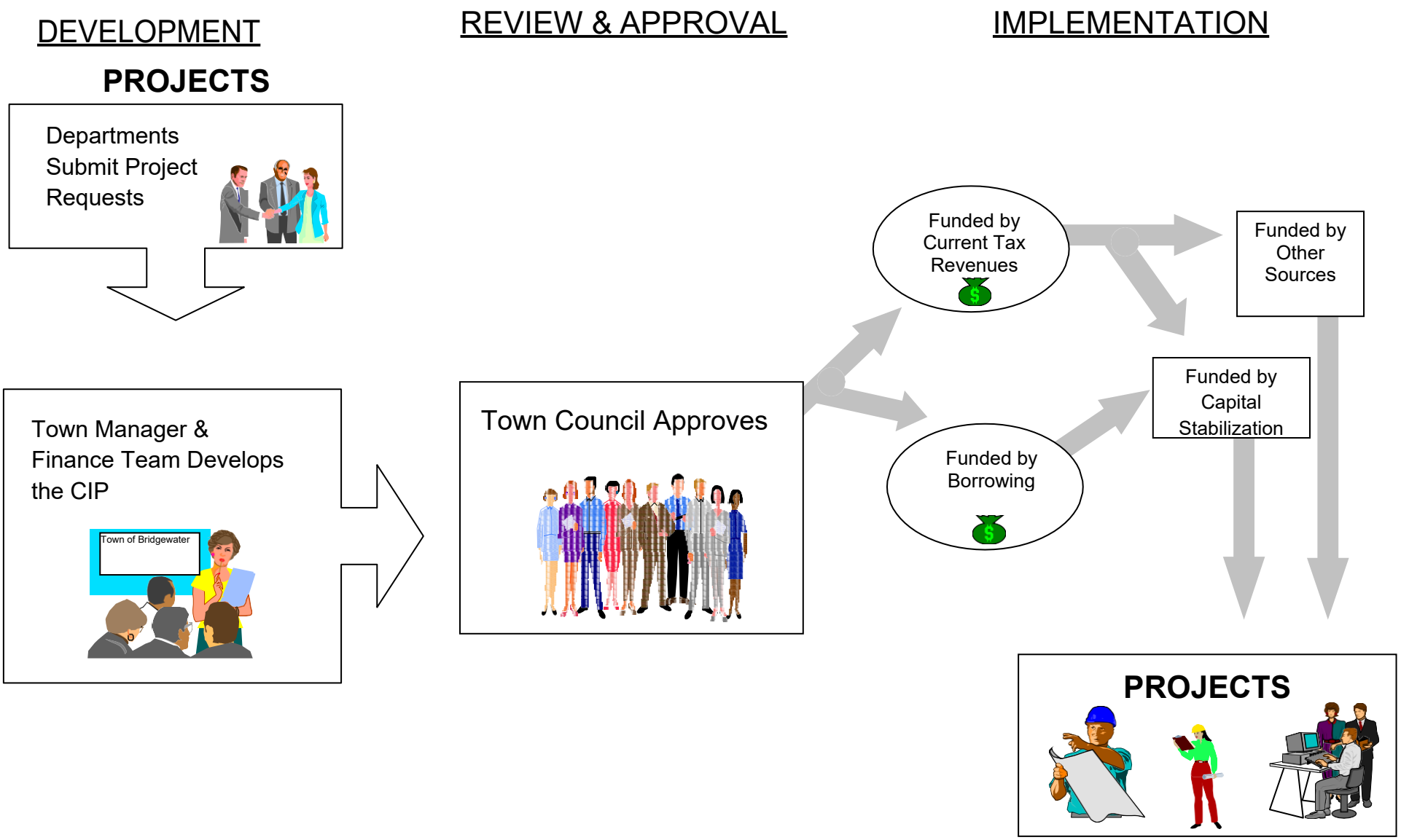
- *March* – Any recurring capital lease obligations, such as lease/purchase payments, are placed on an Order for Council vote.
- *March* - The Proposed Capital Improvement Program and Capital Budget is presented to the Town Council for consideration.
- *Late Autumn / Early Winter* – Once Free Cash is certified and allocations are made pursuant to the Council's Free Cash Policy, the Bridgewater-Raynham Regional District portion of the Capital Budget is presented to the Council as an Order.

Throughout the ensuing fiscal year, Town staff monitors all the approved projects and the following fall the Finance Team reconvenes to update the CIP all over again.

IX. Why must the CIP be continually updated?

The CIP must be reviewed annually by Town departments and others to ensure its effectiveness as a flexible, mid-range strategic plan that links the annual budget with our multi-year financial forecasts and the more static long-range Master Plan of Development. Each year, Town Council reviews the capital projects recommended by the Finance Team and the Town Manger through the CIP development process and approves a Capital Budget. Unfunded projects and those slated for subsequent years in the plan are acknowledged on a planning basis only and are not funded until they are incorporated into a Capital Budget and approved by the Town Council. In this respect, the CIP can be thought of as a "rolling" process because unfunded projects and those farther out in years typically move up after each year of review. However, it is important to note that each project contained in the CIP must be recommended every subsequent year and as priorities and monetary constraints change, projects may be moved up, moved back, or even eliminated from the plan. This comprehensive annual review is critical to maintaining fiscal responsibility as well as ensuring the future education, safety, and welfare of Bridgewater residents.

CAPITAL PROJECTS FLOW CHART



Town of Bridgewater FY 2024 - 2029 Capital Improvement Program

AFS=Alternative Funding Source - ARPA=American Rescue Plan - ARRA=Ambulance Receipts Reserved - CH90=Chapter 90 - CPC=Community Preservation Fund - CSF=Capital Stabilization Fund - DE=Debt Exclusion - MSBA=MA School Building Authority - OAF=Other Available Funds - WD=Water Debt

Funding Code	Funding Source	2024	2025	2026	2027	2028	2029	Grand Total
AFS	Alternative Funding Source		407,842	1,659,288				2,067,130
ARPA	ARPA		1,522,267					1,522,267
ARRA	Ambulance Receipts Reserved	107,640	95,000	285,000	190,000	190,000	95,000	962,640
CH 90	Chapter 90		1,000,000	718,487	718,487			2,436,973
CPC	Community Preservation		3,040,000					3,040,000
CSF	Capital Stabilization Fund	2,086,562	2,910,160	2,179,117	799,666	534,379	380,858	8,890,741
DE	Debt Exclusion		18,395,412	3,548,828	18,958,925	20,724,544	1,469,927	63,097,635
MSBA	MSBA			6,500,000				6,500,000
OAF	Other Available Funds	47,247	27,114					74,361
WD	Water Debt		5,685,647		2,145,564	5,038,801		12,870,012
Grand Total		**2,241,449**	**33,083,442**	**14,890,719**	**22,812,642**	**26,487,724**	**1,945,785**	**101,461,760**

Town of Bridgewater FY 2024 - 2027 Capital Improvement Program

AFS=Alternative Funding Source - ARPA=American Rescue Plan - ARRA=Ambulance Receipts Reserved - CH90=Chapter 90 - CPC=Community Preservation Fund - CSF=Capital Stabilization Fund - DE=Debt Exclusion - MSBA=MA School Building Authority - OAF=Other Available Funds - WD=Water Debt

Dept	Department	2024	2025	2026	2027	2028	2029	Grand Total
133	Finance	50,000						50,000
155	IT	12,640	68,000	175,000				255,640
192	Public Buildings & Property Maintenance	327,247	5,001,713	2,290,000	470,000	42,000	42,000	8,172,960
210	Police	270,000	65,318	52,497				387,815
220	Fire	346,580	365,522	818,202	632,158	585,158	315,158	3,062,778
300	Bridgewater Middle School	470,000	360,000	3,270,000			200,000	4,300,000
300	Mitchell Elementary School						70,000	70,000
300	Williams Intermediate School	212,200	425,000	3,555,000	275,000			4,467,200
300	District Wide	155,831	31,197	232,218				419,245
300	High School	247,496	360,903	2,648,202	92,887			3,349,488
302	Bristol Plymouth School		405,286	877,205	1,010,759	1,182,700	1,269,927	4,745,876
420	DPW Hwy		194,621	194,621	194,621	97,221	48,700	729,784
422	Roadways Construction and Maintenance		25,408,040	718,487	20,137,217	24,580,645		70,844,389
610	Library		307,842	59,288				367,130
630	P & R	149,456	90,000					239,456
Grand Total		2,241,449	33,083,442	14,890,719	22,812,642	26,487,724	1,945,785	101,461,760

Town of Bridgewater FY 2024 - 2029 Capital Improvement Program							
Funding Requirements							
Funding Source	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Grand Total**
CSF - Capital Stabilization Fund	**2,086,562**	**2,910,160**	**2,179,117**	**799,666**	**534,379**	**380,858**	**8,890,741**
Other Cash Contibutions							
AFS - Alternative Funding Sources	-	407,842	1,659,288	-	-	-	2,067,130
ARPA - American Rescue Plan Act (Waterline Projects)	-	1,522,267	-	-	-	-	1,522,267
ARRA - Ambulance Receipts Reserved for Appropriation	107,640	95,000	285,000	190,000	190,000	95,000	962,640
CH 90 - Municiple State Grant fo Improving Public Ways	-	1,000,000	718,487	718,487	-	-	2,436,973
CPC - Community Preservation Commision (Act)	-	3,040,000	-	-	-	-	3,040,000
MSBA - Massachusetts School Building Authority	-	-	6,500,000	-	-	-	6,500,000
OAF - Other Available Funds	47,247	27,114	-	-	-	-	74,361
Total Other Cash Contibutions	**154,887**	**6,092,223**	**9,162,775**	**908,487**	**190,000**	**95,000**	**16,603,372**
WD - Water Debt (Debt Serviced by Incresed Water Rates)	**-**	**5,685,647**	**-**	**2,145,564**	**5,038,801**	**-**	**12,870,012**
DE - Debt Exclusion (Debt Serviced by Tax Rate)	**-**	**18,395,412**	**3,548,828**	**18,958,925**	**20,724,544**	**1,469,927**	**63,097,635**
Total Source Requirement	**2,241,449**	**33,083,442**	**14,890,719**	**22,812,642**	**26,487,724**	**1,945,785**	**101,461,760**
Funding Use	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Grand Total**
IT	12,640	68,000	175,000	-	-	-	255,640
Finance	50,000	-	-	-	-	-	50,000
Public Buildings & Property Maintenance	327,247	5,001,713	2,290,000	470,000	42,000	42,000	8,172,960
Police	270,000	65,318	52,497	-	-	-	387,815
Fire	346,580	365,522	818,202	632,158	585,158	315,158	3,062,778
Bridgewater Middle School	470,000	360,000	3,270,000	-	-	200,000	4,300,000
Mitcell Elementary School	-	-	-	-	-	70,000	70,000
District Wide - % Bridgewater Varies Based on School Enrollment	155,831	31,197	232,218	-	-	-	419,245
High School - % Bridgewater Varies Based on School Enrollment	247,496	360,903	2,648,202	92,887	-	-	3,349,488
Williams Intermediate School	212,200	425,000	3,555,000	275,000	-	-	4,467,200
Bristol Plymouth	-	405,286	877,205	1,010,759	1,182,700	1,269,927	4,745,876
DPW Hwy	-	194,621	194,621	194,621	97,221	48,700	729,784
Roadways Construction and Maintenance (Roads/Drainage/Waterline	-	25,408,040	718,487	20,137,217	24,580,645	-	70,844,389
Library	-	307,842	59,288	-	-	-	367,130
P & R	149,456	90,000	-	-	-	-	239,456
Total Use Requirement	**2,241,449**	**33,083,442**	**14,890,719**	**22,812,642**	**26,487,724**	**1,945,785**	**101,461,760**

OVERVIEW – DEBT PROGRAMS -DEBT FINANCING PLAN

Town of Bridgewater Capital Plan Items by Asset Group - Projected Debt Requirement FY 2024 - FY2029											
Dep	Department	Fundi	Asset Type	Project N	Description	2025	2026	2027	2028	2029	Grand Total
192	Public Buildings & Propert	DE	BLDG & BLDG IMPROV	192.29	Library - Windows	95,000					95,000
				192.40	Police Station - Replace Rubber Roofing	500,000					500,000
				192.42	Police Station - Seal Exterior Station Building Block		45,000				45,000
			BLDG & BLDG IMPROV Total			595,000	45,000				640,000
			OTHER INFRASTRUCTURE	192.02	Academy Building Parking Expansion			400,000			400,000
				192.22	Senior Center Parking Lot Repair and Repave		100,000				100,000
				192.41	Police Station - Expanded Parking	195,000					195,000
			OTHER INFRASTRUCTURE Total			195,000	100,000	400,000			695,000
	Public Buildings & Property Maintenance Total					790,000	145,000	400,000			1,335,000
300	Bridgewater Middle Schoo	DE	BLDG & BLDG IMPROV	300.05	BMS Upgrade HVAC Controls					200,000	200,000
				300.09	BMS Replace Existing Generator - 1960		125,000				125,000
			BLDG & BLDG IMPROV Total				125,000			200,000	325,000
	Bridgewater Middle School Total						125,000			200,000	325,000
	Williams Intermediate Sch	DE	BLDG & BLDG IMPROV	300.51	WIS HVAC Controls Upgrade			275,000			275,000
			BLDG & BLDG IMPROV Total					275,000			275,000
	Williams Intermediate School Total							275,000			275,000
	High School	DE	BLDG & BLDG IMPROV	300.26	HS HVAC Terminal & Packaging Units		1,833,300				1,833,300
				300.34	HS Replace HVAC Controls		415,548				415,548
			BLDG & BLDG IMPROV Total				2,248,848				2,248,848
			OTHER INFRASTRUCTURE	300.28	HS LED Lighting Upgrades		152,775				152,775
			OTHER INFRASTRUCTURE Total				152,775				152,775
	High School Total						2,401,623				2,401,623
302	Bristol Plymouth School	DE	BLDG & BLDG IMPROV	302.01	Bristol Plymouth School Bond - % based on enrollment: Currently at 11.29%	405,286	877,205	1,010,759	1,182,700	1,269,927	4,745,876
			BLDG & BLDG IMPROV Total			405,286	877,205	1,010,759	1,182,700	1,269,927	4,745,876
	Bristol Plymouth School Total					405,286	877,205	1,010,759	1,182,700	1,269,927	4,745,876
422	Roadways Construction an	DE	ROADWAYS & DRAINAGE	422.15	Vernon Street Opt 2 - Pleasant to Green - Roadways			11,220,867			11,220,867
					Vernon Street Opt 2 - Pleasant to Green - Drainage			6,052,299			6,052,299
				422.24	Flagg Street-Roadways	3,692,420					3,692,420
				422.25	Deerfield Street-Roadways/Curbing & Sidewalks				3,293,470		3,293,470
					Deerfield Street-Drainage				3,356,665		3,356,665
				422.27	Cross Street Opt 2 - Vernon St to South St - Roadways - Box Widening - Bike Lar	5,402,608					5,402,608
					Cross Street Opt 2 - Vernon St to South St - Drainage	2,956,571					2,956,571
				422.28	Green Street Opt 2 - Water Main - Mill & Overlay - Roadways				353,385		353,385
					Green Street Opt 2 - Water Main - Mill & Overlay - Drainage				37,268		37,268
				422.29	South Street Opt 1 - Crescent St to Central Sq - Roadways - Box Widening - Pavi	3,337,030					3,337,030
					South Street Opt 1 - Crescent St to Central Sq - Drainage	1,811,498					1,811,498
				422.30	Main St - Center St to Central Sq - Roadways				5,234,450		5,234,450
					Main St - Center St to Central Sq - Drainage				2,132,115		2,132,115
				422.33	Downtown Gateway Project - Roadways				5,134,490		5,134,490
			ROADWAYS & DRAINAGE Total			17,200,126		17,273,166	19,541,844		54,015,136
		WD	WATER LINES	422.15	Vernon Street Opt 2 - Pleasant to Green - Water			2,145,564			2,145,564
				422.24	Flagg Street-Water Lines	2,213,226					2,213,226
				422.25	Deerfield Street-Water Lines				2,165,638		2,165,638
				422.27	Cross Street Opt 2 - Vernon St to South St - Water Lines	2,397,312					2,397,312
				422.28	Green Street Opt 2 - Water Main - Mill & Overlay - Water Lines				813,700		813,700
				422.29	South Street Opt 1 - Crescent St to Central Sq - Water Lines	1,075,109					1,075,109
				422.30	Main St - Center St to Central Sq - Water Lines				2,059,463		2,059,463
			WATER LINES Total			5,685,647		2,145,564	5,038,801		12,870,012
	Roadways Construction and Maintenance Total					22,885,773		19,418,730	24,580,645		66,885,148
Grand Total						24,081,059	3,548,828	21,104,489	25,763,345	1,469,927	75,967,648

Detail Capital Plan – Dept. & Year

Town of Bridgewater Capital Improvement Program

AFS= Alternative Funding Source - ARPA= American Rescue Plan - ARRA - Ambulance Receipts Reserved - DE= Debt Exclusion - OAF= Other Available Funds - CH90= Chapter 90 - CSF= Capital Stabilization Fund - CPC=Community Preservation Fund - MSBA= MA School Building Authority - SCTF= Senior Center Trust Fund

Project Funded: N

FY 2024 - FY 2029

Dept	Department	Project N	Description	Funding Co	2024	Grand Total
133	Finance	133.26a	Budget Costing Module	CSF	50,000	50,000
	Finance Total				50,000	50,000

Town of Bridgewater Capital Improvement Program

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Project Funded: N

FY 2024 - FY 2029

Balance to

Dept	Department	Project N	Description	Funding Co	Fiscal Yea 2024	2025	2026	Grand Total
155	IT	155.29	Ambulance Computers Replacement	ARRA	12,640			12,640
		155.30	iPads Upgrade for Community Resource Departments	CSF			40,000	40,000
		155.31	WiFi Network Update & Extension	CSF		18,000		18,000
		155.32	Server Room Equipment Upgrade (Academy Building)	CSF			135,000	135,000
		155.43	Town Computer Upgrade	CSF		50,000		50,000
	IT Total				12,640	68,000	175,000	255,640

Town of Bridgewater Capital Improvement Program

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Project Funded N

FY 2024- FY 2029

Dept	Department	Project N	Description	Funding Co	2024	2025	2026	2027	2028	2029	Grand Total
192	Public Buildings & Property Maintenance	192.01	Town Lot Parking Central Square Parking - Reconstruction	AFS		100,000					100,000
		192.02	Academy Building Parking Expansion	DE				400,000			400,000
		192.06	Public Parking Garage	AFS			1,000,000				1,000,000
		192.13	Shade Tree Management Program	CSF		100,000					100,000
		192.14	Downtown Paid Parking	AFS			600,000				600,000
		192.21	Roadways Building - Upgrade	CSF			300,000				300,000
		192.22	Senior Center Parking Lot Repair and Repave	DE			100,000				100,000
		192.27	Library - Carpet Replacement	CSF		83,000					83,000
		192.28	Library - Interior Painting & Furniture	CSF		56,325					56,325
		192.29	Library - Windows	DE		95,000					95,000
		192.37	Police Station - Replace Rooftop AC Unit	CSF	105,000						105,000
		192.40	Police Station - Replace Rubber Roofing	DE		500,000					500,000
		192.41	Police Station - Expanded Parking	DE		195,000					195,000
		192.42	Police Station - Seal Exterior Station Building Block	DE			45,000				45,000
		192.43	Police Station - Reconstruct Interior - 2nd Interview Room	CSF		95,000					95,000
		192.50	Electric Vehicle Charging Stations Phase III (Library)	OAF		27,114					27,114
		192.62	Historical Archive/Museum	CSF			175,000				175,000
		192.65	Vault Improvement	CSF		35,000					35,000
		192.66	Hanson Farm Preservation	CPC		3,000,000					3,000,000
		192.70	Highway Building - Garage Floors	CSF	47,000						47,000
		192.71	Highway Building - Garage Lifts	CSF	85,000						85,000
		192.72	Senior Center HVAC Replacement	CSF	40,000						40,000
		192.73	Senior Center Grounds Improvement	CSF		645,274					645,274
		192.74	Electric Vehicle Charging Stations Phase II Senior Center	CSF	3,000						3,000
		300.00	Old High School Purchase (5 of 12) 1-7@70,000 |5@42,000	CSF		70,000					70,000
		300.00	Old High School Purchase (6 of 12) 1-7@70,000 |5@42,000	CSF			70,000				70,000
		300.00	Old High School Purchase (7 of 12) 1-7@70,000 |5@42,000	CSF				70,000			70,000
		300.00	Old High School Purchase (8 of 12) 1-7@70,000 |5@42,000	CSF					42,000		42,000
		300.00	Old High School Purchase (9 of 12) 1-7@70,000 |5@42,000	CSF						42,000	42,000
		192.73a	Senior Center Grounds Improvement Phase 1 engineering/La	OAF	47,247						47,247
Public Buildings & Property Maintenance Total					327,247	5,001,713	2,290,000	470,000	42,000	42,000	8,172,960

Town of Bridgewater Capital Improvement Program

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Project Funded N

FY 2024 - FY 2029

Balance to Dept	Department	Project N	Description	Funding Co	Fiscal Year 2024	2025	2026	2027	2028	2029	Grand Total
210	Police	210.18	Replace 2 Police Vehicles - 1 Specialty Vehicle	CSF	270,000						270,000
		210.20	Body Worn Camera System (4 of 5)	CSF		65,318					65,318
			Body Worn Camera System (5 of 5)	CSF			52,497				52,497
	Police Total				270,000	65,318	52,497				387,815
220	Fire	220.15	Radio Equipment Upgrades: Vehicle Mounted & I	CSF		95,522					95,522
			Radio Equipment Upgrades: Vehicle Mounted & I	CSF			91,044				91,044
		220.32	Ambulance (A1) Five Year Lease 1 of 5	ARRA	95,000						95,000
			Ambulance (A1) Five Year Lease 2 of 5	ARRA		95,000					95,000
			Ambulance (A1) Five Year Lease 3 of 5	ARRA			95,000				95,000
			Ambulance (A1) Five Year Lease 4 of 5	ARRA				95,000			95,000
			Ambulance (A1) Five Year Lease 5 of 5	ARRA					95,000		95,000
		220.33	SUV/Comand Vehicle (Vin # 7071)	CSF	47,000						47,000
		220.34	Ambulance (A2) Five Year Lease 1 of 5	ARRA			95,000				95,000
			Ambulance (A2) Five Year Lease 2 of 5	ARRA			95,000				95,000
			Ambulance (A2) Five Year Lease 3 of 5	ARRA				95,000			95,000
			Ambulance (A2) Five Year Lease 4 of 5	ARRA					95,000		95,000
			Ambulance (A2) Five Year Lease 5 of 5	ARRA						95,000	95,000
		220.35	SUV/Comand Vehicle (Vin # 5780)	CSF			47,000				47,000
		220.36	SUV/Comand Vehicle (Vin # 5780)	CSF				47,000			47,000
		220.44	Tower - Aerial Ladder Truck 1 of 10	CSF			220,158				220,158
			Tower - Aerial Ladder Truck 2 of 10	CSF				220,158			220,158
			Tower - Aerial Ladder Truck 3 of 10	CSF					220,158		220,158
			Tower - Aerial Ladder Truck 4 of 10	CSF						220,158	220,158
		220.45	Engine 3 Leasing 1/5	CSF	175,000						175,000
			Engine 3 Leasing 2/5	CSF		175,000					175,000
			Engine 3 Leasing 3/5	CSF			175,000				175,000
			Engine 3 Leasing 4/5	CSF				175,000			175,000
			Engine 3 Leasing 5/5	CSF					175,000		175,000
		220.48	SCBA Packs with Face Piece & Bottles	CSF	29,580						29,580
	Fire Total				346,580	365,522	818,202	632,158	585,158	315,158	3,062,778

Town of Bridgewater Capital Improvement Program

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Project Funded: N

FY 2024 - FY 2029

Balance to Dept	Department	Project N	Description	Funding Co	Fiscal Yea 2024	2025	2026	2027	2028	2029	Grand Total
300	Bridgewater Middle School	300.02	BMS Replace Asphalt Pavements and rest ripe- Front	CSF	200,000						200,000
		300.03	BMS Crack fill, seal coat, restripe asphalt-Back	CSF	50,000						50,000
		300.05	BMS Upgrade HVAC Controls	DE						200,000	200,000
		300.06	BMS ADA Improvements and Repairs Walks	CSF			25,000				25,000
		300.07	BMS LED Lighting Upgrade (Interior or Exterior)?	CSF		200,000					200,000
		300.08	BMS Replace All Windows MSBA	MSBA			3,000,000				3,000,000
		300.09	BMS Replace Existing Generator - 1960	DE			125,000				125,000
		300.11	BMS Replace Shades	CSF	85,000						85,000
		300.15	BMS Upgrade Elevator Conveying System	CSF			65,000				65,000
		300.16	BMS Upgrade Generator Electrical	CSF			45,000				45,000
		300.57	BMS Printers	CSF	5,000						5,000
		300.58	BMS Chromebook Cart - Hardware - Mobile Classroom	CSF	10,000						10,000
		300.59	BMS Phone System - Hardware - Communications	CSF	120,000						120,000
		300.60	BMS Chromebook Cart - Hardware - Mobile Classroom	CSF			10,000				10,000
		300.72b	BMS Camera System Upgrade - Building Security	CSF		75,000					75,000
		300.xx	BMS Replace Front Doors	CSF		55,000					55,000
		300-xx	BMS Replace office area carpet	CSF		30,000					30,000
	Bridgewater Middle School Total				470,000	360,000	3,270,000			200,000	4,300,000
	Mitchell Elementary School	300.44	MES crack fill, seal coat and restripe all lots	CSF						70,000	70,000
	Mitchell Elementary School Total									70,000	70,000
	Williams Intermediate School	300.47	WIS Upgrade Fire Panel - Under Review	CSF			55,000				55,000
		300.48	WIS Correct Leaking windows and roof - Under Review	MSBA			3,500,000				3,500,000
		300.49	WIS Crack Fill, Sealcoat, Reline Asphalt	CSF	75,000						75,000
		300.51	WIS HVAC Controls Upgrade	DE				275,000			275,000
		300.52	WIS HVAC System Upgrade Package Units (R22 Refrigerant)	CSF		275,000					275,000
		300.53	WIS Lighting Controls / LED Lighting Upgrades	CSF	45,000						45,000
		300.56	WIS Replace Shades	CSF	85,000						85,000
		300.70	WIS Document Cameras (60) - Classroom Instruction	CSF	7,200						7,200
		300.71	WIS Camera System Upgrade - Building Security	CSF		125,000					125,000
		300.xx	WIS Rear Lower gym roof replacement	CSF		25,000					25,000
	Williams Intermediate School Total				212,200	425,000	3,555,000	275,000			4,467,200

	District Wide	300.18	DW 4x4 Plow Truck Dump	CSF	48,888						48,888
		300.23	DW Replace Metal Exterior Grounds shop	CSF			76,388				76,388
		300.20	DW Replace Bobcat	CSF			64,166				64,166
		300.21	DW Replace Shop Roof	CSF			91,665				91,665
		300.62	DW 4x4 Plow Truck	CSF	45,833						45,833
		300.61	DW District Firewall	CSF	61,110						61,110
		300.63	DW Staff Laptops	CSF		6,729					6,729
		300.64	DW Computers (40)	CSF		24,468					24,468
	District Wide Total				155,831	31,197	232,218				419,245
	High School	300.24	HS New Parking by Stadium - Pending Study	CSF			61,110				61,110
		300.25	HS Crack Fill, Sealcoat, Reline Asphalt	CSF		192,686					192,686
		300.26	HS HVAC Terminal & Packaging Units	DE			1,833,300				1,833,300
		300.28	HS LED Lighting Upgrades	DE			152,775				152,775
		300.29	HS Replace Boiler No. 1	CSF		67,287					67,287
		300.30	HS Replace Boiler No. 2	CSF			52,555				52,555
		300.31	HS Replace Boiler No. 3	CSF				46,444			46,444
		300.32	HS Replace Boiler No. 4	CSF				46,444			46,444
		300.33	HS Replace Boiler No. 5	CSF			52,555				52,555
		300.34	HS Replace HVAC Controls	DE			415,548				415,548
		300.39	HS Replace Remaining 20% of Sprinkler Heads	CSF			45,833				45,833
		300.42	HS Replace Turf Field Lighting	CSF	48,888						48,888
		300.45	HS Ride on Scrubber	CSF			10,083				10,083
		300.66	HS Printers	CSF			6,111				6,111
		300.67	HS Lecture Hall Projector	CSF	15,278						15,278
		300.68	HS Large Instructional Classroom - AV	CSF			18,333				18,333
		300.69	HS Install Projectors or Interactive LED Panels - AV Classroom	CSF	183,330						183,330
		300.75	HS PA System Replacement	CSF		55,053					55,053
		300.xx	DW Air Conditioning upgrade	CSF		24,468					24,468
			HS Softball field - infield for girls softball	CSF		21,410					21,410
	High School Total				247,496	360,903	2,648,202	92,887			3,349,488
300 Total					1,085,526	1,177,100	9,705,420	367,887		270,000	12,605,933
302	Bristol Plymouth School	302.01	Bristol Plymouth School Bond - % based on enrollment: Current	DE		405,286	877,205	1,010,759	1,182,700	1,269,927	4,745,876
	Bristol Plymouth School Total					405,286	877,205	1,010,759	1,182,700	1,269,927	4,745,876
302 Total						405,286	877,205	1,010,759	1,182,700	1,269,927	4,745,876
Grand Total					1,085,526	1,582,386	10,582,625	1,378,646	1,182,700	1,539,927	17,351,809

Town of Bridgewater Capital Improvement Program

AFS= Alternative Funding Source - ARPA= American Rescue Plan - ARRA - Ambulance Receipts Reserved - DE= Debt Exclusion - OAF= Other Available Funds - CH90= Chapter 90 - CSF= Capital Stabilization Fund - CPC=Community Preservation Fund - MSBA= MA School Building Authority - SCTF= Senior Center Trust Fund

Project Funded N

FY 2024 - FY 2029

Dept	Department	Project N	Description	Funding	2025	2026	2027	2028	2029	Grand Total
420	DPW Hwy	420.09	John Deer Loader - Lease Payment 2 of 5	CSF	48,521					48,521
			John Deer Loader - Lease Payment 3 of 5	CSF		48,521				48,521
			John Deer Loader - Lease Payment 4 of 5	CSF			48,521			48,521
			John Deer Loader - Lease Payment 5 of 5	CSF				48,521		48,521
		420.13	No. 2 - 24 Six Wheeler - Lease Payment 3 of 5	CSF	48,700					48,700
			No. 2 - 24 Six Wheeler - Lease Payment 4 of 5	CSF		48,700				48,700
			No. 2 - 24 Six Wheeler - Lease Payment 5 of 5	CSF			48,700			48,700
		420.14	No. 2 - 26 Six Wheeler - Lease Payment 3 of 5	CSF	48,700					48,700
			No. 2 - 26 Six Wheeler - Lease Payment 4 of 5	CSF		48,700				48,700
			No. 2 - 26 Six Wheeler - Lease Payment 5 of 5	CSF			48,700			48,700
		420.21	No. 2 - 18 Six Wheeler - Lease Payment 1 of 5	CSF	48,700					48,700
			No. 2 - 18 Six Wheeler - Lease Payment 2 of 5	CSF		48,700				48,700
			No. 2 - 18 Six Wheeler - Lease Payment 3 of 5	CSF			48,700			48,700
			No. 2 - 18 Six Wheeler - Lease Payment 4 of 5	CSF				48,700		48,700
			No. 2 - 18 Six Wheeler - Lease Payment 5 of 5	CSF					48,700	48,700
	DPW Hwy Total				194,621	194,621	194,621	97,221	48,700	729,784
Grand Total					194,621	194,621	194,621	97,221	48,700	729,784

Town of Bridgewater Capital Improvement Program

AFS= Alternative Funding Source - ARPA= American Rescue Plan - ARRA - Ambulance Receipts Reserved - DE= Debt Exclusion - OAF= Other Available Funds - CH90= Chapter 90 - CSF= Capital Stabilization Fund - CPC=Community Preservation Fund - MSBA= MA School Building Authority - SCTF= Senior Center Trust Fund

Project Funde N

FY 2024 - FY 2029

Dep	Departme	Projec	Description	Funding	2025	2026	2027	2028	Grand Total
422	Roadways	422.15	Vernon Street Opt 2 - Pleasant to Green - Roadways	DE			11,220,867		11,220,867
			Vernon Street Opt 2 - Pleasant to Green - Drainage	DE			6,052,299		6,052,299
			Vernon Street Opt 2 - Pleasant to Green - Water	WD			2,145,564		2,145,564
		422.24	Flagg Street-Roadways	DE	3,692,420				3,692,420
			Flagg Street-Drainage	ARPA	1,522,267				1,522,267
			Flagg Street-Water Lines	WD	2,213,226				2,213,226
		422.25	Deerfield Street-Roadways/Curbing & Sidewalks	DE				3,293,470	3,293,470
			Deerfield Street-Drainage	DE				3,356,665	3,356,665
			Deerfield Street-Water Lines	WD				2,165,638	2,165,638
		422.30	Main St - Center St to Central Sq - Roadways	DE				5,234,450	5,234,450
			Main St - Center St to Central Sq - Drainage	DE				2,132,115	2,132,115
			Main St - Center St to Central Sq - Water Lines	WD				2,059,463	2,059,463
		422.33	Downtown Gateway Project - Roadways	DE				5,134,490	5,134,490
		422.34	Chpt. 90 - Roadways Resurfacing & Repair	CH 90	1,000,000	718,487	718,487		2,436,973
		422.27	Cross Street Opt 2 - Vernon St to South St - Roadways - Box Widening - Bike Lanes	DE	5,402,608				5,402,608
			Cross Street Opt 2 - Vernon St to South St - Drainage	DE	2,956,571				2,956,571
			Cross Street Opt 2 - Vernon St to South St - Water Lines	WD	2,397,312				2,397,312
		422.28	Green Street Opt 2 - Water Main - Mill & Overlay - Roadways	DE				353,385	353,385
			Green Street Opt 2 - Water Main - Mill & Overlay - Drainage	DE				37,268	37,268
			Green Street Opt 2 - Water Main - Mill & Overlay - Water Lines	WD				813,700	813,700
		422.29	South Street Opt 1 - Crescent St to Central Sq - Roadways - Box Widening - Paving - 5' Bike La	DE	3,337,030				3,337,030
			South Street Opt 1 - Crescent St to Central Sq - Drainage	DE	1,811,498				1,811,498
			South Street Opt 1 - Crescent St to Central Sq - Water Lines	WD	1,075,109				1,075,109
	Roadways Construction and Maintenance Total				25,408,040	718,487	20,137,217	24,580,645	70,844,389
Grand Total					25,408,040	718,487	20,137,217	24,580,645	70,844,389

Town of Bridgewater Capital Improvement Program

AFS= Alternative Funding Source - ARPA= American Rescue Plan - ARRA - Ambulance Receipts Reserved - DE= Debt Exclusion - OAF= Other Available Funds - CH90= Chapter 90 - CSF= Capital Stabilization Fund - CPC=Community Preservation Fund - MSBA= MA School Building Authority - SCTF= Senior Center Trust Fund

Project Funded: N

FY 2024 - FY 2029

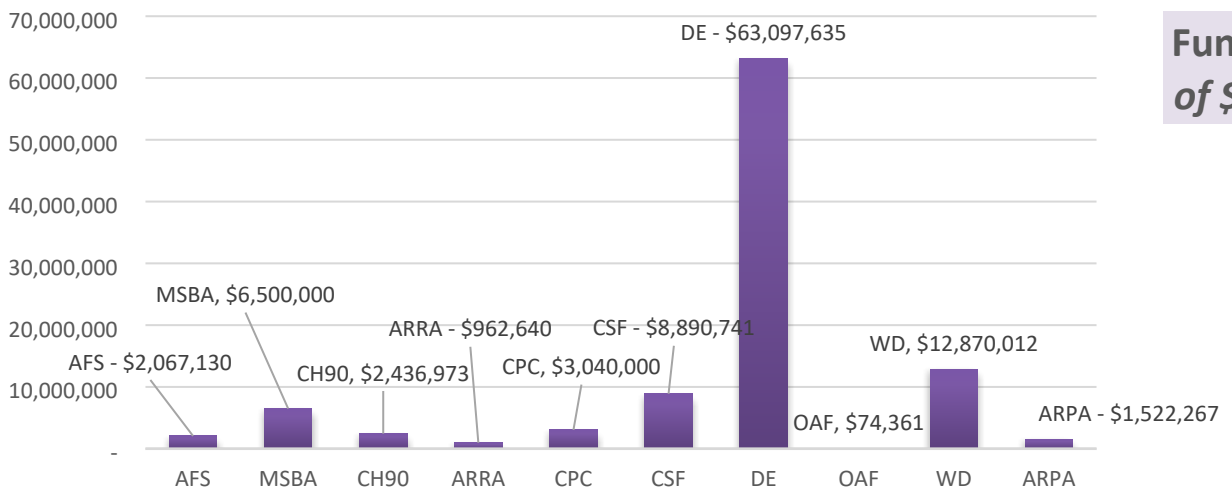
Balance to					Fiscal Yea			
Dept	Department	Project N	Description	Funding Co	2024	2025	2026	Grand Total
610	Library	610.07b	Town Records Management/Digitization-Phase 2	AFS		307,842		307,842
		610.07c	Town Records Management/Digitization-Phase 3	AFS			59,288	59,288
	Library Total					307,842	59,288	367,130
630	P & R	630.15	Dump Truck with Plow Setup	CSF		50,000		50,000
		630.18	Dog Park	CPC		40,000		40,000
		630.22	Turbine Debris Blower	CSF	9,956			9,956
		630.23	Shop Lift	CSF	5,000			5,000
		630.24	Pickleball Courts Maintenance	CSF	20,500			20,500
		630.25	Basketball Courts (Legion & Scotland)	CSF	29,000			29,000
		630.26	Baseball Dugouts	CSF	25,000			25,000
		630.27	Stand On Mowers	CSF	30,000			30,000
		630.28	Recreation Building Cottage St Stairs	CSF	30,000			30,000
	P & R Total				149,456	90,000		239,456
Grand Total					149,456	397,842	59,288	606,586

SUMMARY OF FUNDING SOURCES

Town of Bridgewater FY 2024 - 2029 Capital Improvement Program

AFS=Alternative Funding Source - ARPA=American Rescue Plan - ARRA=Ambulance Receipts Reserved - CH90=Chapter 90 - CPC=Community Preservation Fund - CSF=Capital Stabilization Fund - DE=Debt Exclusion - MSBA=MA School Building Authority - OAF=Other Available Funds - WD=Water Debt

Funding Code	Funding Source	2024	2025	2026	2027	2028	2029	Grand Total
AFS	Alternative Funding Source		407,842	1,659,288				2,067,130
ARPA	ARPA		1,522,267					1,522,267
ARRA	Ambulance Receipts Reserved	107,640	95,000	285,000	190,000	190,000	95,000	962,640
CH 90	Chapter 90		1,000,000	718,487	718,487			2,436,973
CPC	Community Preservation		3,040,000					3,040,000
CSF	Capital Stabilization Fund	2,086,562	2,910,160	2,179,117	799,666	534,379	380,858	8,890,741
DE	Debt Exclusion		18,395,412	3,548,828	18,958,925	20,724,544	1,469,927	63,097,635
MSBA	MSBA			6,500,000				6,500,000
OAF	Other Available Funds	47,247	27,114					74,361
WD	Water Debt		5,685,647		2,145,564	5,038,801		12,870,012
Grand Total		**2,241,449**	**33,083,442**	**14,890,719**	**22,812,642**	**26,487,724**	**1,945,785**	**101,461,760**



Funding Sources *of $101,461,760*

Finance Team Comments

The major role of the Finance Team is to review all submitted projects included in the Capital Improvement Program, comment upon their viability and make its final recommendations, which includes consideration for the use of Town Debt. These guidelines below are used to assist the Town in determining how much debt can safely be incurred, and are consistent with those recommended by the Massachusetts Department of Revenue, namely:

- Determine debt that can be incurred without jeopardizing credit standing and causing financial hardship;
- Incorporate affordability guidelines for expenditures;
- Include review of the Capital Improvement Program; and
- Indicate appropriate uses for and acceptable amounts of debt.

The Finance Team has reviewed the projects included in the five-year Capital Program at meetings held with the various departments proposing these projects. At these meetings, department heads presented information and data to justify the need, cost, and implementation timeframe for the projects. It is the strong opinion of the Finance Team that for the Capital Improvement Program to be an effective tool for managing the Town's capital investment, department heads must have confidence that their submitted projects will be implemented within the timeframe planned in the Program. The Finance Team recognizes that the municipal administration has worked hard to anticipate capital needs, submit projects into the Plan, and distribute those projects over the five-year planning period.

At this writing, debt service projections and metrics were not yet finalized but conservative preliminary estimates prepared by the Town Manager indicate that the Program will be well within the guidelines set forth for Credit Standing and Affordability.

Subject to analysis and compliance with Debt guidelines, and to comments and recommendations made herein for specific capital projects proposed for the upcoming fiscal year, we are pleased to recommend this Capital Improvement Program as an effective tool for managing the Town's finances with respect to Capital Projects for the next seven years.

Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 3/12/2024
First Reading: 3/12/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY24-036: Town Department Capital Transfer Order

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

FUND	SOURCES OF FUNDING			AMOUNT
2501	AMBULANCE RRA	Town Capital - Capital Outlay Fund	$	95,000.00
8006	SENIOR CENTER CAPITAL TRUST	Town Capital - Capital Outlay Fund	$	47,247.00
8010	CAPITAL STABILIZATION	Town Capital - Capital Outlay Fund	$	1,013,676.00
Total			**$**	**1,155,923.00**

PROJECT#	USES OF FUNDING		AMOUNT
133.27	TECHNOLOGY	Budget Costing Module	50,000
155.29	TECHNOLOGY	Ambulance Computers Replacement	12,640
192.37	BLDG & BUILDING IMPROVEMENT	Police Station - Replace Rooftop AC Unit	105,000
192.70	BLDG & BUILDING IMPROVEMENT	Highway Building - Garage Floors	47,000
192.71	BLDG & BUILDING IMPROVEMENT	Highway Building - Garage Lifts	85,000
192.72	BLDG & BUILDING IMPROVEMENT	Senior Center HVAC Replacement	40,000
192.73	BLDG & BUILDING IMPROVEMENT	Senior Center Grounds Improvement Phase I	47,247
193.74	MACH/EQUIP/VEHICLES	Electric Vehicle Charging Stations Phase II Senior Center	3,000
210.18	MACH/EQUIP/VEHICLES	Replace 2 Police Vehicles - 1 Specialty Vehicle	270,000
220.32	MACH/EQUIP/VEHICLES	Ambulance (A1) Five Year Lease 1 of 5	95,000
220.33	MACH/EQUIP/VEHICLES	SUV/Comand Vehicle (Vin # 7071)	47,000
220.45	MACH/EQUIP/VEHICLES	Engine 3 - Leasing TELP	175,000
220.48	MACH/EQUIP/VEHICLES	SCBA Packs - Town Share - Grant ($295,800)	29,580

NOT FOR ACTION - FIRST READING

630.22	MACH/EQUIP/VEHICLES	Turbine Debris Blower		9,956
630.23	MACH/EQUIP/VEHICLES	Shop Lift		5,000
630.25	OTHER INFRASTRUCTURE	Basketball Courts (Legion & Scotland)		29,000
630.26	OTHER INFRASTRUCTURE	Baseball Dugouts		25,000
630.24	OTHER INFRASTRUCTURE	Pickleball Courts Maintenance		20,500
630.28	BLDG & BUILDING IMPROVEMENT	Recreation Cottage St Stairway Replacement Project		30,000
630.27	MACH/EQUIP/VEHICLES	Stand On Mowers		30,000
Total			**$**	**1,155,923.00**

Explanation:
This transfer will fund the Capital Plan Projects.

Committee Referrals and Dispositions:

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

Attachments: None

NOT FOR ACTION - FIRST READING

Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 3/12/2024
First Reading: 3/12/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY24-037: Transfer Order - Bridgewater Raynham School District Capital Assessment

ORDERED, in accordance with applicable provisions of the of the Bridgewater Home Rule Charter, that the Town Council assembled vote to provide supplemental funding to the Bridgewater-Raynham Regional School District as follows:

FUND	SOURCES OF FUNDING	ACCOUNT NO.	DESCRIPTION	AMOUNT
8010	CAPITAL STABILIZATION	80105-596110	BRRSD Capital	$ 1,085,526.00
Total				**$ 1,085,526.00**
	USES OF FUNDING		**DESCRIPTION**	**AMOUNT**
1000	BRRSD SCHOOL CAPITAL	10300224-580000	BRRSD Capital	$ 1,085,526.00
Total				**$ 1,085,526.00**

Explanation:
This measure appropriates funds for the Bridgewater Raynham Regional School District (BRRSD), in addition to those already enacted in the Town's annual Budget as recommended by the School Committee. See attachment for a breakdown of the School Capital Projects

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

NOT FOR ACTION - FIRST READING

•	•
•	•

Attachments: 1. BRRSD Capital Assessment Order Transfer

Town of Bridgewater FY 2024 Capital Improvement Program					
BRRSD Funding Requirements FY 2024					
Location of Project			Project#	Description	Amount
2024	**300**	Bridgewater Middle School	300.02	BMS Replace Asphalt Pavements and rest ripe- Front	200,000
2024	**300**	Bridgewater Middle School	300.03	BMS Crack fill, seal coat, restripe asphalt-Back	50,000
2024	**300**	Bridgewater Middle School	300.11	BMS Replace Shades	85,000
2024	**300**	Bridgewater Middle School	300.57	BMS Printers	5,000
2024	**300**	Bridgewater Middle School	300.58	BMS Chromebook Cart - Hardware - Mobile Classroom	10,000
2024	**300**	Bridgewater Middle School	300.59	BMS Phone System - Hardware - Communications	120,000
2024	**300**	Williams Intermediate School	300.49	WIS Crack Fill, Sealcoat, Reline Asphalt	75,000
2024	**300**	Williams Intermediate School	300.53	WIS Lighting Controls / LED Lighting Upgrades	45,000
2024	**300**	Williams Intermediate School	300.56	WIS Replace Shades	85,000
2024	**300**	Williams Intermediate School	300.70	WIS Document Cameras (60) - Classroom Instruction	7,200
2024	**300**	District Wide	300.18	DW 4x4 Plow Truck Dump	48,888
2024	**300**	District Wide	300.61	DW District Firewall	61,110
2024	**300**	District Wide	300.62	DW 4x4 Plow Truck	45,833
2024	**300**	High School	300.42	HS Replace Turf Field Lighting	48,888
2024	**300**	High School	300.67	HS Lecture Hall Projector	15,278
2024	**300**	High School	300.69	HS Install Projectors or Interactive LED Panels - AV Classroom	183,330
	BRRSD SCHOOL			**Total**	**1,085,526**

Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 3/12/2024
First Reading: 3/12/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY24-038: Capital Transfer Order - Water and Sewer Enterprise Fund

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

FUND	SOURCES OF FUNDING		AMOUNT
6200	WTR RETAINED EARNINGS	WTR Capital Outlay	$ 450,000
6100	SWR RETAINED EARNINGS	SWR Capital Outlay	$ 92,000
Total			**$ 542,000**

PROJECT#	USES OF FUNDING		AMOUNT
133.27	OTHER INFRASTRUCTURE	Sprague Hill Tank Cleaning	75,000
155.29	OTHER INFRASTRUCTURE	Carvers Pond Filter Valve Project	375,000
192.37	SWR PROFESSIONAL SVES	Sewer Affordability Analysis/ Rate Study	47,000
192.70	MACH/EQUIP/VEHICLES	Sewer Dept Vehicle	45,000
Total			**$ 542,000**

Explanation:
This transfer will fund the Capital Water and Sewer Fund Projects #133.27, 155.29, 192.37 and 192.70.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)

NOT FOR ACTION - FIRST READING

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•	•
•	•

Attachments: None

Bridgewater Town Council

Introduced By:	Kevin Perry, Councilor
Date Introduced:	3/12/2024
First Reading:	3/12/2024
Second Reading:	
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Resolution R-FY24-005: Route 18 Corridor Transportation Planning Study

WHEREAS, Old Colony Planning Council has published its final draft of the Route 18 Corridor Transportation Planning Study which makes recommendations regarding the Central Square traffic pattern and changes to signalization, and;

WHEREAS, There are long delays at the Bedford Street (Route 18/28) northbound stop approach intersection entering Central Square, and this intersection is considered failed during the morning peak hour and the afternoon peak hour, and;

WHEREAS, Vehicle queues from northbound traffic at the Broad Street (Route 18)/Main Street (Route 28)/Summer Street (Route 104) intersection queue into Central Square creating delays for traffic trying to enter the oval on the Bedford Street northbound stop approach and the South Street stop approach, and;

WHEREAS, The South Street intersection at Central Square is considered failed during the morning and afternoon peak hour, and;

WHEREAS, The recommendation for improving peak hour traffic flow at the south end of the oval, including the Bedford Street (Route 18) northbound approach and the South Street (Route 104) approach is to create a single point signalized intersection, and;

WHEREAS, As part of the Town of Bridgewater's plan to redesign and revitalize Central Square, (called "Revitalizing the Heart of Bridgewater: Vision to Reality"), the town has developed a plan to reconfigure Central Square, and;

WHEREAS, This concept plan calls for reconfiguring the angled parking in the center from angled to parallel parking. The plan has one travel lane on each side of the oval (one on the northbound side and one on the southbound side).

WHEREAS, The plan would widen sidewalks for outdoor restaurant seating and a bicycle lane would be

added on both sides of the oval.

WHEREAS, The plan would install Rapid Rectangular Flashing Beacons at crosswalks in Central Square to improve pedestrian visibility and safety for crossing Central Square.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Bridgewater:
That the Town Council endorses this concept plan and is prepared to seek a solution to the ease traffic congestion, drastically improve pedestrian safety and access, and improve bicycle and pedestrian routes throughout the Central Square area, and;

That the Town Council requests the Town Manager to present an appropriation to fund preliminary engineering services to begin the Central Square Improvement Program, and;

That the Town Council requests the Town Manager to present a comprehensive plan and timeline to the Town Council for approval after the preliminary engineering has been completed.

Committee Referrals and Dispositions:

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

Attachments: None