



## **Town of Bridgewater**

### **Town Council**

March 26, 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**

#### **A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS**

- a) March 12, 2024 Meeting Minutes

#### **B. ANNOUNCEMENTS FROM THE PRESIDENT**

#### **C. PROCLAMATIONS**

#### **D. CITIZEN OPEN FORUM**

#### **E. APPOINTMENTS**

- a) Reappointments - S.A.V.E. Committee:  
Paula Bracken (Term 2024-2026)  
Lorraine Carrozza (Term 2024-2027)
- b) Appointment - Housing Authority:  
Paul Battista (Term 2024-2027)
- c) Ratification of Finance Director - Laurie Guerrini
- d) Ratification of Fire Chief - John Schlatz

#### **F. HEARINGS**

- a) Proposed Zoning Amendment Ordinance D-FY24-004: Central Business District and Form Based Code  
*Continued Public Hearing - 7:15*

#### **G. LICENSE TRANSACTIONS**

- a) Petition P-2024-017: Granting of the Transfer of a Beer and Wine License - HR Group Inc. dba Nick & Angelo's Pizza  
*7:05pm Public Hearing: Notice was in the 3/12/24 Enterprise.*

#### **H. PRESENTATIONS**

#### **I. TOWN MANAGER'S REPORT**

- a) Addressing Prior Public Comment Items (*No Council Discussion*)
- b) Fire Station Update
- c) Fire Hydrant Issue
- d) Stiles & Hart Update
- e) Municipal Parking Lot Update
- f) Flagg Street Update
- g) Old State Farm Trail Update
- h) Vernon Street Bridge Issue Update

**J. DISCUSSIONS**

**K. COMMITTEE REPORTS**

**L. LEGISLATION FOR ACTION**

- a) Order O-FY24-028: Acceptance of Grant: Council on Aging – Mass Cultural Council  
*Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.*
- b) Order O-FY24-029: Acceptance of Grant: Community Transit Program - MassDOT  
*Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.*
- c) Order O-F24-030: Acceptance of Grant: Police Department - Justice Assistance (JAG) Program  
*Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.*
- d) Order O-FY24-031: Acceptance of Grant: Fire Department - Department of Fire Services  
*Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.*
- e) Order O-FY24-032: Acceptance of Grant: Council on Aging - Massachusetts Home and Community Based Services (HCBS)  
*Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.*
- f) Order O-FY24-036: Town Department Capital Transfer Order  
*Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.*
- g) Order O-FY24-037: Transfer Order - Bridgewater Raynham School District Capital Assessment  
*Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.*
- h) Order O-FY24-038: Capital Transfer Order - Water and Sewer Enterprise Fund  
*Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.*
- i) Resolution R-FY24-005: Route 18 Corridor Transportation Planning Study  
*This measure was not referred to any committee. 14 days have passed, therefore may be finally considered this evening.*
- j) Petition P-2024-018: 2024 Annual Town Election Warrant  
*It is required that the Town Council accepts and approves as a matter of record.*

- k) Proposed Zoning Ordinance D-FY24-003: Chapter 7.7 - Specialized Energy Code  
*Community and Economic Development voted 1-1-1 to recommend at their 1/31/24 meeting.*
- l) Proposed Ordinance D-FY22-008: Bridgewater Town Charter Article II, Legislative Branch  
Section 2-13(a) Annual Stipend  
*Rules & Procedures vote 3-0 to recommend with amendments at their 3/18/24 meeting.*

**M. OLD BUSINESS**

**N. NEW BUSINESS**

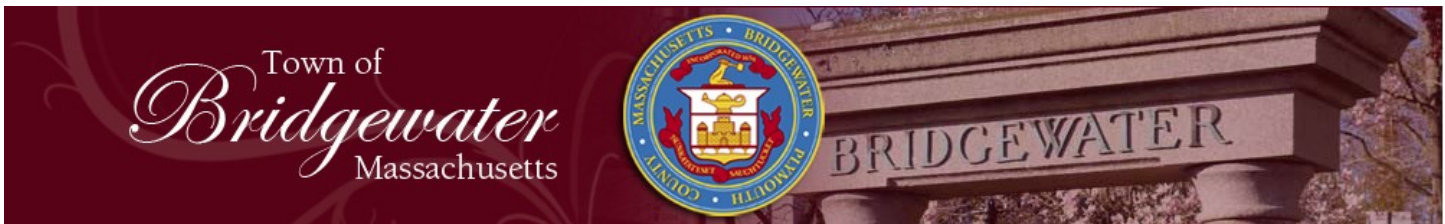
- a) Order O-FY24-039: Deed In Lieu of Foreclosure - 0 Laurel Street
- b) General Ordinance D-FY24-006: Amend General Ordinances Relative to the Veterans  
Department

**O. CITIZEN COMMENTS**

**P. COUNCIL COMMENTS**

**Q. EXECUTIVE SESSION**

**R. ADJOURNMENT**



## **Town of Bridgewater**

### **Town Council**

March 12, 2024

7:00 PM

## **MEETING MINUTES**

### **CALL TO ORDER**

A quorum being duly present, Town Council President Erik Moore called the meeting of the Bridgewater Town Council to order at 7:00pm on Tuesday, March 12, 2024 in the Council Chambers.

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

### **APPROVAL OF MINUTES FROM PREVIOUS MEETINGS**

a) February 20, 2023 Meeting Minutes

*Councilor George made a motion to approve the February 20, 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 – Abstained; Robinson – Abstained; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 7-0-2

### **ANNOUNCEMENTS FROM THE PRESIDENT**

Council President asked for a moment of silence for Louis J. “Sonny” Cappiello Jr., a veteran who passed away on March 5<sup>th</sup> and Alan O. Warren a veteran who passed away on March 1<sup>st</sup>.

**PROCLAMATIONS** – None

### **CITIZEN OPEN FORUM**

- Janet Hansen, Pleasant Street: still confused and has questions on speaking during committee meetings.

### **APPOINTMENTS**

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

*Councilor George made a motion to approve the appointment of Mark Peterson to the Conservation*



*Commission, 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 – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 9-0-0

*Councilor Perry made a motion to take G. License Transactions out of order, which was duly seconded by Councilor George.*

A voice vote was taken with the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 9-0-0

## **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.*

Council President Moore called the public hearing to order at 7:10p.m.

CED Director Robert Rulli gave a brief presentation of the ordinance.

Council President Moore asked if anyone from the audience had any questions:

- Carlton Hunt, Austin Street: #9 an issue, not sure where it came from. Terminology not included, introduction not updated.
- Adelene Ellenberg, 76 Aldrich Road: agree to continue with zoning board; entitled to payment in lieu of taxes – BSU and prison. Asked that the council file a FOIA to the State for how much the town has been paid for the last 10 years for in lieu of taxes, would that offset grants.
- Janet Hansen, Pleasant Street: who is paying for train station to be moved, does not agree with 6 stores, keep Campus Plaza. Cost to town, mixed use will add to cost.
- James Candito, 37 Stetson Street: only get bits and pieces of information, has sent emails over the years and sometimes get response. Traffic is an issue. Bridgewater not a destination site.

Council President Moore asked if anyone wished to speak in favor of the Ordinance: no one spoke

Council President Moore asked if anyone wished to speak in opposition of the Ordinance: no one spoke.

Council President Moore asked if councilors had any questions:

*Councilor McKinnon made a motion to amend Ordinance D-FY24-004 to change the height from 6 stories to 5 stories. Councilor Chase seconded this motion.*

Councilor Robinson noted that there was a joint meeting with CED and Planning. Then CED had a meeting. On 2/6 Pat Driscoll and Councilor Robinson met with the Town Manager and that was the version that went on the 2/26/24 agenda. 2/28/24 had an additional page, propose sticking with the version from 2/20/24.

CED Director Rulli noted that the only difference is 9.9 and elimination of the Technical Review Committee.

Councilor Chase noted that he has heard from people who are in favor and opposed. Agree to amend to 5 story. Only 2 sites 5 stories could be.

Councilor Linde asked what Planning Board approved for height.

*Councilor Linde made a motion to suspend the council rules to allow Patrick Driscoll from the Planning Board to speak. The motion 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 – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 9-0-0.

Pat Driscoll, Chair of the Planning Board noted that the Planning Board approved 4 stories.

Councilor Robinson asked if a developer buys more land does that open more for 6 stories? Mr. Rulli noted yes but unlikely to happen.

Councilor Moore noted that foot traffic is needed in order the support businesses, need to fix the area.

A roll-call vote was taken on Councilor McKinnon's motion to amend the Ordinance and the results recorded as follows: Chase – Yea; Murphy - Abstained; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Abstained; Perry – Yea; McKinnon – Yea; Linde – No. Motion passed 6-1-2.

*Councilor Robinson made a motion to refer the 2/20/24 version as amended tonight to Community and Economic Development Committee and Planning Board. The motion was duly seconded by Councilor Linde.*

Councilor George noted that when the ordinance comes back to council and if it doesn't pass, cannot revisit for two years. Also asked if moving the train platform must be done and what would the cost be. Town Manager Dutton noted that the platform did not need to be moved and there was no hard number right now for the cost of moving. He also added that if the platform were to be moved, taxpayer money would not be used.

A voice vote was taken on Councilor Robinson's motion to refer the Ordinance and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 9-0-0.

*Councilor Perry made a motion to continue the Public Hearing for Ordinance D-FY24-004 to*

*March 26, 2024 at 7:15p.m. The motion was duly seconded by Councilor George.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea.  
Motion passed 9-0-0.

### **LICENSE TRANSACTIONS**

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

*Councilor George made a motion to approve Petition P-2024-016, which was duly seconded by Councilor McKinnon.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea.  
Motion passed 9-0-0.

### **PRESENTATIONS** – None

### **TOWN MANAGER'S REPORT**

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

Town Manager Dutton noted that Council cannot engage in questions during citizens comments because of Open Meeting Laws so he is adding addressing prior public comment items to the agenda.

At the 2/20/24 meeting a question was asked regarding changing the admin code. Town Manager Dutton noted that there will be changes to the Admin Code being submitted when the new council is seated in May.

Councilor Linde asked if assistance could come from the AG office for open meeting law information. Town Manager Dutton noted that a planning session for new councilors is being drafted.

- b) Veterans Agent/District Update

Town Manager Dutton noted that they are trying to make veteran services better. Interviewed two candidates for VSO. VSO will be hired first and then he/she can assess what is needed for the second hire. The VSO will be located in both Bridgewater and Raynham. A district provides a better salary which bring better candidates.

Councilor Gallagher noted that outreach is important for veteran services.

Councilor Murphy asked what the different was between and district and town veteran services officers. Town Manager Dutton noted that with a district we can build a better services for the

veterans. Raynham recently lost their VSO for a district making more money.

Councilor McKinnon asked that the following be added to the next council meeting:

1. Fire Station Update
2. 2 Fire Hydrants – 1 in front of Town Hall/1 on Old Plymouth Street
3. Stiles & Hart
4. Summer Street Path
5. Municipal Parking – how much has been made
6. Flagg Street Funding

Councilor Chase asked that the following be added to the next council meeting:

1. Status of Flagg Street: resident of Winter Street reached out to him. Heavy trucks using Winter Street because of Flagg Street truck detour.

Councilor Moore asked that the following be added to the next council meeting:

1. End of Vernon Street: bridge needs poled fixed; is it Bridgewater or Middleboro.

**DISCUSSIONS** – None

**COMMITTEE REPORTS** – None

**LEGISLATION FOR ACTION** – None

**OLD BUSINESS** – None

**NEW BUSINESS**

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

*Councilor Linde made a motion to refer Order O-FY24-027 to Budget & Finance and Finance Committee, which was duly seconded by Councilor McKinnon.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 9-0-0.

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

*Councilor George made a motion to refer Order O-FY24-028 to Budget & Finance and Finance Committee, which was duly seconded by Councilor McKinnon.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 9-0-0.

- c) Order O-FY24-029: Acceptance of Grant: Community Transit Program – MassDOT  
*Councilor George made a motion to refer Order O-FY24-029 to Budget & Finance and Finance Committee, which was duly seconded by Councilor Robinson.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea.  
Motion passed 9-0-0.

- d) Order O-F24-030: Acceptance of Grant: Police Department - Justice Assistance (JAG) Program  
*Councilor Linde made a motion to refer Order O-FY24-030 to Budget & Finance and Finance Committee, which was duly seconded by Councilor George.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea.  
Motion passed 9-0-0.

- e) Order O-FY24-031: Acceptance of Grant: Fire Department - Department of Fire Services  
*Councilor Linde made a motion to refer Order O-FY24-031 to Budget & Finance and Finance Committee, which was duly seconded by Councilor George.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea.  
Motion passed 9-0-0.

- f) Order O-FY24-032: Acceptance of Grant: Council on Aging - Massachusetts Home and Community Based Services (HCBS)  
*Councilor George made a motion to refer Order O-FY24-032 to Budget & Finance and Finance Committee, which was duly seconded by Councilor McKinnon.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea.  
Motion passed 9-0-0.

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

*Councilor George made a motion to refer Order O-FY24-033 to Budget & Finance, Finance Committee and Community Economic Development Committee, which was duly seconded by Councilor Linde.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George –

Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea.  
Motion passed 9-0-0.

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

*Order was pulled.*

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

*Councilor George made a motion to refer Order O-FY24-035 to Budget & Finance and Finance Committee, which was duly seconded by Councilor Linde.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea.  
Motion passed 9-0-0.

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

*Councilor McKinnon made a motion to refer Order O-FY24-036 to Budget & Finance and Finance Committee, which was duly seconded by Councilor Linde.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea.  
Motion passed 9-0-0.

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

*Councilor George made a motion to refer Order O-FY24-037 to Budget & Finance and Finance Committee, which was duly seconded by Councilor Linde.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea.  
Motion passed 9-0-0.

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

*Councilor George made a motion to refer Order O-FY24-038 to Budget & Finance and Finance Committee, which was duly seconded by Councilor McKinnon.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea.  
Motion passed 9-0-0.

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

*Councilor Perry made a motion to retain Resolution R-FY24-005 at Town Council, which was duly seconded by Councilor Linde.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 9-0-0.

### **CITIZEN COMMENTS**

- Janet Hansen, Pleasant Street: asked how vets would know when the office is open; did not receive answers as to why can't speak at meetings.
- Adelene Ellenberg, 76 Aldrich Road: noted that vets agent was referred to budget committee and council signs off.
- James Candito, 37 Stetson Street: noted that putting train station at Burger King makes no sense. Is there a traffic study? Noted that fire burnt through the pavement on Stetson Street and still not fixed.
- Kevin Marshall, 780 Auburn Street: thanked the Town Manager for what is being done with Veteran Services.

### **COUNCIL COMMENTS**

- Councilor Gallagher: no comments
- Councilor Robinson: noted about Form Based Code. Thanked those that showed up to the meeting.
- Councilor George: encouraged residents to look at the proposed 5 year capital plan on the website. Noted not against Form Based Code, just don't want it rushed.
- Councilor Perry: no comments
- Councilor Murphy: no comments
- Councilor McKinnon: noted that the Town Wide Clean-up is scheduled for 4/28 from 8am to 12pm, meeting at the Academy Building.
- Councilor Chase: noted that there was a lot of input tonight, better understanding of Form Based Code.
- Councilor Linde: cherish public comments, hope to have a Memorial Day celebration this year.
- Councilor Moore: excited about Form Based Code, did the right thing by referring.

### **EXECUTIVE SESSION** – None

### **ADJOURNMENT**

*Councilor McKinnon made a motion to adjourn, which was duly seconded by Councilor Linde.*

A voice vote was taken and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Yea; Linde – Yea. Motion passed 9-0-0.

Meeting adjourned at 9:25pm.



## Bridgewater Town Council

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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:

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### **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)                                                                                                    |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Planning Board and Community &amp; Economic Development</li></ul> | <ul style="list-style-type: none"><li>1/10/24: Public Hearing held</li></ul>                                      |
| <ul style="list-style-type: none"><li>Planning Board</li></ul>                                          | <ul style="list-style-type: none"><li>1/17/24: Voted 4-1 to recommend with suggested adjustments/edits.</li></ul> |
| <ul style="list-style-type: none"><li>Community &amp; Economic Development</li></ul>                    | <ul style="list-style-type: none"><li>1/31/24: Voted 3-0 to recommend with amendments.</li></ul>                  |

Attachments: 1. FBC Ordinance Packet

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

## MEMORANDUM

To: Planning Board  
Community and Economic Development Committee  
From: Michael Dutton, Town Manager  
Bob Rulli, CED Director  
Cc: Town Council  
Jason Rawlins, Town Attorney  
Date: March 20, 2024  
Re: Proposed amendments to draft form-based code

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We are coming to the culmination of months of work to adopt a form-based code which will spur sensible and desirable development and allow us to conform to the MBTA Communities Act. The amendments outlined in this memo have been reviewed by, and in some cases recommended by, the Attorney General's office.

At its March 12 meeting, the Council took up the February 20 version of the code. One amendment was proposed to reduce the maximum allowable number of floors from 6 to 5. That amendment passed. The Planning Board and CED Committee are holding a joint public hearing on this slightly revised version on April 3.

Although presented at the February 20 meeting, the maps and checklist were not voted as an amendment to the form-based code. The code itself also requires some minor tweaking to some sections and requires the addition of the MBTA Communities Overlay District provision.

Here are the amendments that staff is recommending to the February 20 version (as amended on March 12 by the Council):

- The Table of Contents amended to reflect the additional appendices and repagination.
- 9.6.7 amended to delete, "Any density bonus for commercial units would require a payment for public infrastructure improvements, the amount to be negotiated." Monetary exactions as a condition of a land use permit must have an essential nexus and rough proportionality to the proposed development under a 2013 Massachusetts Supreme Judicial Court ruling.
- 9.9 MBTA Communities Overlay District (MBTACOD) added to the Form-based code. The addition of section 9.9 does not change the substance of the remaining proposed revisions to zoning. It is language recommended by the Town's consultants to ensure compliance with the MBTA Communities law passes in January of 2021. It confirms one of the tenants of the Form-based code of encouraging the production of a variety of privately funded housing types and sizes within walking distance of the MBTA public transit. The addition confirms compliance with the law.

- CBD Zoning Districts map added to identify the specific CBD zoning districts: CBD-Redevelopment and CBD-Standard.
- Frontage Types Regulating Plan map added to identify the areas where specific frontage requirements are outlined in the form-based code.
- MBTA Communities Overlay District map added to clearly identify the MBTA overlay area.
- Town of Bridgewater FBC Submission Checklist added to the form-based code to clearly identify what is required for administrative approval of a proposed redevelopment.

Included with your materials are:

- A) This memorandum.
- B) The February 20 version of the code with the one voted amendment included (5 stories from 6).
- C) The “redlined” version of the code with staff suggested amendments incorporated and identified with staff comments.
- D) A memorandum from Horsley Witten Group as background to explain the MBTA Communities Act and the compliance exercises required of MBTA communities.

After the Planning Board and CED hearing, the respective boards can forward to the Council recommended changes to the form-based code. If there are no changes recommended other than staff recommended changes, the boards may simply recommend the additions and deletions noted in this memo and in the “redlined” version.

Please reach out to Bob Rulli or me if you have any questions regarding the proposed zoning changes. Given the complexity of any zoning change, we have tried to make this as simple and straight forward as possible after a confusing start.

**2024-2-20 Version with One Voted Amendment**

Second Reading Draft, dated March 12.

*This draft is the same version presented to the Town Council on February 20, 2024 with one amendment made at the Council's March 12 meeting. At that meeting, the Council approved a reduction from 6 stories to 5 stories under 9.8.6.4 Transitional Frontage, section 4 and 9.8.6.5 Flex Frontage, section 4. That change is reflected in this document.*

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# 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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### 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.

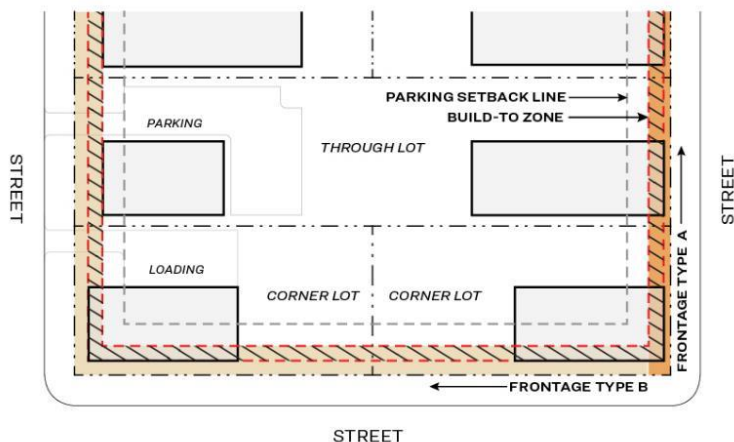
- d. The average distance between STREET-SPACE entry doors shall be no greater than 60 feet for each FAÇADE.

### 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.

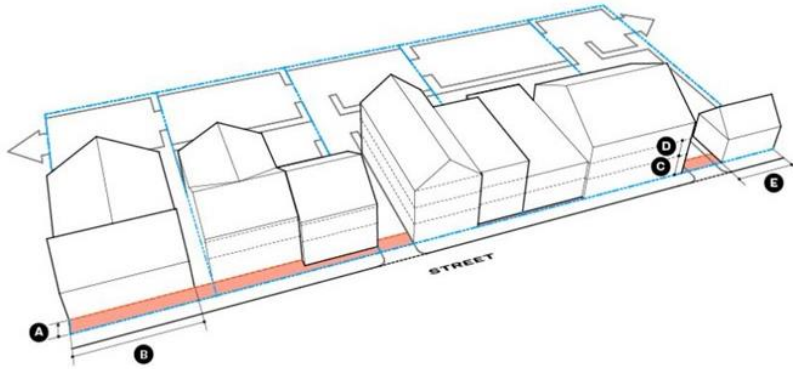
#### 9.8.6.3 Mixed-use Frontage.

- 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.



## 2. Siting



|                                          |       |       |
|------------------------------------------|-------|-------|
| <b>A</b> 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

|                                        |           |       |
|----------------------------------------|-----------|-------|
| <b>B</b> Building width (max)          | 200 ft    |       |
| <b>C</b> Façade Build Out (min)        | 80%       |       |
| <b>D</b> Ground Story Height (min/max) | 15 ft     | 20 ft |
| <b>E</b> 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.

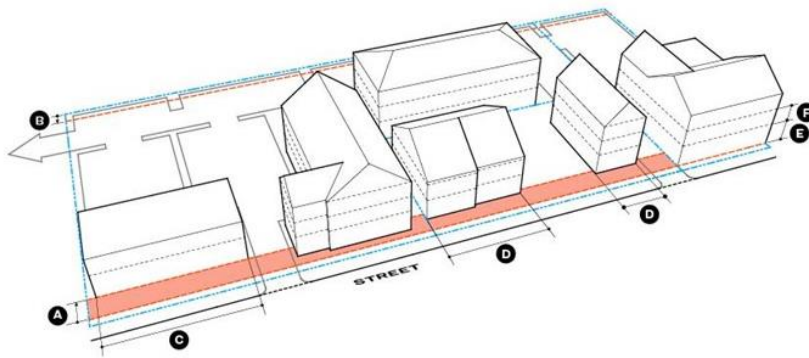
The purpose of this frontage is to develop neighborhood-scale mixed-use buildings that are close to the sidewalk and support pedestrian activity. This frontage requires a CONVERTIBLE GROUND STORY to provide flexibility to changing community needs and ensure commercial activity can be located anywhere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







## 2. Siting



|                                   |        |       |
|-----------------------------------|--------|-------|
| ● Primary Front Setback (min/max) | 5 ft   | 20 ft |
| Side Setback (min)                | 0 ft   |       |
| ● 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~~ 5 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.

**Commented [MD1]:** The Council voted an amendment at its March 12 to reduce the allowable number of stories from 6 to 5 under this section.

### 5. Design Standards

- Buildings at TERMINATED VISTAS serve as focal points and should be articulated with design features and character that respond visually to their location.
- 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.
- Loading and servicing shall be to the rear and off the alley, if present.
- 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

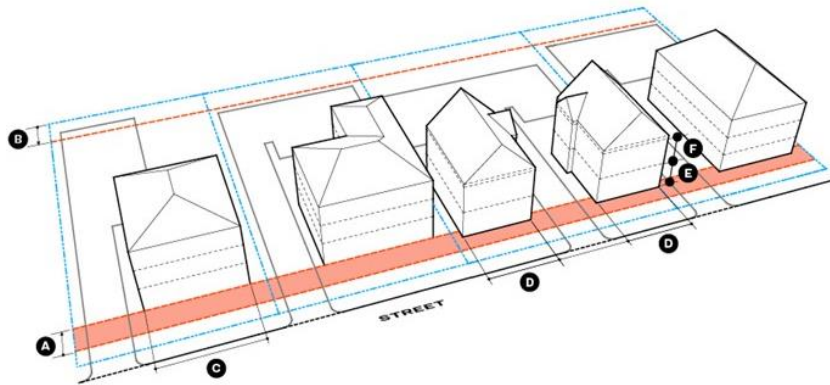
1. Illustrations And Intent. These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Flex Frontage Building Envelope Standard. Where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



|                                          |       |       |
|------------------------------------------|-------|-------|
| <b>A</b> Primary Front Setback (min/max) | 10 ft | 25 ft |
| Side Setback (min)                       | 0 ft  |       |
| <b>B</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 65 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.

**Commented [MD2]:** The Council voted an amendment at its March 12 to reduce the allowable number of stories from 6 to 5 under this section.

## 5. Design Standards

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

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

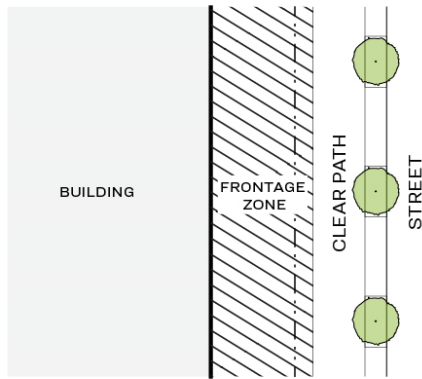
**Front Yard:** A private open space extending across the entire frontage width of the BES SITE between the FACADE and the CLEAR WALKWAY area of the sidewalk. This area is contiguous with the STREET-SPACE and includes any FRONT PORCH.

**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.

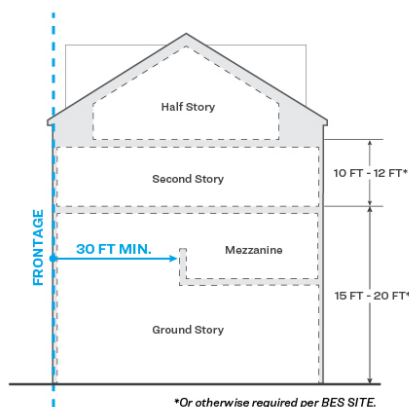
**Ground Story:** The first occupiable level of a building where at least 50 percent of the finished floor elevation is at or above grade and within the finished floor elevation parameters established in the designated BES. The next STORY above the GROUND STORY is the SECOND STORY.

**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.

## **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.

**2024-3-20 Version with Proposed Amendments and Staff Comments**  
**Maps and Checklist**

Second Reading Draft with staff recommendations.  
*This draft is the same as the Second Reading Draft, dated March 12 with staff-recommended amendments that the Town Council may take up at an upcoming meeting. Staff recommendations are noted.*

# 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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**Commented [MD1]:** Staff suggestion: The Table of Contents is changed to include various appendices

### 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.

**Commented [MD2]:** Staff suggestion: This language should be deleted per the Attorney General's comments. Under *Koontz v. St. John's Water Management District* 133 S.Ct. 2686 (2013), monetary exactions as a condition of a land use permit must have essential nexus and rough proportionality to the proposed development.

**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.

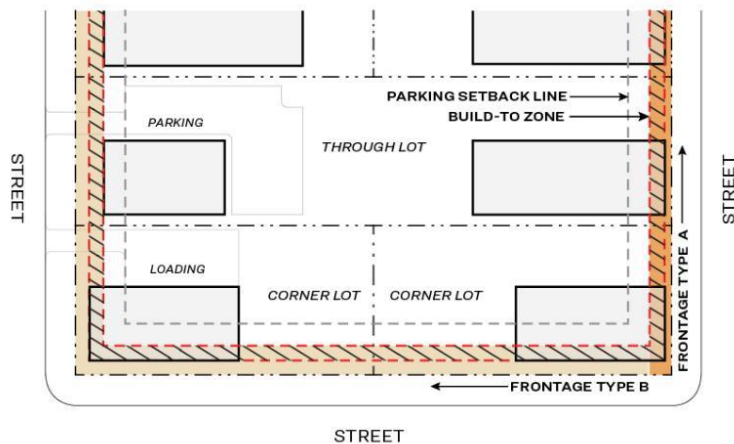
- b. The maximum length of the COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITIONS along a FAÇADE on a BLOCK FACE shall be no more than 100 feet for all BES frontages. Modifications to the façade of existing buildings are exempt. DEVELOPMENT PROJECTS with STREET-SPACE frontage of less than 150 feet on 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 Section 9.8.5.

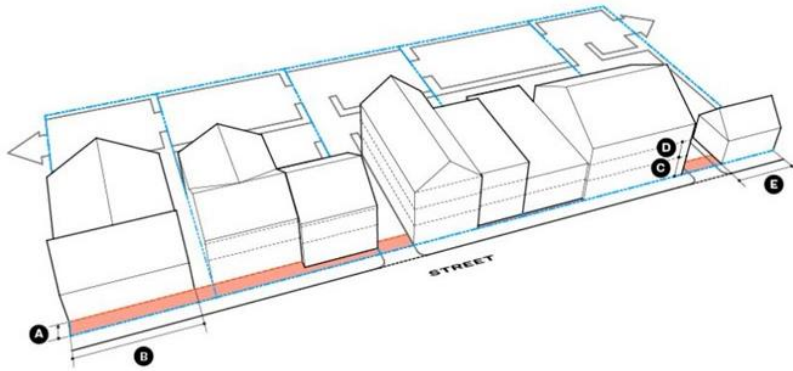
### 9.8.6.3 Mixed-use Frontage.

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.



## 2. Siting



|                                          |       |       |
|------------------------------------------|-------|-------|
| <b>A</b> 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

|                                        |           |       |
|----------------------------------------|-----------|-------|
| <b>B</b> Building width (max)          | 200 ft    |       |
| <b>C</b> Façade Build Out (min)        | 80%       |       |
| <b>D</b> Ground Story Height (min/max) | 15 ft     | 20 ft |
| <b>E</b> 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.

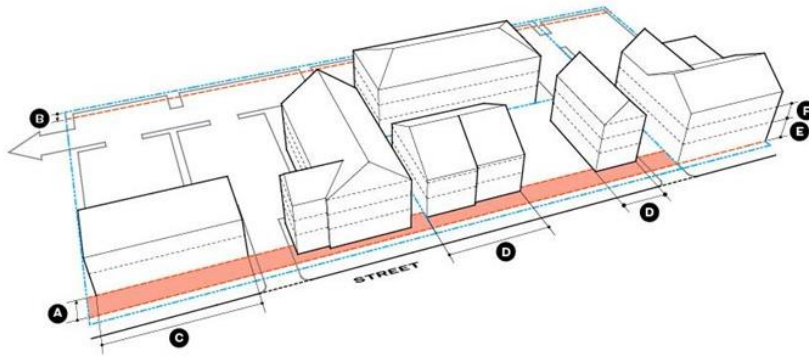
The purpose of this frontage is to develop neighborhood-scale mixed-use buildings that are close to the sidewalk and support pedestrian activity. This frontage requires a CONVERTIBLE GROUND STORY to provide flexibility to changing community needs and ensure commercial activity can be located anywhere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







## 2. Siting



|                                          |        |       |
|------------------------------------------|--------|-------|
| <b>A</b> Primary Front Setback (min/max) | 5 ft   | 20 ft |
| Side Setback (min)                       | 0 ft   |       |
| <b>B</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

|                                        |            |       |
|----------------------------------------|------------|-------|
| <b>C</b> Building width (max)          | 200 ft     |       |
| <b>D</b> Façade Build Out (min)        | 50%        |       |
| <b>E</b> Ground Story Height (min/max) | 15 ft      | 20 ft |
| <b>F</b> 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 **56** 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.

**Commented [MD3]:** Staff comment: This change was already voted by Town Council at its March 12 meeting.

### 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.

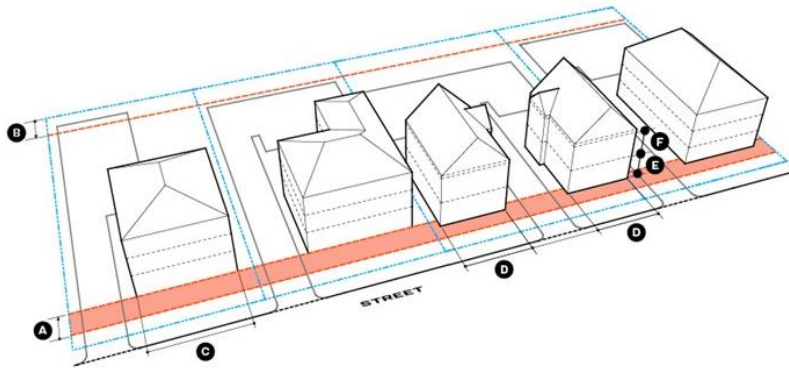
#### 9.8.6.5 Flex Frontage

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



|                                          |       |       |
|------------------------------------------|-------|-------|
| <b>A</b> Primary Front Setback (min/max) | 10 ft | 25 ft |
| Side Setback (min)                       | 0 ft  |       |
| <b>B</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

|                                        |           |       |
|----------------------------------------|-----------|-------|
| <b>C</b> Building width (max)          | 150 ft    |       |
| <b>D</b> Façade Build Out (min)        | 50%       |       |
| <b>E</b> Ground Story Height (min/max) | 10 ft     | 20 ft |
| <b>F</b> 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 **56** 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.

**Commented [MD3]:** Staff comment: This change was already voted by Town Council at its March 12 meeting.

## 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.).

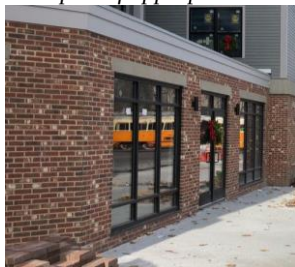


3. Siding shall be wood or composite material. Where siding, including panels, is not mitered at corners, siding shall incorporate corner boards on the outside building corners to conceal raw edges.
4. Brick MASONRY may be painted.
5. All STUCCO surfaces shall have a smooth or sand finish and shall be 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.

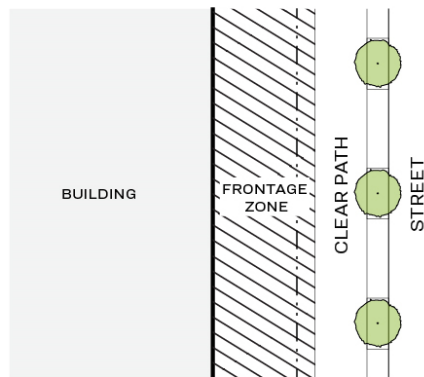
**Front Yard:** A private open space extending across the entire frontage width of the BES SITE between the FACADE and the CLEAR WALKWAY area of the sidewalk. This area is contiguous with the STREET-SPACE and includes any FRONT PORCH.

**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.

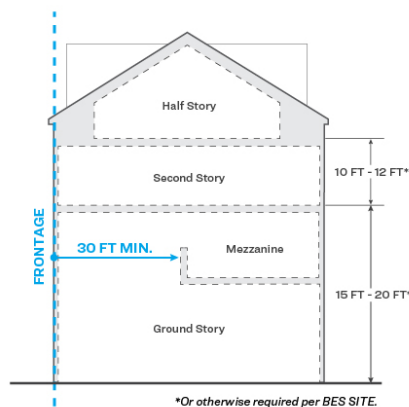
**Grade:** The ground level or elevation at the outside of the building on a lot after grading or construction, as shown on a grading plan certified by a licensed surveyor, or where a grading plan is not required, as submitted to the Zoning Office on the accepted elevation drawings. The average GRADE 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 - R(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.
5. Within the Residential Development multi-family residential development shall follow the Flex-Zone Design Guidelines.

**Commented [MD4]:** Staff comment: The addition of section 9.9 does not change the substance of the remaining proposed revisions to zoning. It is language recommended by the Town's consultants to ensure compliance with the MBTA Communities law passed in January of 2021.

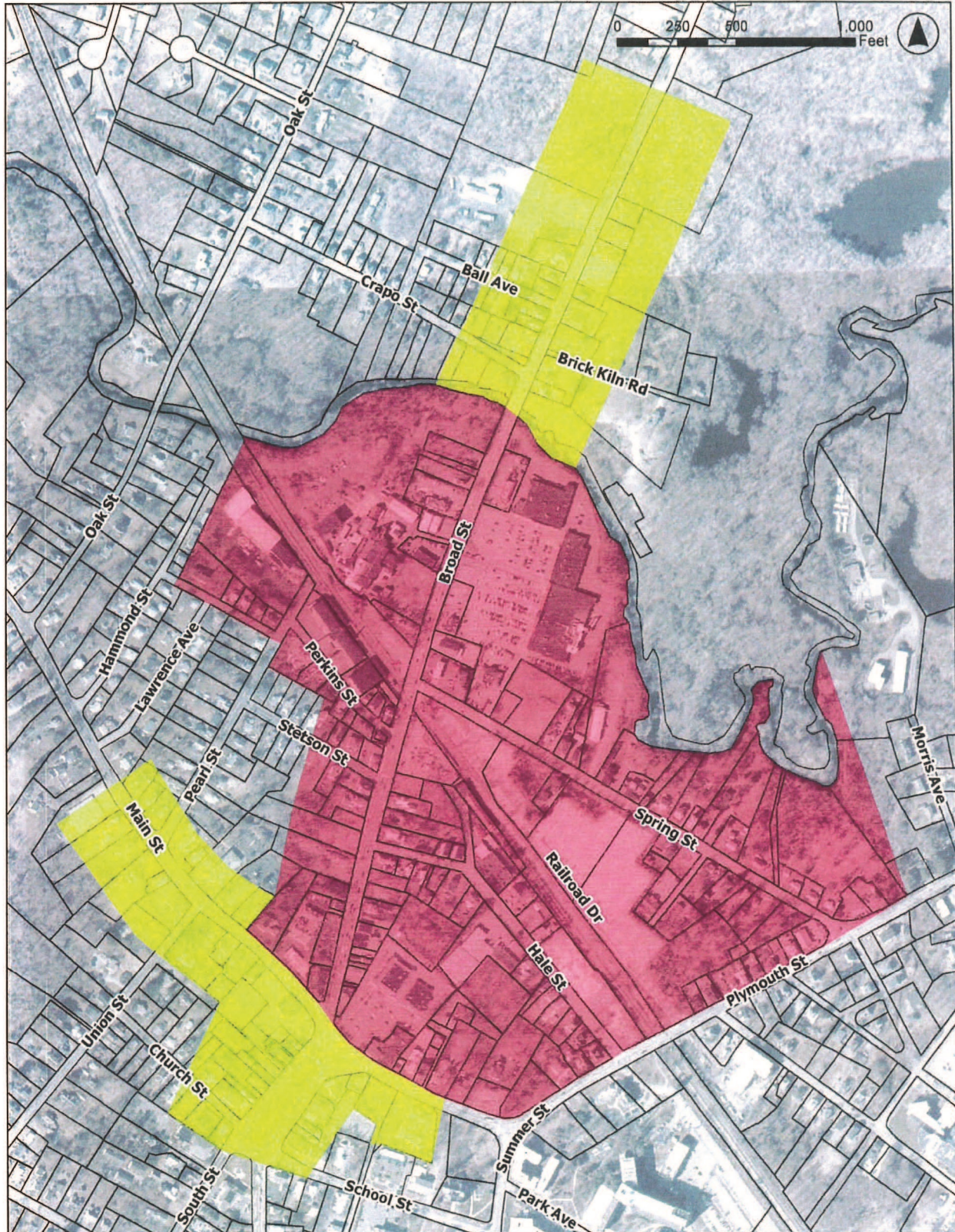
## **10.6 SITE PLAN APPROVAL**

**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



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.

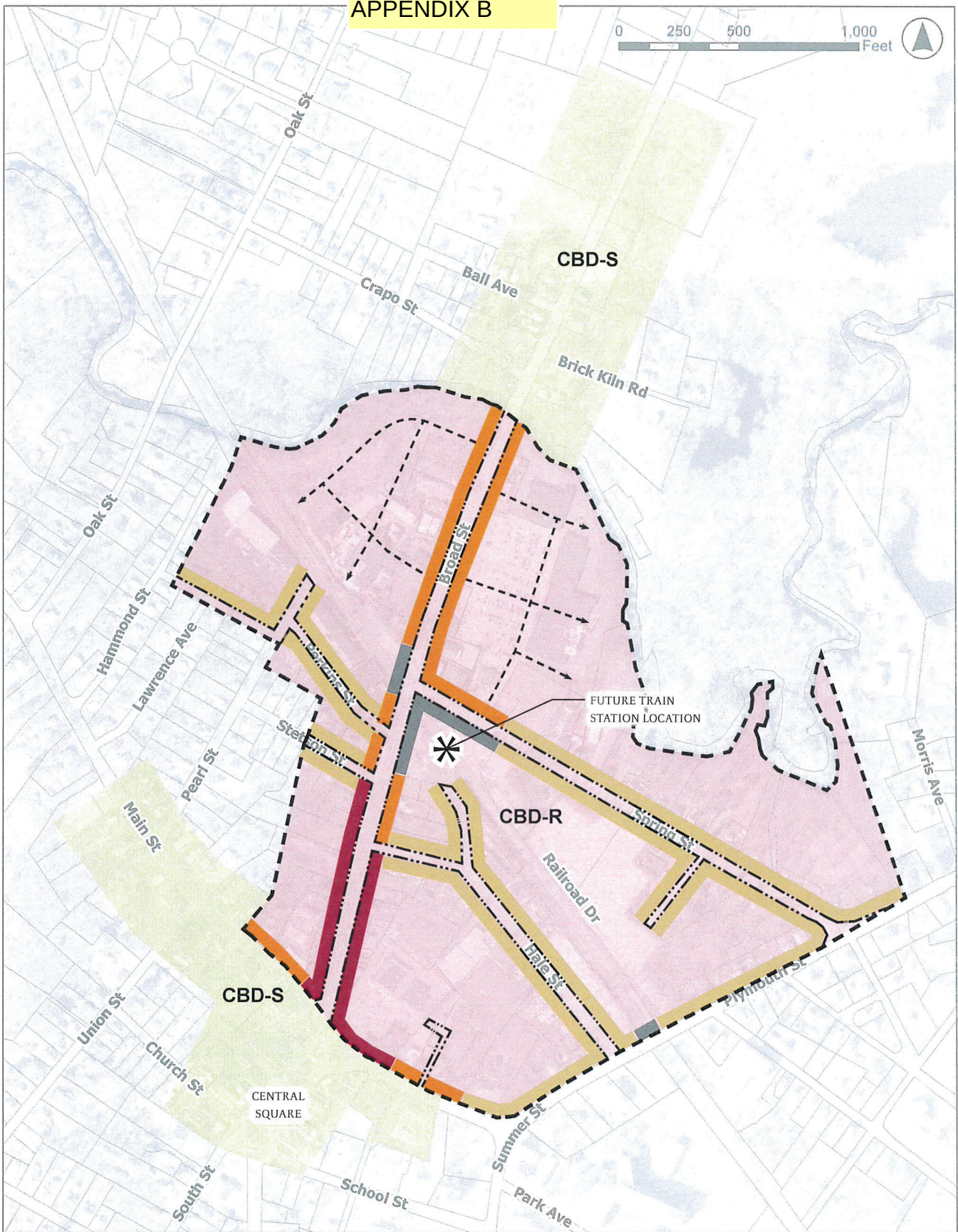
### Legend

#### CBD Zoning Districts

- CBD-Redevelopment
- CBD-Standard

Commented [MD]: Staff suggestion . Maps and checklist added to Form Based Code.





## FRONTAGE TYPES REGULATING PLAN

2/5/24



UNION

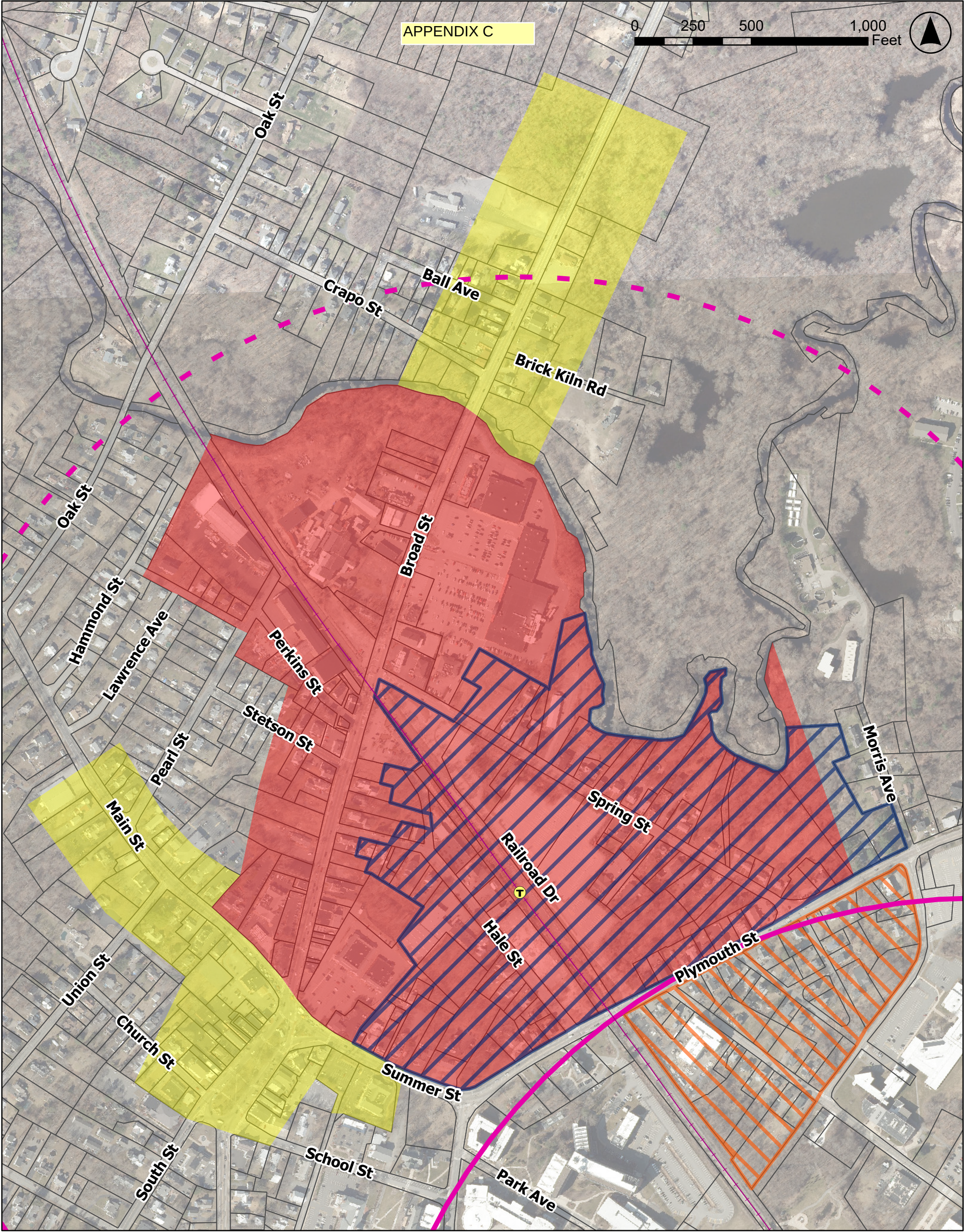
## Legend

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

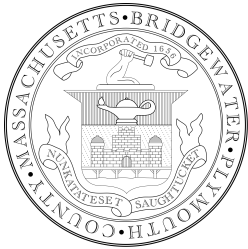
Commented [MD]: Staff suggestion : Maps and checklist added to Form Based Code

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





**MBTA OVERLAY**



Date: 3/11/2024  
Source: MassGIS, Town of Bridgewater  
This map is for informational purposes only and is not suitable for legal, engineering, or surveying purposes.

**Legend**

MBTA Commuter Rail

- Commuter Rail
- Transit Station Area (1/2 mile)
- Proposed Transit Station Area (1/2 mile)
- Proposed Bridgewater Station Site

MBTA Communities Districts (Draft)

- Sub-District Partial CBD
- Sub-District Residential D
- CBD Zoning Districts (Draft)
- CBD-Redevelopment
- CBD-Standard

Commented [MD]: Staff suggestion . Maps and Checklist added to Form Based Code



**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 |             |
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| <b>Plans, Drawings and Reports for Preliminary/Community/Final Review Phase Submissions,</b> shall include, at a minimum, the information outlined below.<br><br><b>See FBC SUBMISSION INSTRUCTIONS:</b><br><b>A minimum of 5 complete sets</b> 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. |                                                 |       |     |     |             |
| <b>1. CIVIL ENGINEERING PLANS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                 |       |     |     |             |
| <b>A. Certified Survey Plan</b> 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                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                 |       |     |     |             |

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|                                                                                                                                                                                                                                                                                                                    | (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>B. Current aerial photograph</b> of full site and surrounding uses                                                                                                                                                                                                                                              |                                                 |       |     |     |             |
| <b>C. General Land Use Plan and Zoning district designations</b> for parcel (s), including the Map and Parcel number(s).                                                                                                                                                                                           |                                                 |       |     |     |             |
| <b>E. Plot and Location Plan</b> 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 |
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| 2. North Arrow                                  |                                                 |       |     |     |             |
| 3. Public street and right-of-way dedications   |                                                 |       |     |     |             |
| 4. Proposed grading at 2-foot contour intervals |                                                 |       |     |     |             |

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|                                                                                                                                                                                                                                                                                             | EX<br>FEATURES | PROP<br>FEATURES | EX/<br>PROP | EX/<br>PROP | EX/<br>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                                                                                                                                                                                                                                                                 |                |                  |             |             |             |             |

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|                                                                                                                                   | EX<br>FEATURES | PROP<br>FEATURES | EX/<br>PROP | EX/<br>PROP | EX/<br>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                                                                       |                |                  |             |             |             |             |

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| 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                                                                                                                                                            |           |       |     |     |             |
| <b>F. Presentation Plan</b> 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                                                                                                                                                                                                                               |           |       |     |     |             |



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| 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                                                                                                                                                                                                                                                                                                                                                                                                            |           |       |     |     |             |
| <b>G. Striping and Marking Plan</b> 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.                                                                            |           |       |     |     |             |
| <b>H. Existing and Proposed Street Cross-Sections</b> 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. |           |       |     |     |             |

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| <b>2. ARCHITECTURAL PLANS:</b>                                                                                                                                                                                                                                                     |           |       |     |     |             |
| 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:                                                                     |           |       |     |     |             |
| <b>A. Floor Plans</b> 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>B. Ground Floor Plan</b>                                                                                                                                                                                                                                                        |           |       |     |     |             |
| 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                                                                                                                                                                                                         |           |       |     |     |             |
| <b>C. Non-typical Floors</b>                                                                                                                                                                                                                                                       |           |       |     |     |             |
| 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                                                                      |           |       |     |     |             |
| <b>D. Typical Floors</b>                                                                                                                                                                                                                                                           |           |       |     |     |             |
| 1. Overall dimensions, elevation and GFA of each floor level                                                                                                                                                                                                                       |           |       |     |     |             |



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| 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 |           |       |     |     |             |
| <b>E. Roof plan</b> with elevations, showing main and penthouse roof elements and mechanical units                                                                                                            |           |       |     |     |             |
| <b>F. Elevations</b> 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                                                                                                                    |           |       |     |     |             |
| <b>G. Vertical cross-sectional views</b> 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                                                                                     |           |       |     |     |             |

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| 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                                                                    |           |       |     |     |             |
| <b>H. Screening plans for:</b>                                                                                                                                                     |           |       |     |     |             |
| 1. Mechanical equipment                                                                                                                                                            |           |       |     |     |             |
| 2. Parking areas                                                                                                                                                                   |           |       |     |     |             |
| 3. Loading areas                                                                                                                                                                   |           |       |     |     |             |
| 4. Trash areas                                                                                                                                                                     |           |       |     |     |             |
| 5. Penthouse areas                                                                                                                                                                 |           |       |     |     |             |
| <b>3. CONCEPTUAL LANDSCAPE PLANS:</b>                                                                                                                                              |           |       |     |     |             |
| <b>A. Existing (to remain) and proposed building footprints</b> and hardscape, and delineation of existing (to remain) and proposed underground structures                         |           |       |     |     |             |
| <b>B. Existing and proposed utilities and topography</b> at 2' intervals                                                                                                           |           |       |     |     |             |
| <b>C. Streetscape</b>                                                                                                                                                              |           |       |     |     |             |
| <b>D. Label, design and size of plazas and other site features;</b> location and types of landscaping; label other landscape elements; label street trees and streetscape elements |           |       |     |     |             |

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| <b>E. Label, size, design and elements of common open spaces (public/private)</b> , open space easements/dedications and required landscaping                                                                                                                                                                                                                 |           |       |     |     |             |
| <b>F. Tree survey</b> 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 |           |       |     |     |             |
| <b>4. ADDITIONAL INFORMATION:</b>                                                                                                                                                                                                                                                                                                                             |           |       |     |     |             |
| <b>A. Completed Application Form</b> with Signature and Application Fee (Fee due with First Preliminary Review Application)                                                                                                                                                                                                                                   |           |       |     |     |             |
| <b>B. Description Of Proposed Use</b>                                                                                                                                                                                                                                                                                                                         |           |       |     |     |             |
| <b>C. Disclosure Statement</b>                                                                                                                                                                                                                                                                                                                                |           |       |     |     |             |
| <b>D. Statement of Consent</b> by Property Owner                                                                                                                                                                                                                                                                                                              |           |       |     |     |             |
| <b>E. Evidence of notification</b> of Abutters                                                                                                                                                                                                                                                                                                                |           |       |     |     |             |
| <b>F. Formal Response</b> to Checklist comments for each review cycle                                                                                                                                                                                                                                                                                         |           |       |     |     |             |
| <b>G. Additional Information</b> 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)                                                                                                                                                                                                         |           |       |     |     |             |
| <b>H. Information Sheets</b>                                                                                                                                                                                                                                                                                                                                  |           |       |     |     |             |
| 1. Tabulation in chart form of parking and bicycle spaces required and provided, by building level and user type                                                                                                                                                                                                                                              |           |       |     |     |             |



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|                                                                                                                                                                                                                                                                                                |           | 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                                                                                                                                                                                                 |           |       |     |     |             |
| <b>J. Green Building standards checklist,</b> depending on which rating system is required by FBC CBD Redevelopment (LEED, Earthcraft, or Green Home Choice)                                                                                                                                   |           |       |     |     |             |
| <b>K. Traffic Impact Analysis</b>                                                                                                                                                                                                                                                              |           |       |     |     |             |
| <b>L. Vacation and Encroachment plat and application(s) or waiver form.</b> The plan shall show the exact locations and types of vacations and/or encroachments.                                                                                                                               |           |       |     |     |             |
| <b>M. Phasing Plan</b>                                                                                                                                                                                                                                                                         |           |       |     |     |             |
| <b>N. Stormwater Management and Compliance Plan (24x36)</b>                                                                                                                                                                                                                                    |           |       |     |     |             |
| 1. Provide drainage calculations                                                                                                                                                                                                                                                               |           |       |     |     |             |
| 2. SWPPP                                                                                                                                                                                                                                                                                       |           |       |     |     |             |

**Horsley Witten Memo for Bridgewater MTBA Communities 9-14-23**



### MEMORANDUM

TO: Robert Rulli, Director, Community & Economic Development, Town of  
Bridgewater  
FROM: Jeff C. Davis, Senior Planner  
DATE: September 14, 2023  
RE: MBTA Communities Compliance Model

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### Introduction

Horsley Witten Group, Inc. (HW) is providing technical assistance to the Town of Bridgewater through a grant from the Massachusetts Housing Partnership. The goal of the technical assistance is to help the Town meet the standards for MBTA Communities as laid out in Section 3A of MGL c. 40A. In brief, this law requires that an MBTA Community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute:

- Minimum gross density of 15 units per acre
- Located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable
- No age restrictions and suitable for families with children

Final compliance guidelines were released by the state's Department of Housing and Community Development (DHCD) in August 2022 (now the Executive Office of Housing and Livable Communities or HLC). It is important to note that on top of the targets for housing density, the guidelines also limit the amount of affordable housing that can be required in an MBTA Communities zoning district to 10%. This can be increased to up to 20% in conjunction with a 40R district (<https://www.mass.gov/service-details/chapter-40r>) or by conducting an economic analysis to verify that the local housing market is strong enough to support additional affordable housing through the private development sector.

HLC has also released a "compliance model" that calculates whether a municipality's zoning and other policies comply with the law. HW is working with Bridgewater to "test" different scenarios in the compliance model and come up with one or more viable alternatives that both comply with state law and meet the needs and objectives of the Town.

For more information on the requirements related to Section 3A, please visit:

<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>

The specific compliance guidelines can be found here:

<https://www.mass.gov/doc/compliance-guidelines-for-multi-family-zoning-districts-under-section-3a-of-the-zoning-act/download>



## Targets for Bridgewater

MBTA Communities fall into four different categories: Rapid Transit (those with T stations), Commuter Rail (those with commuter rail stations), Adjacent Community (those without a rail transit station, but adjacent to a municipality that has one or more), and Adjacent Small Town (Adjacent Communities of 7,000 people or less or a population density of less than 500 persons per square mile). Each of these types of communities must hit different targets for the minimum number of multi-family housing units that could theoretically be allowed per zoning, as well as minimum land area for the zoning district(s) where multi-family housing is allowed by right and how much of that area must be within ½ mile of a transit station.

Bridgewater is considered a Commuter Rail Community and therefore needs to reach the following targets:

- Minimum multi-family housing unit capacity: 1,401 units
- Minimum land area: 50 acres
- Minimum gross density: 15 units per acre
- Minimum percent of district land area and unit capacity to be located in the station area (1/2-mile radius around a station): 20%
- Compliance Deadline: December 31, 2024

*Note: The MBTA Communities law (Section 3A) does not set a target for the actual production of housing. In other words, no one is counting the number of multi-family housing units a community has today or may have in the future. The law also does not take into account the existing land uses in a district or the availability of infrastructure. Communities are simply required to have zoning that **allows** for a certain amount of multi-family housing by right. While the zoning must allow for gross average density of at least 15 units per acre, there may be other legal or practical limitations, including lack of infrastructure or infrastructure capacity, that result in actual housing production at lower density than the zoning allows.*

## Analysis of Existing Station Area

The Town initially asked HW to explore at least a couple major scenarios for MBTA Communities district boundaries. One scenario adhered to the station area as it exists today, near Bridgewater State University. The other assumed a future scenario where the station area has been moved farther north closer to the town center. See the memo provided by HW to the Town dated May 30, 2023, for the details of this initial analysis.

The Town is developing a vision for a more vibrant, mixed-use town center (including a zoning overhaul for the Central Business District – CBD), and a relocated MBTA station can help support this vision. In the long term, the Town is requesting that the Executive Office of Housing and Living Communities allow the station area to be calculated around the proposed new platform location. In the immediate term, the Town is exploring options just within the radius around the existing station.

It is important to note that the Town is strongly behind the intent of the MBTA Communities legislation but feels that mixed-use is critical to the success of transit-oriented development. The Town had strongly encouraged the state to amend the legislation to allow municipalities to require commercial ground floor uses within MBTA Communities districts, so long as residential is allowed above. While HLC did revise the MBTA Communities guidelines relative to mixed-use, MBTA Communities districts are still not allowed to require mixed-use or ground floor commercial, but other mixed-use districts may be used to offset the required unit capacity within an MBTA Communities district by up to 25%.

### *Existing Station Area Objectives and Boundaries*

Major objectives and directions from the Town included the following:

- Try to minimize the land area within the station area and keep the bulk of the district in the current CBD.
- Do not include areas of the CBD where commercial ground floor uses in mixed-use buildings are desired – particularly parcels that front on Broad Street or the town green.
- Maintain different dimensional standards for parcels currently in the CBD versus those within the Residential D (R-D).

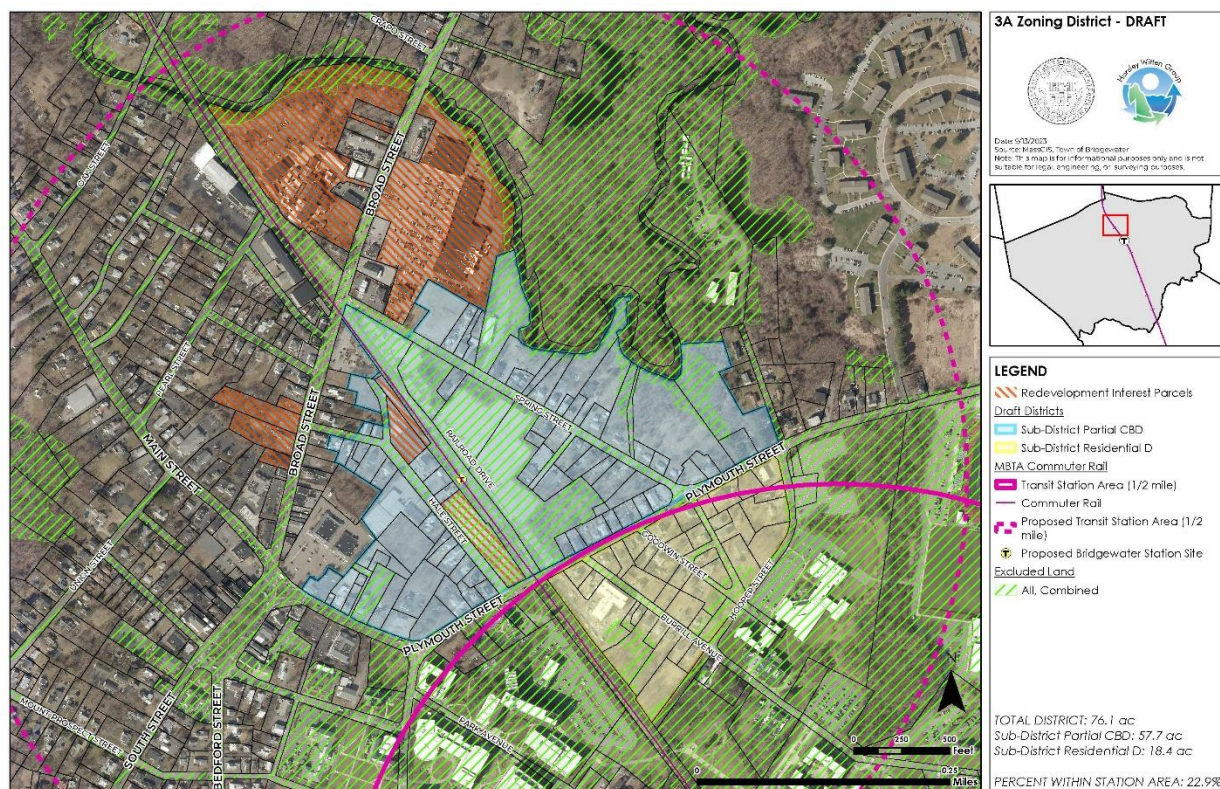


Figure 1 - Proposed MBTA Communities District Boundary

As seen in the map above, HW included several properties currently zoned R-D – shaded in pale orange – that largely fall within the ½ mile radius of the existing MBTA station. In addition, we added several parcels currently zoned CBD – shaded in pale blue – that fall outside the station area. The latter was sized to ensure at least 20% of the proposed district’s land area is within the current station area. It was also drawn to exclude portions of the CBD where ground floor commercial is desired.

### *Existing Station Area Assumptions*

HW assumes an MBTA Communities overlay district would be developed under this scenario to include just the parcels noted in the map above. As a start, HW used the current standards for the CBD and R-D zoning districts as a base for the standards of a new overlay district. However, as described below, there are several adjustments that would need to be made to both districts’ standards for them to comply with the MBTA Communities law. There are many ways to meet the unit and density requirements of the model – adjusting minimum lot size, parking standards, etc. HW is presenting the standards below as a first draft for this new geography with the goal of minimizing the changes to the existing standards. HW fully expects to adjust the standards in discussion with the Town.

- **Make sure multi-family housing is allowed by right.** Currently, multi-family residential is only allowed by special permit in the CBD and only as part of mixed-use development. In the R-D, multi-family residential is not allowed at all, though two-family homes are allowed by special permit. To comply with the law, multi-family residential must be allowed by right. For purposes of the law, Site Plan Approval is considered by right should the Town wish to use that process.
- **Eliminate the cap on bedrooms per unit.** Currently, mixed-use residential in the CBD is restricted to no more than two (2) bedrooms per unit. This is not allowed per the law and would need to be eliminated in the MBTA Communities district.
- **Building height.** Currently, building height is capped at three (3) stories in the R-D and three and a half (3.5) stories in the CBD (or four (4) stories in the CBD if a Mixed-Use development is proposed per Sec. 19 of the Zoning Bylaws). HW proposes maintaining the current by right height limits in both CBD and the R-D.
- **Reduce the minimum lot size.** HW found with this new geography it is possible to meet the standards of the compliance model using the Town’s current minimum lot sizes for the CBD (10,000 SF for new lots) and the R-D (18,500 SF). However, these can be adjusted. Reducing these minimums could help increase the unit capacity and allow the Town to adjust other factors, such as adding in a reasonable standard for maximum dwelling units per acre.
- **Eliminate the minimum lot area per dwelling unit.** Currently, the minimum lot area per dwelling unit in the CBD is 2,420 SF (with a special permit) and in the R-D is 10,000 SF. Adding a minimum lot area per dwelling unit standard makes it very difficult to meet the unit capacity and density required by the law. In addition, doing so in the R-D makes it very difficult to locate at least 20% of the unit capacity there. HW proposes eliminating this standard. Other factors will serve to limit the residential density, as discussed below.

- **Do not set a maximum dwelling units per acre standard.** The current limit is 18 units per acre in the CBD for mixed-use development, with additional density (up to 26 units per acre) allowed in exchange for certain amenities. There is no such limit in the R-D, however that is because currently nothing denser than a two-family home is allowed. HW suggests eliminating this cap. If that is not acceptable, HW tested several caps that produce the required densities while still ensuring at least 20% of the unit capacity falls within the station area. Setting the model at 36 units per acre in the CBD and 32 units per acre in the R-D seems to work. However, given the other de facto limits on density in the model, such as parking and building height, the dwelling units per acre in this test is only 20.9 for the CBD and 18.7 for the R-D, for an average of 20.4.
- **Parking.** HW suggests leaving the parking standards as they are today in the CBD and reducing the standard in the R-D to match. In the CBD, residential units in a mixed-use development require one (1) spot per unit plus one (1) visitor spot per every third unit. In other words, 1.33 spots per unit. In the R-D, two (2) spots are required per unit. HW suggests using 1.33 spots per unit for both subdistricts. Note that reducing the parking requirement can have a significant impact on the model. If the Town is willing to reduce these parking requirements further, HW may be able to adjust residential density standards to closer to what the Town requires today.
- **Other dimensional requirements.** Other dimensional requirements, such as front, side, and rear setbacks, minimum lot frontage, maximum building coverage, and minimum open space requirements remain the same.

### *Existing Station Area Test Results*

Based on the proposed zoning assumptions described above, HW used the Compliance Model to test the capacity for this proposed district. In summary, the results were as follows:

District Area: **76.1 acres** (50 acre minimum required)

Modeled Unit Capacity: **1,820 units** (1,401 units required)

Dwelling Units per Acre: **25.9** (15 required)

% Unit Capacity within the Station Area: **21.2%** (20% required)

% Land Area within the Station Area: **22.9%** (20% required)

As can be seen, this iteration complies with the minimum standards. However, as explained above, this is just one of many alternatives. There are many options for tradeoffs in the model. If a certain assumption is not acceptable for the Town, HW can look for adjustments elsewhere to make up for it. Note that this assumption provides approximately 26 dwelling units per acre, or the maximum currently allowed in the CBD.





## Bridgewater Town Council

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Introduced By:

Date Introduced: 3/26/2024

First Reading: 3/26/2024

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

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### **Petition P-2024-017: Granting of the Transfer of a Beer and Wine License - HR Group Inc. dba Nick & Angelo's Pizza**

**WHEREAS**, HR Group Inc. dba Nick & Angelo's Pizza Place has submitted all applicable documentation as required for the transfer of a Beer and Wine license currently held by Thoknia, Inc. dba Nick & Angelo's Pizza Place; and

**WHEREAS**, the petitioner has described the premises at 2105 Plymouth Street to be located in a strip plaza containing 2,100 s.f. on the first floor with a dining room and kitchen and approximately 450 s.f. on the second floor for office space and storage; and

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

**WHEREAS**, the hours of operation for the sale of wine and malt beverages will be:

Monday to Saturday: 11:00am to 9:00pm

Sunday: Closed

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

**The Town Council of the Town of Bridgewater, Massachusetts, pursuant to Chapter 138, section 12 and Chapter 140 - section 2 and section 6 respectively of the Massachusetts General Law (MGL), in Town Council assembled approve the petition of HR Group Inc. dba Nick & Angelo's Pizza Place to sell Beer and Wine beverages on the premises of 2105 Plymouth Street, Bridgewater, Massachusetts as requested.**

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

**Committee Referrals and Dispositions:**

Attachments:                   1.     Nick and Angelos Checklist



## **PETITION: ALCOHOL ESTABLISHMENT – TRANSFER OF BEER AND WINE**

**Applicant Name:** HR Group Inc. dba Nick & Angelo's Pizza Place

**Town Council Meeting Date:** 3/26/24 @ 7:05p.m.

### **State Documents:**

|          |                                                                      |
|----------|----------------------------------------------------------------------|
|          | LLA Certification (Form 43) – To be completed by Town of Bridgewater |
| <u>X</u> | \$200 fee via ePay                                                   |
| <u>X</u> | Monetary Transmittal Form                                            |
| <u>X</u> | Advertisement                                                        |
| <u>X</u> | DOR Certificate of Good Standing                                     |
| <u>X</u> | DUA Certificate of Compliance                                        |
| <u>X</u> | New/Transfer Retail Application                                      |
| <u>X</u> | Business Structure Documents                                         |
| <u>X</u> | CORI Authorization Forms                                             |
| <u>X</u> | Manager Application                                                  |
| <u>X</u> | Proof of Citizenship                                                 |
| <u>X</u> | Vote of the Corporate Board                                          |
| <u>X</u> | Purchase & Sale Agreement                                            |
| <u>X</u> | Supporting Financial Documents                                       |
| <u>X</u> | Legal Right to Occupy                                                |
| <u>X</u> | Floor Plan                                                           |

### **Town Documents:**

|          |                                             |
|----------|---------------------------------------------|
| <u>X</u> | \$150 Town Application Fee (non-refundable) |
| <u>X</u> | Town of Bridgewater Application             |
| <u>X</u> | Delinquent Tax Certification                |
| <u>X</u> | State Tax Affidavit                         |
| <u>X</u> | Workman's Compensation Insurance Affidavit  |

### **Recommendations:**

|          |                     |
|----------|---------------------|
| <u>X</u> | Tax Office          |
| <u>X</u> | Police Department   |
| <u>X</u> | Building Department |

### **Notes:**

- 1) HR Group Inc. dba Nick & Angelo's Pizza Place is requesting to transfer the beer and wine license at 2105 Plymouth Street which is currently licensed to Thoknia Inc. dba Nick & Angelo's Pizza Place.
  - 2) The Manager on Record will be Romany Moawad.
  - 3) All Town and ABCC Documents have been received.
  - 4) Chief Delmonte recommends approval of the Change of Manager.
  - 5) The Building Inspector has no issues with the Change of Manager.
  - 6) The Tax Collectors Office has reported no outstanding tax obligations for this establishment.
-



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted:  
Date Effective:

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### **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:**

|                  |                                  |
|------------------|----------------------------------|
| Budget & Finance | 3/19/24: Voted 3-0 to recommend. |
| FinCom           | 3/18/24: Voted 6-0 to recommend. |

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Attachments:

1. FY2024 COA Festivals Projects Grant \$2500 Award



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](mailto: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](mailto: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.

A handwritten signature in black ink that reads 'Marc Carroll'.

Marc Carroll  
Chair

A handwritten signature in black ink that reads 'Michael J. Bobbitt'.

Michael. J. Bobbitt  
Executive Director



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted:  
Date Effective:

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### **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)                                                                   |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul> | <ul style="list-style-type: none"><li>3/19/24: Voted 3-0 to recommend.</li></ul> |

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

|                                                          |                                                                                    |
|----------------------------------------------------------|------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• FinCom</li></ul> | <ul style="list-style-type: none"><li>• 3/18/24: Voted 6-0 to recommend.</li></ul> |
|----------------------------------------------------------|------------------------------------------------------------------------------------|

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





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



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](mailto: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



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted:  
Date Effective:

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### **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) |
|-------------|----------------|
|-------------|----------------|

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

|                                                                          |                                                                                      |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Budget &amp; Finance</li> </ul> | <ul style="list-style-type: none"> <li>• 3/19/24: Voted 3-0 to recommend.</li> </ul> |
| <ul style="list-style-type: none"> <li>• FinCom</li> </ul>               | <ul style="list-style-type: none"> <li>• 3/18/24: Voted 6-0 to recommend.</li> </ul> |

Attachments:               None



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted:  
Date Effective:

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### 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 equipment.*

**Committee Referrals and Dispositions:**

| Referral(s)                                                          | Disposition(s)                                                                   |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul> | <ul style="list-style-type: none"><li>3/19/24: Voted 3-0 to recommend.</li></ul> |

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

|                                                          |                                                                                    |
|----------------------------------------------------------|------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• FinCom</li></ul> | <ul style="list-style-type: none"><li>• 3/18/24: Voted 6-0 to recommend.</li></ul> |
|----------------------------------------------------------|------------------------------------------------------------------------------------|

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](mailto:Timothy.Moore@mass.gov).

Sincerely,

Handwritten signature of Maura T. Healey in blue ink.

GOVERNOR MAURA T. HEALEY

Handwritten signature of Kimberley Driscoll in blue ink.

LT. GOVERNOR KIMBERLEY DRISCOLL





## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted:  
Date Effective:

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### **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)                                                                   |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul> | <ul style="list-style-type: none"><li>3/19/24: Voted 3-0 to recommend.</li></ul> |

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

|                                                          |                                                                                    |
|----------------------------------------------------------|------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• FinCom</li></ul> | <ul style="list-style-type: none"><li>• 3/18/24: Voted 6-0 to recommend.</li></ul> |
|----------------------------------------------------------|------------------------------------------------------------------------------------|

Attachments:               None



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted:  
Date Effective:

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### 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:

| <u>FUND</u>     | <u>SOURCES OF FUNDING</u>                                                        | <u>AMOUNT</u>          |
|-----------------|----------------------------------------------------------------------------------|------------------------|
| 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        |
| <b>Total</b>    |                                                                                  | <b>\$ 1,155,923.00</b> |
| <u>PROJECT#</u> | <u>USES OF FUNDING</u>                                                           | <u>AMOUNT</u>          |
| 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<br>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                 |

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

|              |                             |                                                    |                        |
|--------------|-----------------------------|----------------------------------------------------|------------------------|
| 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                 |
| <b>Total</b> |                             |                                                    | <b>\$ 1,155,923.00</b> |

**Explanation:**

*This transfer will fund the Capital Plan Projects.*

**Committee Referrals and Dispositions:**

| Referral(s)                                                            | Disposition(s)                                                                     |
|------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Budget &amp; Finance</li> </ul> | <ul style="list-style-type: none"> <li>3/19/24: Voted 3-0 to recommend.</li> </ul> |
| <ul style="list-style-type: none"> <li>FinCom</li> </ul>               | <ul style="list-style-type: none"> <li>3/18/24: Voted 6-0 to recommend.</li> </ul> |

Attachments:                None



## Bridgewater Town Council

Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
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:

| <u>FUND</u>  | <u>SOURCES OF FUNDING</u> | <u>ACCOUNT NO.</u> | <u>DESCRIPTION</u> | <u>AMOUNT</u>          |
|--------------|---------------------------|--------------------|--------------------|------------------------|
| 8010         | CAPITAL STABILIZATION     | 80105-596110       | BRRSD Capital      | \$ 1,085,526.00        |
| <b>Total</b> |                           |                    |                    | <b>\$ 1,085,526.00</b> |
|              | <u>USES OF FUNDING</u>    |                    | <u>DESCRIPTION</u> | <u>AMOUNT</u>          |
| 1000         | BRRSD SCHOOL CAPITAL      | 10300224-580000    | BRRSD Capital      | \$ 1,085,526.00        |
| <b>Total</b> |                           |                    |                    | <b>\$ 1,085,526.00</b> |

#### 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)                                                                   |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul> | <ul style="list-style-type: none"><li>3/19/24: Voted 3-0 to recommend.</li></ul> |

|                                                          |                                                                                    |
|----------------------------------------------------------|------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• FinCom</li></ul> | <ul style="list-style-type: none"><li>• 3/18/24: Voted 6-0 to recommend.</li></ul> |
|----------------------------------------------------------|------------------------------------------------------------------------------------|

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



## Bridgewater Town Council

Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
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:

| <u>FUND</u>     | <u>SOURCES OF FUNDING</u> |                                          | <u>AMOUNT</u>     |
|-----------------|---------------------------|------------------------------------------|-------------------|
| 6200            | WTR RETAINED EARNINGS     | WTR Capital Outlay                       | \$ 450,000        |
| 6100            | SWR RETAINED EARNINGS     | SWR Capital Outlay                       | \$ 92,000         |
| <b>Total</b>    |                           |                                          | <b>\$ 542,000</b> |
| <u>PROJECT#</u> | <u>USES OF FUNDING</u>    |                                          | <u>AMOUNT</u>     |
| 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            |
| <b>Total</b>    |                           |                                          | <b>\$ 542,000</b> |

#### 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) |
|-------------|----------------|
|-------------|----------------|

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

|                                                                          |                                                                                      |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Budget &amp; Finance</li> </ul> | <ul style="list-style-type: none"> <li>• 3/19/24: Voted 3-0 to recommend.</li> </ul> |
| <ul style="list-style-type: none"> <li>• FinCom</li> </ul>               | <ul style="list-style-type: none"> <li>• 3/18/24: Voted 6-0 to recommend.</li> </ul> |

Attachments:               None



## Bridgewater Town Council

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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:

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### **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

NOT FOR ACTION - FIRST READING

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



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 3/26/2024  
First Reading: 3/26/2024  
Second Reading:  
Amendments Adopted:  
Third Reading:  
Date Adopted:  
Date Effective:

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### **Petition P-2024-018: 2024 Annual Town Election Warrant**

**ORDERED:** that the Town Council of the Town of Bridgewater, Massachusetts, assembled accepts, as a matter of record, the attached 2024 Annual Town Election Warrant as provided by the Town Clerk.

**Explanation:**

*It is required that the Town Council accepts and approves the attached Warrant as a matter of record.*

**Committee Referrals and Dispositions:**

Attachments: 1. Annual Town Election Warrant2024





**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF BRIDGEWATER  
ANNUAL TOWN ELECTION WARRANT**

Plymouth, SS.

To the Constables of the Town of Bridgewater:

**GREETINGS:**

In the name of the Commonwealth of Massachusetts and the Town of Bridgewater, you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in the Annual Town Election to vote at:

**Precincts 1,2,3,4,5,6,7,8 & 9**  
**Bridgewater Middle School**  
**166 Mount Prospect Street, Bridgewater, MA 02324**

**THE 27th DAY OF APRIL 2024 from 7:00 A.M. to 8:00 P.M.** for the following purposes:

To cast their votes in the Annual Town Election for the candidates for the following Offices:

TOWN CLERK .....for Three Years  
TOWN COUNCIL DISTRICT ONE. ....for Three Years  
TOWN COUNCIL AT LARGE.....for Three Years  
TOWN COUNCIL AT LARGE..... for Three Years  
BRIDGEWATER-RAYNHAM REGIONAL DISTRICT SCHOOL COMMITTEE (Bridgewater)..... for Three Years  
BRIDGEWATER-RAYNHAM REGIONAL DISTRICT SCHOOL COMMITTEE (Bridgewater)..... for Three Years  
BRIDGEWATER-RAYNHAM REGIONAL DISTRICT SCHOOL COMMITTEE(Raynham)..... for Three Years  
BRIDGEWATER-RAYNHAM REGIONAL DISTRICT SCHOOL COMMITTEE(Raynham)..... for Three Years  
TRUSTEES OF PUBLIC LIBRARY .....for Three Years  
TRUSTEES OF PUBLIC LIBRARY ..... for Three Years  
TRUSTEES OF PUBLIC LIBRARY .....for Three Years

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands, the Bridgewater Town Council this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Posting: Academy Building, Senior Center & Bridgewater Public Library**  
**Online viewing: [www.bridgewaterma.org](http://www.bridgewaterma.org)**  
(Method of service of warrant.)

\_\_\_\_\_, 2024.

Constable (month and day)  
(Warrant must be posted at least *fourteen days prior* to the **April 27, 2024** Town Election)



## Bridgewater Town Council

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Introduced By: Erik Moore, Councilor  
Date Introduced: 11/21/2023  
First Reading: 11/21/2023  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted:  
Date Effective:

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### **Proposed Zoning Ordinance D-FY24-003: Chapter 7.7 - Specialized Energy Code**

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

**ORDERED**, that the Town Council assembled votes to amend the Bridgewater Zoning Ordinance, Section 7, Special Regulations to add section 7.7, Specialized Energy Code, as follows, and to be effective July 1, 2024:

#### **§ 7.7.1 Definitions**

**International Energy Conservation Code (IECC)** – The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. The baseline energy conservation requirements of the MA State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards and published in state regulations as part of 780 CMR.

**Specialized Energy Code** – Codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, the Specialized Energy Code adds residential and commercial appendices to the Massachusetts Stretch Energy Code, based on amendments to the respective net-zero appendices of the International Energy Conservation Code (IECC) to incorporate the energy efficiency of the Stretch energy code and further reduce the climate impacts of buildings built to this code, with the goal of achieving net-zero greenhouse gas emissions from the buildings sector no later than 2050.

**Stretch Energy Code** - Codified by the combination of 225 CMR 22 and 23 1 , not including Appendices RC and CC, the Stretch Energy Code is a comprehensive set of amendments to the International Energy Conservation Code (IECC) seeking to achieve all lifecycle cost-effective energy efficiency in accordance with the Green Communities Act of 2008, as well as to reduce the climate impacts of buildings built to this code.

#### **§7.7.2 Purpose**

The purpose of 225 CMR 22.00 and 23.00 including Appendices RC and CC, also referred to as the Specialized Energy Code is

VOICE VOTE - REFER TO ADVERTISING

to provide a more energy efficient and low greenhouse gas emissions alternative to the Stretch Energy Code or the baseline Massachusetts Energy Code, applicable to the relevant sections of the building code for both new construction and existing buildings.

### §7.7.3 Applicability

This energy code applies to residential and commercial buildings.

### §7.7.4 Specialized Code

The Specialized Code, as codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including any future editions, amendments, or modifications.

The Specialized Code is enforceable by the inspector of buildings or building commissioner.

**Explanation:** *The Climate Act of 2021 required the development of a new Municipal Opt-in Specialized energy code (Specialized Code). The statute requires that the Specialized Code is formulated to ensure new construction that is consistent with Massachusetts greenhouse gas limits and sub-limits set every five years from 2025 to 2050. The Specialized Code consists of the IECC 2021 with Massachusetts-specific amendments plus additional Stretch Code and Specialized Code amendments. Communities may opt into the Specialized Code.*

*For New Residential Construction: The Specialized Code requires the following above and beyond the Stretch Code:*

- *Mixed-Fuel homes 4,000 SF or under must:*
  1. *be pre-wired for electrification; and*
  2. *install on-site solar PV when following the Stretch Code HERS pathway, with an exemption for shaded sites.*
  
- *Mixed-Fuel homes over 4,000 SF must:*
  - *achieve HERS 0 or Plus ZERO requirements; and*
  - *be pre-wired for electrification; and*
  - *install on-site solar PV or other renewables to achieve the Zero energy building definition.*

*For New Commercial Construction: The Specialized Code requires the following above and beyond the Stretch Code:*

- *Mixed-Fuel buildings must:*
  - *be pre-wired for electrification; and*
  - *install on-site solar PV of a minimum of 1.5W/sf for each square foot of the 3 largest floors or for 75% of the Potential Solar Zone; and*
  - *meet minimum HVAC equipment and service water heating efficiencies*

*All multi-family buildings over 12,000 sf must achieve precertification to Passive House standards.*

### Committee Referrals and Dispositions:

VOICE VOTE - REFER TO ADVERTISING

| Referral(s)                                                                            | Disposition(s)                                                         |
|----------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Community &amp; Economic Development</li> </ul> | <ul style="list-style-type: none"> <li>1/31/24: voted 1-1-1</li> </ul> |

Attachments:               None



## Bridgewater Town Council

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Introduced By: Dennis Gallagher, Councilor  
Date Introduced: 9/7/2021  
First Reading: 9/7/2021  
Second Reading: 8/8/2023  
Amendments Adopted:  
Third Reading: 9/5/2023  
Date Adopted:  
Date Effective:

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### **Proposed Ordinance D-FY22-008: Bridgewater Town Charter Article II, Legislative Branch Section 2-13(a) Annual Stipend**

**ORDERED** that The Town Charter, Article II, Legislative Branch Section 2-13(a) Annual Stipend shall be amended to reflect that each member of the Town Council shall receive an annual stipend, payable in arrears, in the amount of five thousand dollars (\$5,000) and the Town Council President shall receive an annual stipend, payable in arrears, in the amount of seven thousand five hundred dollars (\$7,500). Incumbent Councilors shall receive a stipend as above set forth as of each annual Town Election Day. A Councilor who vacates their office will be entitled to receive a pro-rated stipend as of the last date of their service. Regardless of compensation, members of the Town Council shall not be eligible for benefits from the Town. Any modification of the stipend amounts set-forth herein may be adopted by ordinance duly adopted by the Town Council, provided however that no increase or reduction in such stipends shall take effect during the year in which such increase or reduction is voted, and no change in such ordinance shall be made between the election of a new council and the qualification of the new council. **Persons elected to serve as councilors by special town election shall be eligible for payment of an annual stipend payable in arrears in the amount of \$5,000 reduced on a pro-rated basis commensurate with the number of days beginning with the date of the special election.** Such ordinance shall be subject to the provisions of MGL Chapter 39, Section 6A.

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

#### **Committee Referrals and Dispositions:**

| <b>Referrals and Dispositions</b>                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• 9/7/21: Town Council First Reading - Referred to Rules &amp; Procedures</li><li>• 1/5/22: Rules &amp; Procedures - Voted to recommend with amendments.</li><li>• 8/8/23: Town Council - Second Reading</li><li>• 9/5/23: Town Council Third Reading - Referred back to Rules &amp; Procedures</li></ul> |

- 10/3/23: Rules & Procedures - Voted 3-0 to recommend changes
- 10/10/23: Town Council Fourth Reading - voted to continue to next meeting with further information from Town Counsel.
- 10/24/23: Town Council - Voted with amendments to refer to Advertising.
- 11/21/23: Town Council - voted to refer back to Rules & Procedures
- 3/18/24: Rules & Procedures - voted 3-0 to recommend with amendments

Attachments:                      None



## Bridgewater Town Council

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

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### Order O-FY24-039: 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 Catherine E Marble, and more particularly described as Bridgewater Assessors Parcel 64 Map 46 and further identified as 0 Laurel Street, recorded in Plymouth County Registry of Deeds, Book 29115 Page 136; 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) |
|-------------|----------------|
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Attachments:               None



## Bridgewater Town Council

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Introduced By: Erik Moore, Councilor  
Date Introduced: 3/26/2024  
First Reading: 3/26/2024  
Second Reading:  
Amendments Adopted:  
Third Reading:  
Date Adopted:  
Date Effective:

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### **General Ordinance D-FY24-006: Amend General Ordinances Relative to the Veterans Department**

**ORDERED** that pursuant to Article II, Section 2-2 of the Bridgewater Town Charter; the Town Council of the Town of Bridgewater, Massachusetts in Town Council assembled vote to amend the Bridgewater Administrative Code, Part II, Chapter 2, Article I, Section 13. Veterans' Department as attached:

#### **Explanation:**

*The Town Manager has negotiated a favorable agreement to form a Veterans' District with the Town of Raynham. This legislation would correct the Admin Code to clarify the role of Veterans' Affairs and how the Veterans' Services Officer would be appointed.*

#### **Committee Referrals and Dispositions:**

| Referral(s) | Disposition(s) |
|-------------|----------------|
| •           | •              |
| •           | •              |
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Attachments:

1. 2024-3-22 Vets Memo
2. General Ordinance Veterans Department

## MEMORANDUM

To: Town Council  
From: Michael Dutton, Town Manager  
Cc: Jason Rawlins, Town Attorney  
Date: March 22, 2024  
Re: Proposed amendments to Admin Code – Veterans Services

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Over the past several weeks, several councilors have raised questions about the appropriate way for the town to transition to a Veterans Services District. Although the Admin Code currently contemplates a district arrangement, after discussions with Attorney Rawlins, we feel more comfortable making amendments to the Veterans Department provisions to reflect the relationship we anticipate with Raynham. As time goes by, the revised language would also accommodate other towns wishing to join the district.

As I have mentioned previously, the district model is far better for Bridgewater than the current part-time position. It allows better staffing. It allows us to draw from a more qualified applicant pool to hire a Veterans Services Officer and additional staff. It allows for better veterans services coverage. And it allows us to share the cost of the department with two or more towns rather than one, creating more government efficiency and providing better services.

As we continue to go through the interview process, I encourage the Council to take quick action on this legislation so we can get the people in place that the veterans community desperately needs. To date, we have been piecing together services with the help of our Health Agent (a vet), our Finance Department, and the state's Executive Office of Veterans Affairs. I would like to have the right people in place well before Memorial Day.

Please reach out with any questions.

Thank you for your work to get this done.

## Section 13. Veterans' Department

The Veterans Department provides assistance and counseling to the Town's veteran community through its membership in a veterans district. Massachusetts is the only state to dedicate a program of services to its resident, eligible, veteran population. In accordance with Massachusetts General Law, MGL Chapter 115, each city and town in the Commonwealth is represented by a resident Veterans Service Officer also known as a Veterans' Agent.

A. Mission. Veterans' Services provides assistance in obtaining benefits from federal, state, and local programs for veterans and their dependents, as well as aiding them financially for ordinary living expenses and medical needs.

B. Authorities and responsibilities. The Town of Bridgewater shall be part of a Veterans Services District pursuant to MGL c. 115, Section 10. The District provides aid and assistance to veterans and/or their dependents, secures appropriate benefits for this service group, and provides outreach, counseling, medical and other support services.

C. Board of Veteran's District: Pursuant to MGL c. 115, Section 11, under authority of section ten there shall be a board composed of the Town Manager for the Town of Bridgewater and the chairman of the board of selectmen or its designee for other district towns. This board shall appoint, fix the compensation of, and may remove the Director of Veteran's services of said District. This board may appoint, fix the salary of, and remove, a deputy or assistant to such director, if in the opinion of said board such an officer is necessary.

All expenses relative to the District shall be apportioned to the member towns according to MGL c. 115, section 11.

D. Authorities and Responsibilities:

(1) Director of Veterans Affairs. The Director provides centralized administration and management to the Veterans' District. The Director formulates policy; provides procedural guidance; oversees operations procedures, procurement, department personnel, capital planning, and budgetary management; establishes and maintains community relations; and maintains continuous communication with the District Board.

E. Interrelationships.

(1) Town Manager. Veterans' Services interacts with the Town Manager, as the Manager is a member of the District Board. The Manager approves programs,

budgets, and coordinates the District employee benefits through its financial offices.

(2) Other departments. It interacts with the Finance Director and the Town Treasurer to provide the financial needs of the veteran in an acceptable manner under law and in a timely fashion and with Assessing to assist veterans with real estate tax abatements.

(3) Multiple member bodies: Veterans Department provides support to the Veterans' Council.

(4) Other interactions: Veterans' Department interacts with community groups and both the federal Veterans' Administration and the Massachusetts' Offices of Veterans Affairs.

Reference: MGL c. 115