



Town of Bridgewater

Town Council

April 9, 2024

7:00 PM

66 Central Square

Academy Building

Council Chamber - Second Floor

The Town Council meeting is also aired via Facebook Live:

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

MEETING AGENDA

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

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

- a) Arbor Day - June 26, 2024

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

F. HEARINGS

- a) Petition P-2024-019: Petition for National Grid and Verizon New England Inc. Installation of Poles - 145 Winter Street

7:05 pm Public Hearing: The Notice was posted in the 3/26/24 Enterprise and Abutter Letters sent 3/26/24.

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

7:15 Continued Public Hearing

G. LICENSE TRANSACTIONS

H. PRESENTATIONS

I. TOWN MANAGER'S REPORT

- a) Addressing Prior Public Comment Items (*No Council Discussion*)
- b) Update on Tire Dump

J. DISCUSSIONS

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

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

Budget & Finance voted 3-0 to recommend at their 4/1/24 meeting. Finance Committee meeting on 4/8/24.

- b) **Order O-FY24-033: Town Council Acceptance of Proposed License, Permit and Fee Increases Effective July 1, 2024**
Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. Finance Committee voted 6-0 to recommend at their 3/18/24 meeting. Community & Economic Development voted 3-0 to recommend at their 4/1/24 meeting.
- c) **Order O-FY24-035: Adoption of a 5-Year Capital Improvement Plan**
Budget & Finance voted 3-0 to recommend at their 3/19/24. Finance Committee voted 6-0 to recommend at their 3/18/24.
- d) **Order O-FY24-039: Deed In Lieu of Foreclosure - 0 Laurel Street**
Budget & Finance vote 3-0 to recommend at their 4/1/24 meeting. Finance Committee scheduled to meet on 4/8/24.
- e) **General Ordinance D-FY24-005: Amend Chapter 74, Article II, "Storage of New or Used Tires"**
Rules & Procedures voted 3-0 to recommend with amendments at their 3/18/24 meeting.
- f) **General Ordinance D-FY24-006: Amend General Ordinances Relative to the Veterans Department**
This measure was not referred to any committee. 14 days has elapsed; therefore this measure may be voted to be referred to advertising this evening.

M. OLD BUSINESS

N. NEW BUSINESS

- a) **Order O-FY24-040: Transfer Order Water Capital**
- b) **Petition P-2024-020: A Resolution in Recognition of Pride Month**
- c) **Budget Order O-FY25-001: FY2025 Annual Town Budget**
- d) **Budget Order O-FY25-002: FY2025 Water Enterprise Fund Budget**
- e) **Budget Order O-FY25-003: FY25 Sewer Enterprise Fund Budget**
- f) **Budget Order O-FY25-004: FY25 Transfer Station Enterprise Fund Budget**
- g) **Budget Order O-FY25-005: Authorization of Revolving Funds**
- h) **Order O-FY25-006: CPA Reserve Accounts - FY2025**

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT

Erik Moore
District 1
President

Dennis Gallagher
Councilor-At-Large
Vice President

Mark Linde
District 2

Kevin Perry
Councilor-At-Large

Town of Bridgewater

OFFICE OF THE TOWN COUNCIL



Shawn George
Councilor-At-Large

Bradford McKinnon
Councilor-At-Large

Paul Murphy
Councilor-At-Large

Susan Robinson
Councilor-At-Large

Fred Chase
District 3

PROCLAMATION

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, and

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS Arbor Day is now observed throughout the nation and the world, and

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, and

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, and

WHEREAS trees in our town increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, the Town Council of the Town of Bridgewater, Massachusetts, does hereby proclaim April 26, 2024, as ARBOR DAY in the Town of Bridgewater, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, we urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Erik Moore
District 1
President

Shawn George
Councilor-At-Large

Mark Linde
District 2

Dennis Gallagher
Councilor-At-Large
Vice President

Paul Murphy
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Bradford
McKinnon
Councilor-At-
Large

Susan Robinson
Councilor-At-Large

Kevin Perry
Councilor-At-Large

Fred Chase
District 3



Bridgewater Town Council

Introduced By:

Date Introduced: 4/9/2024

First Reading: 4/9/2024

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2024-019: Petition for National Grid and Verizon New England Inc. Installation of Poles - 145 Winter Street

The following is excerpted from the petition submitted by the proponent:

Notice having been given and public hearing held, as provided by law, IT IS HEREBY ORDERED: that **Massachusetts Electric Company d/b/a/ NATIONAL GRID and VERIZON NEW ENGLAND INC.** be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 26th day of January 2024. All construction under this order shall be in accordance with the following conditions: Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked - Winter Street - Bridgewater, Massachusetts - Plan No. 30645230. There may be attached to said poles by **Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc.** such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height no not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order: Winter Street – Install one JO Pole on 145 Winter Street. Beginning at a point approximately 10 feet West of the centerline of the intersection of Romney Road. National Grid to install new intermediate Pole 9-50 to service new customer at 145 Winter Street.

WHEREAS, the petitioner has complied with the requirements of the Town of Bridgewater and applicable state laws; and

WHEREAS, the Bridgewater Town Council, acting as the Legislative body of the Town has such licensing authority and with the affirmative recommendation of the Highway Superintendent which has oversight authority, it appears that the public good so requires such license be granted;

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

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The Town Council of the Town of Bridgewater, Massachusetts in Town Council assembled approve the petition be granted as requested.

Committee Referrals and Dispositions:

Attachments: None



Bridgewater Town Council

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

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

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

Committee Referrals and Dispositions:

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

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

• Town Council	• 3/26/24: Referred back to Community & Economic Development and Planning Board.
• Planning Board and Community & Economic Development	• 4/3/24: Public Hearing held.

Attachments: 1. FBC Ordinance Packet

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

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.

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.

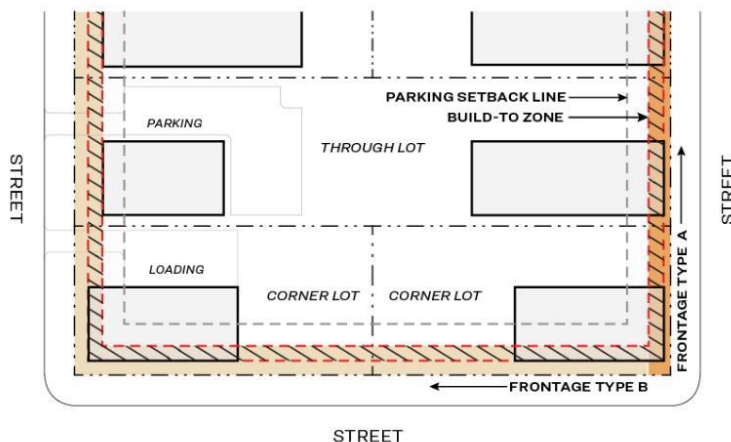
- d. The average distance between STREET-SPACE entry doors shall be no greater than 60 feet for each FAÇADE.

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.

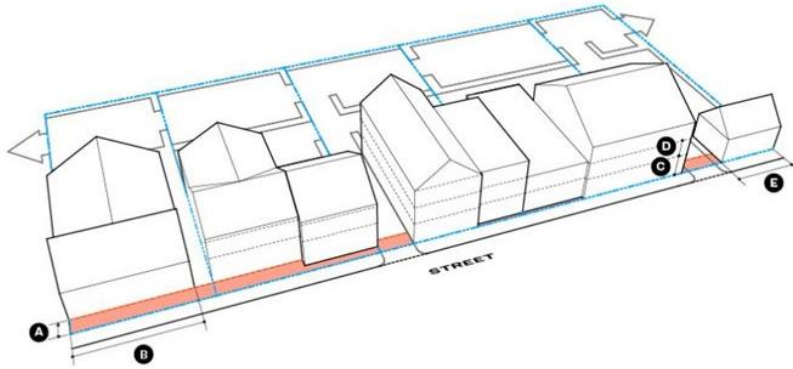
9.8.6.3 Mixed-use Frontage.

- 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



A 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 Building width (max)	200 ft	
C Façade Build Out (min)	80%	
D Ground Story Height (min/max)	15 ft	20 ft
E 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.

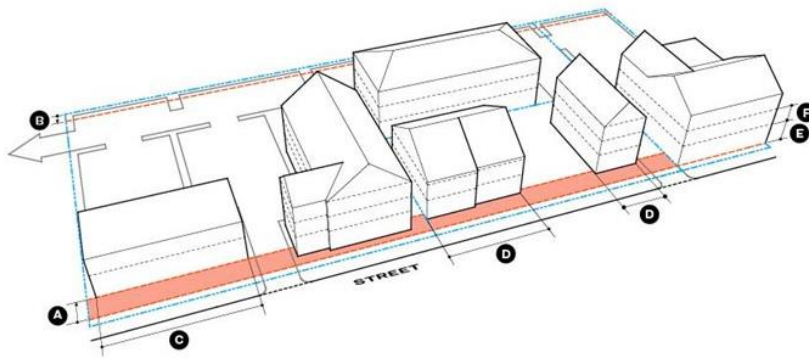
1. Illustrations And Intent. These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Transitional Frontage Building Envelope Standard.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

C Building width (max)	200 ft	
D Façade Build Out (min)	50%	
E Ground Story Height (min/max)	15 ft	20 ft
F 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

- a. Buildings at TERMINATED VISTAS serve as focal points and should be articulated with design features and character that respond visually to their location.
- b. When a use other than retail occupies the GROUND STORY, the space should be designed to accommodate retail such as providing adequate clear height for ventilation and exhaust.
- c. Loading and servicing shall be to the rear and off the alley, if present.
- d. Within 8 feet of a BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.

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

9.8.6.5 Flex Frontage

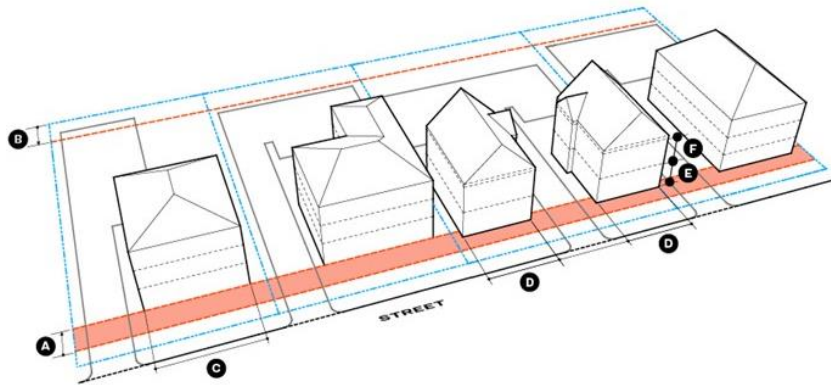
1. Illustrations And Intent. These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Flex Frontage Building Envelope Standard. Where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

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





2. Siting



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

3. Use & Elements

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

4. Massing & Height

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

* Up to ~~6~~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, 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

- 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.

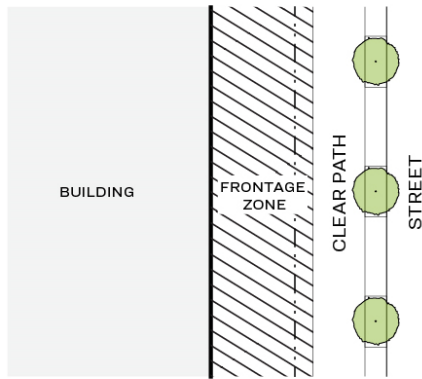
Front Porch: A single ground floor platform or two to three platforms stacked at the ground and upper STORY levels and attached to a FACADE.

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.

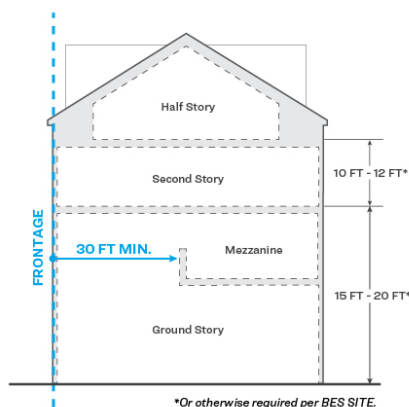
Ground Story: The first occupiable level of a building where at least 50 percent of the finished floor elevation is at or above grade and within the finished floor elevation parameters established in the designated BES. The next STORY above the GROUND STORY is the SECOND STORY.

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.

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.

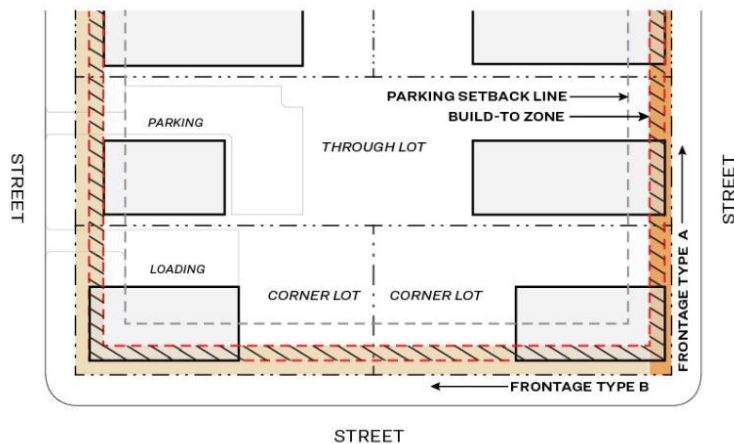
- b. The maximum length of the COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITIONS along a FAÇADE on a BLOCK FACE shall be no more than 100 feet for all BES frontages. Modifications to the façade of existing buildings are exempt. DEVELOPMENT PROJECTS with STREET-SPACE frontage of less than 150 feet on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

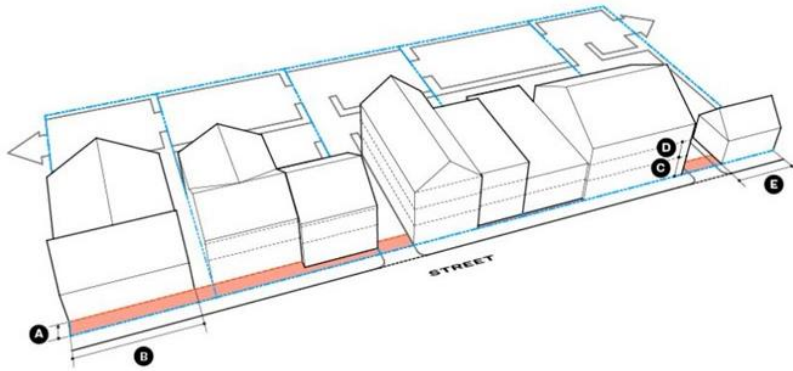
9.8.6.3 Mixed-use Frontage.

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



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

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

5. Design Standards

- a. Buildings at TERMINATED VISTAS serve as focal points and should be articulated with design features and character that respond visually to their location.
- b. When a use other than retail occupies the GROUND STORY, the space should be designed to accommodate retail such as providing adequate clear height for ventilation and exhaust.
- c. Building support functions, such as lobbies, rental offices, and club/activity rooms may be located at grade; however, excluding the lobby, no more than 25% of the BES SITE FRONTAGE shall be occupied by such uses.
- d. Loading and servicing shall be to the rear and off an alley, if present.
- e. Within 8 feet of a BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.

9.8.6.4 Transitional Frontage.

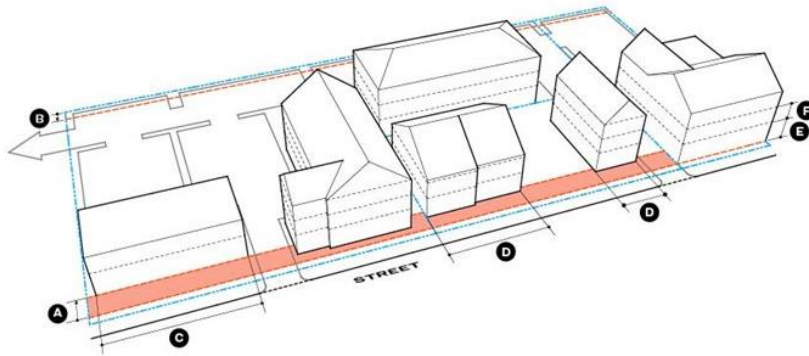
1. Illustrations And Intent. These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Transitional Frontage Building Envelope Standard.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

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





2. Siting



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

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

3. Use & Elements

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

4. Massing & Height

C Building width (max)	200 ft	
D Façade Build Out (min)	50%	
E Ground Story Height (min/max)	15 ft	20 ft
F 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.

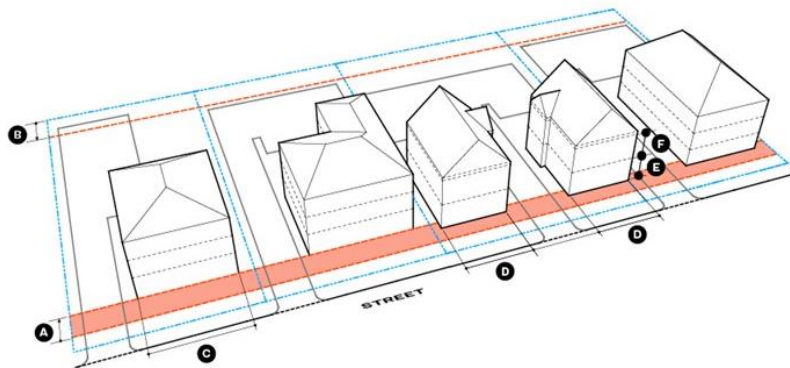
9.8.6.5 Flex Frontage

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



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

3. Use & Elements

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

4. Massing & Height

C Building width (max)	150 ft	
D Façade Build Out (min)	50%	
E Ground Story Height (min/max)	10 ft	20 ft
F 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

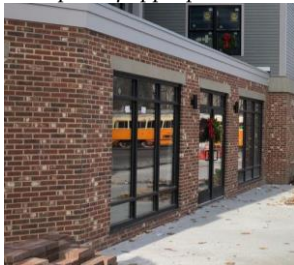
1. To achieve simple configurations, the type and color variation of BUILDING WALL MATERIALS should be minimal and kept to three (3) or fewer.
2. BUILDING WALL MATERIALS appearing heavier in weight shall be used below materials appearing lighter in weight (i.e. wood above brick; stone above brick; brick 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.

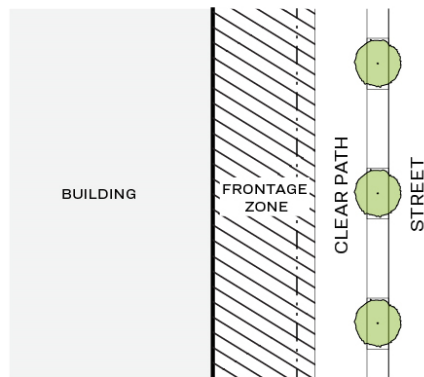
Front Porch: A single ground floor platform or two to three platforms stacked at the ground and upper STORY levels and attached to a FACADE.

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.

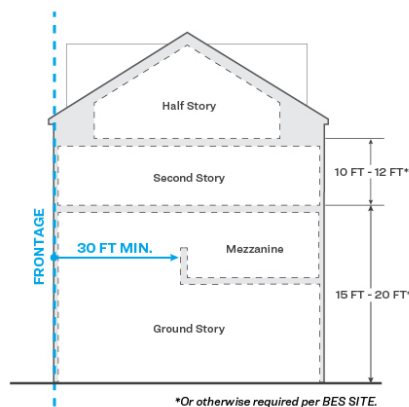
Grade: The ground level or elevation at the outside of the building on a lot after grading or construction, as shown on a grading plan certified by a licensed surveyor, or where a grading plan is not required, as submitted to the Zoning Office on the accepted elevation drawings. The average GRADE shall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

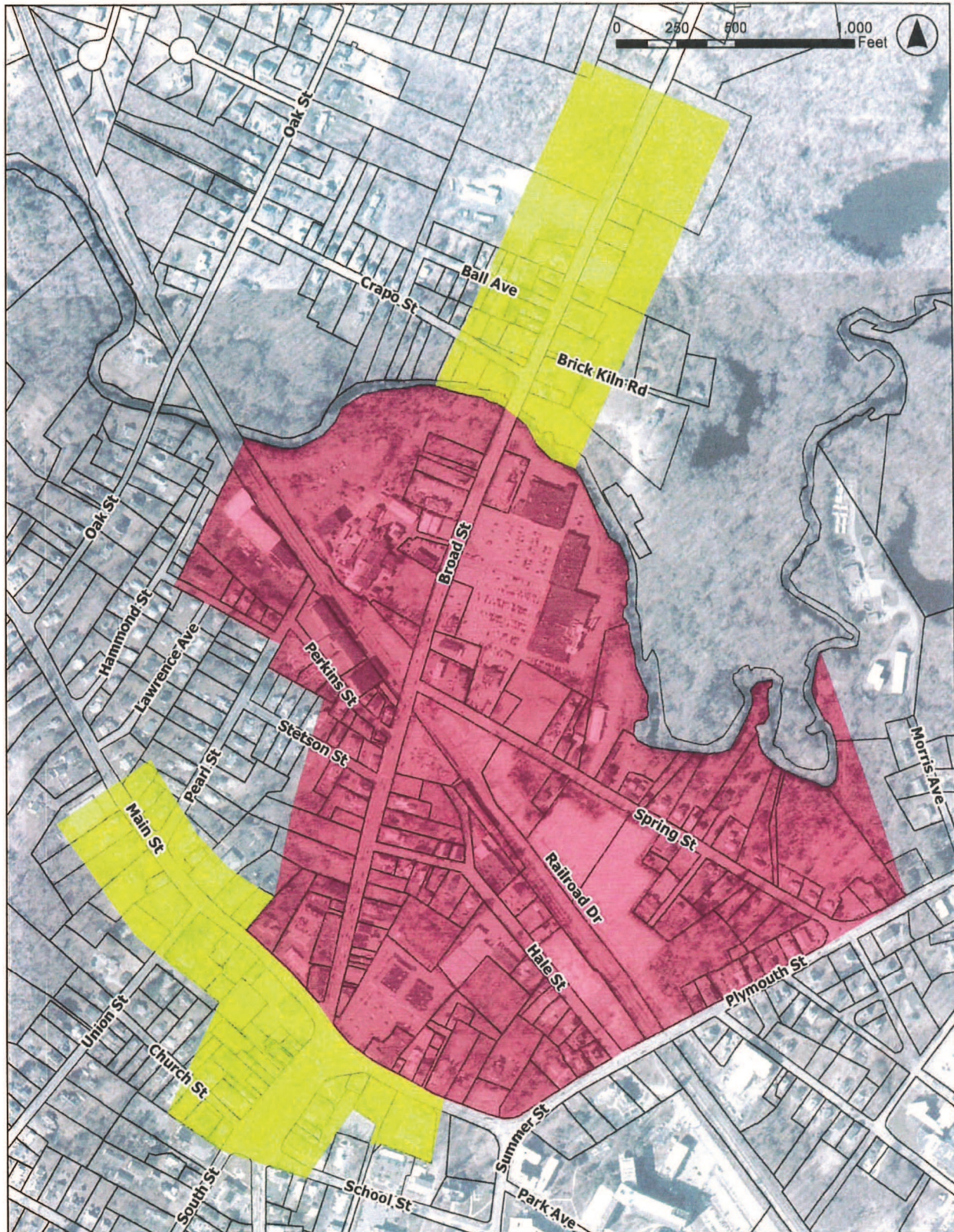
Commented [MD4]: Staff comment: The addition of section 9.9 does not change the substance of the remaining proposed revisions to zoning. It is language recommended by the Town's consultants to ensure compliance with the MBTA Communities law passed in January of 2021.

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



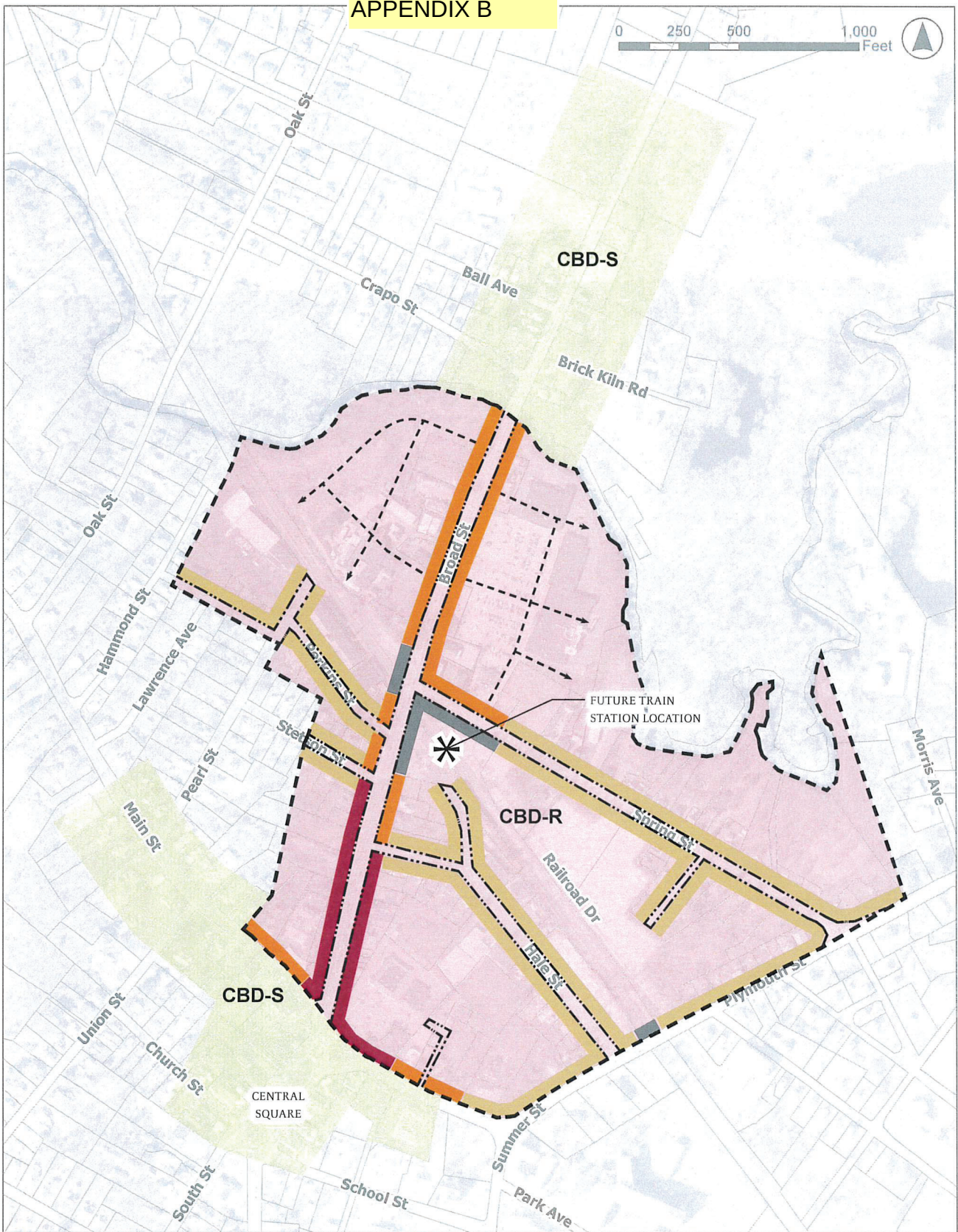
Date: 2/2/2024
 Source: MassGIS, Town of Bridgewater
 This map is for informational purposes only and is not suitable for legal, engineering, or surveying purposes.

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

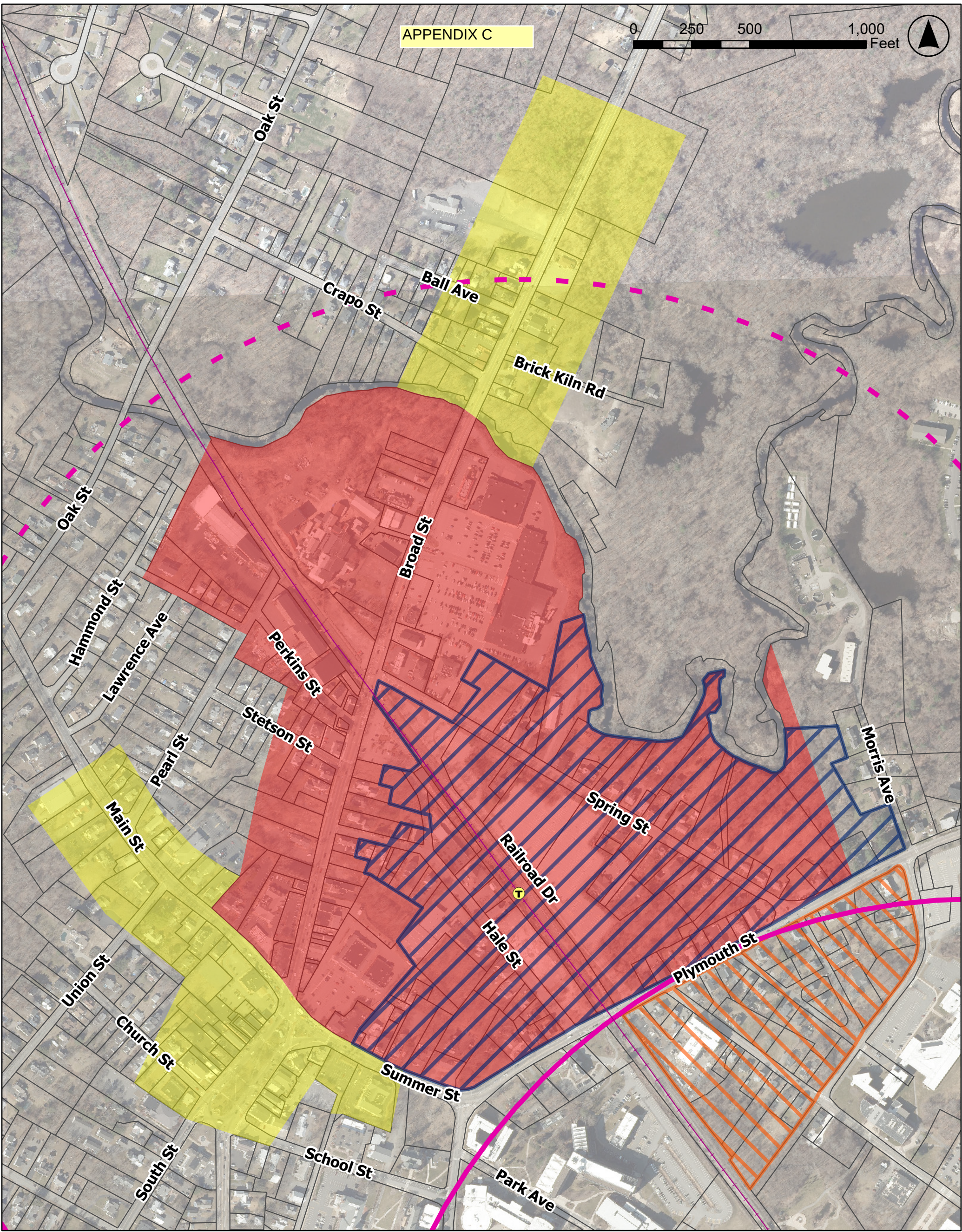


Legend

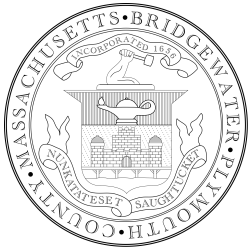
- Mixed-use Frontage
- Transitional Frontage
- Flex Frontage
- Railroad
- Potential Future Frontage*

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

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

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

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

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

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

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

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

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

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

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

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

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

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).

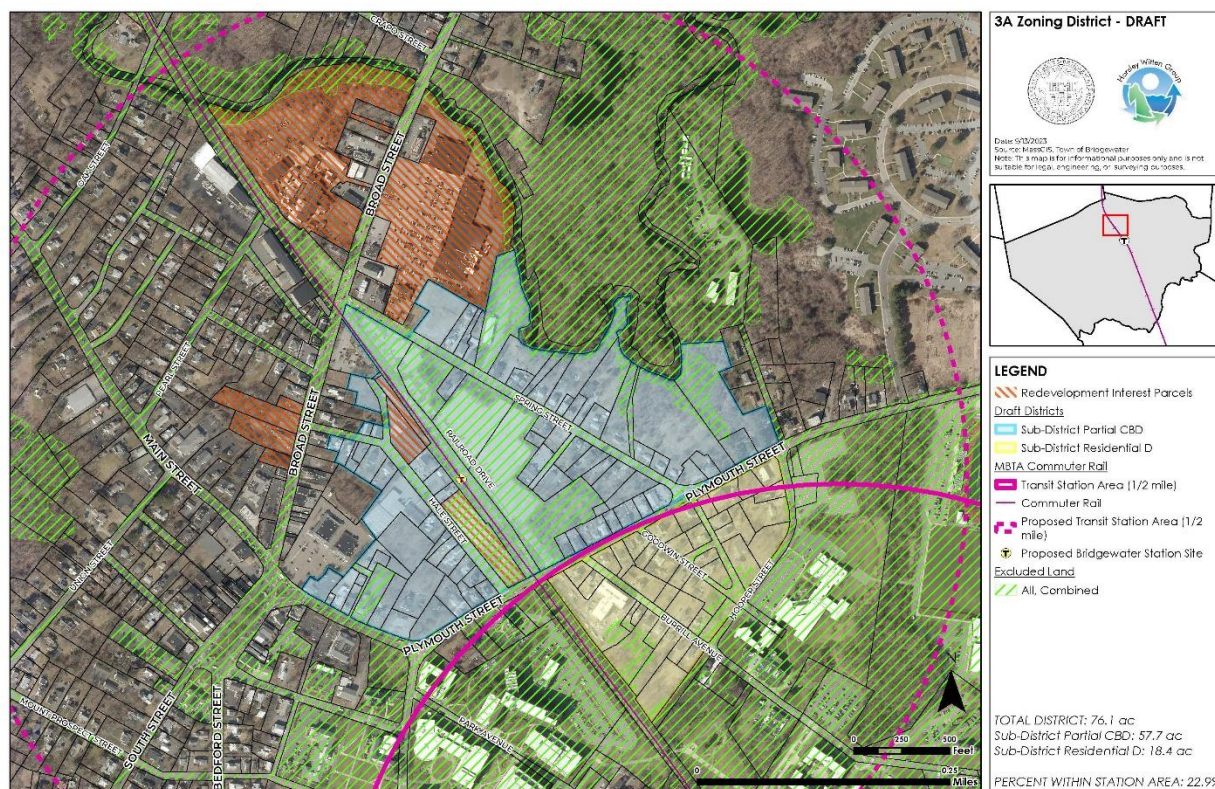


Figure 1 - Proposed MBTA Communities District Boundary

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

Introduced By: Town Manager
Date Introduced: 3/12/2024
First Reading: 3/12/2024
Second Reading: 3/26/2024
Amendments Adopted:
Third Reading: 4/9/2024
Date Adopted:
Date Effective:

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

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

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

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• Budget & Finance and Finance Committee	• 3/26/24: Joint meeting prior to Town Council meeting.
• Budget & Finance	• 4/1/24: Voted 3-0 to recommend.
• Finance Committee	• Meeting scheduled for 4/8/24.

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 3/12/2024
First Reading: 3/12/2024
Second Reading: 4/9/2024
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

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

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

Explanation:

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

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Budget & Finance	3/19/24: Voted 3-0 to recommend
Finance Committee	3/18/24: Voted 3-0 to recommend
Community & Economic Development	4/1/24: Voted 3-0 to recommend

Attachments: 1. Proposed Rates 7.1.24

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

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

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

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

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



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 3/12/2024
First Reading: 3/12/2024
Second Reading: 4/9/2024
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

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

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

Explanation:

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

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Budget & Finance	3/19/24: Voted 3-0 to recommend.
Finance Committee	3/18/24: Voted 6-0 to recommend.

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

Proposed Capital Improvement Program



2024 - 2029

Town of Bridgewater, Massachusetts

CAPITAL IMPROVEMENT PROGRAM

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Michael Dutton

Town Manager

March 1, 2024

To: Town Council and Residents

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

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

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

CIP Funding

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

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

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

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

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

The FY 2025 Capital Program - Free Cash Context

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

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

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

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

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

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

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

The FY 2025 Capital Program - Stabilization Fund Context

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

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

FY2024 - 2025 Proposed Capital Budget

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

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

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

FY2024 - 2029 Proposed Capital Budget

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

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

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

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

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

Closing Comments

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

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

Respectfully submitted,

Michael Dutton

INTRODUCTION

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

I. What is the Capital Improvement Program

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

II. What are Capital Assets and Capital Projects?

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

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

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

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

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

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

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

V. Why do we need a CIP?

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

VI. How does Capital Programming save the Town money?

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

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

VII. How are Capital Projects financed?

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

VIII. How is the CIP developed?

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

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

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

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

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

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

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

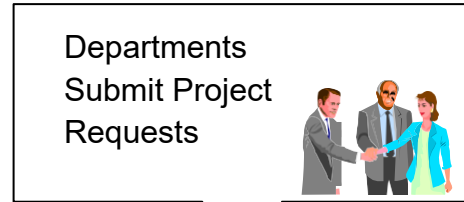
IX. Why must the CIP be continually updated?

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

CAPITAL PROJECTS FLOW CHART

DEVELOPMENT

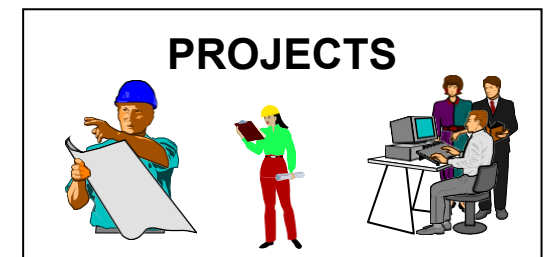
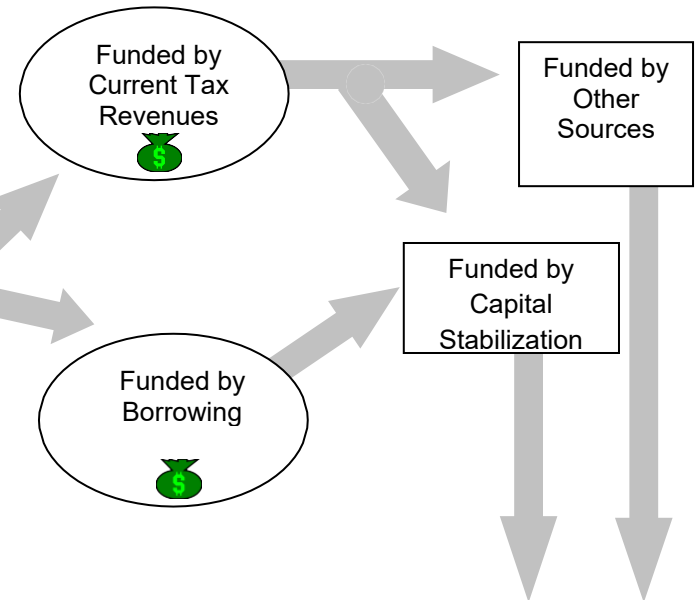
PROJECTS



REVIEW & APPROVAL



IMPLEMENTATION



OVERVIEW – SOURCES & USES

Town of Bridgewater FY 2024 - 2029 Capital Improvement Program

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

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

OVERVIEW – SOURCES & USES

Town of Bridgewater FY 2024 - 2027 Capital Improvement Program								
AFS=Alternative Funding Source - ARPA=American Rescue Plan - ARRA=Ambulance Receipts Reserved - CH90=Chapter 90 - CPC=Community Preservation Fund - CSF=Capital Stabilization Fund - DE=Debt Exclusion - MSBA=MA School Building Authority - OAF=Other Available Funds - WD=Water Debt								
Dept	Department	2024	2025	2026	2027	2028	2029	Grand Total
133	Finance	50,000						50,000
155	IT	12,640	68,000	175,000				255,640
192	Public Buildings & Property Maintenance	327,247	5,001,713	2,290,000	470,000	42,000	42,000	8,172,960
210	Police	270,000	65,318	52,497				387,815
220	Fire	346,580	365,522	818,202	632,158	585,158	315,158	3,062,778
300	Bridgewater Middle School	470,000	360,000	3,270,000			200,000	4,300,000
300	Mitchell Elementary School						70,000	70,000
300	Williams Intermediate School	212,200	425,000	3,555,000	275,000			4,467,200
300	District Wide	155,831	31,197	232,218				419,245
300	High School	247,496	360,903	2,648,202	92,887			3,349,488
302	Bristol Plymouth School		405,286	877,205	1,010,759	1,182,700	1,269,927	4,745,876
420	DPW Hwy		194,621	194,621	194,621	97,221	48,700	729,784
422	Roadways Construction and Maintenance		25,408,040	718,487	20,137,217	24,580,645		70,844,389
610	Library		307,842	59,288				367,130
630	P & R	149,456	90,000					239,456
Grand Total		2,241,449	33,083,442	14,890,719	22,812,642	26,487,724	1,945,785	101,461,760

OVERVIEW – SOURCES & USES PROJECTS

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

OVERVIEW – DEBT PROGRAMS -DEBT FINANCING PLAN

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

Detail Capital Plan – Dept. & Year

Town of Bridgewater Capital Improvement Program

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Project Funded		FY 2024 - FY 2029				
	N					
Dept	Department	Project N	Description	Funding Co	2024	Grand Total
133	Finance	133.26a	Budget Costing Module	CSF	50,000	50,000
	Finance Total				50,000	50,000

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Project Funded		N		FY 2024 - FY 2029					
Balance to						Fiscal Year			
Dept	Department	Project N	Description	Funding Co	2024	2025	2026	Grand Total	
155	IT	155.29	Ambulance Computers Replacement	ARRA	12,640			12,640	
		155.30	iPads Upgrade for Community Resource Departments	CSF			40,000	40,000	
		155.31	WiFi Network Update & Extension	CSF		18,000		18,000	
		155.32	Server Room Equipment Upgrade (Academy Building)	CSF			135,000	135,000	
		155.43	Town Computer Upgrade	CSF		50,000		50,000	
	IT Total				12,640	68,000	175,000	255,640	

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

Detail Capital Plan – Dept. & Year

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

Detail Capital Plan – Dept. & Year

Town of Bridgewater Capital Improvement Program

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

Detail Capital Plan – Dept. & Year

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

Detail Capital Plan – Dept. & Year

Town of Bridgewater Capital Improvement Program

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Project Funded		FY 2024 - FY 2029										
Dept	Department	Project N	Description	Funding	2025	2026	2027	2028	2029	Grand Total		
420	DPW Hwy	420.09	John Deer Loader - Lease Payment 2 of 5	CSF	48,521					48,521		
			John Deer Loader - Lease Payment 3 of 5	CSF		48,521			48,521			
			John Deer Loader - Lease Payment 4 of 5	CSF			48,521		48,521			
			John Deer Loader - Lease Payment 5 of 5	CSF			48,521		48,521			
		420.13	No. 2 - 24 Six Wheeler - Lease Payment 3 of 5	CSF	48,700					48,700		
			No. 2 - 24 Six Wheeler - Lease Payment 4 of 5	CSF		48,700				48,700		
			No. 2 - 24 Six Wheeler - Lease Payment 5 of 5	CSF			48,700		48,700			
		420.14	No. 2 - 26 Six Wheeler - Lease Payment 3 of 5	CSF	48,700					48,700		
			No. 2 - 26 Six Wheeler - Lease Payment 4 of 5	CSF		48,700				48,700		
			No. 2 - 26 Six Wheeler - Lease Payment 5 of 5	CSF			48,700		48,700			
		420.21	No. 2 - 18 Six Wheeler - Lease Payment 1 of 5	CSF	48,700					48,700		
			No. 2 - 18 Six Wheeler - Lease Payment 2 of 5	CSF		48,700				48,700		
			No. 2 - 18 Six Wheeler - Lease Payment 3 of 5	CSF			48,700			48,700		
			No. 2 - 18 Six Wheeler - Lease Payment 4 of 5	CSF				48,700		48,700		
			No. 2 - 18 Six Wheeler - Lease Payment 5 of 5	CSF					48,700	48,700		
		DPW Hwy Total					194,621	194,621	194,621	97,221	48,700	729,784
		Grand Total					194,621	194,621	194,621	97,221	48,700	729,784

Detail Capital Program – Dept. & Year

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Project Funde		FY 2024 - FY 2029							
Dep.	Departme	Projec	Description	Funding	2025	2026	2027	2028	Grand Total
422	Roadways	422.15	Vernon Street Opt 2 - Pleasant to Green - Roadways	DE			11,220,867		11,220,867
			Vernon Street Opt 2 - Pleasant to Green - Drainage	DE			6,052,299		6,052,299
			Vernon Street Opt 2 - Pleasant to Green - Water	WD			2,145,564		2,145,564
		422.24	Flagg Street-Roadways	DE	3,692,420				3,692,420
			Flagg Street-Drainage	ARPA	1,522,267				1,522,267
			Flagg Street-Water Lines	WD	2,213,226				2,213,226
		422.25	Deerfield Street-Roadways/Curbing & Sidewalks	DE				3,293,470	3,293,470
			Deerfield Street-Drainage	DE				3,356,665	3,356,665
			Deerfield Street-Water Lines	WD				2,165,638	2,165,638
		422.30	Main St - Center St to Central Sq - Roadways	DE				5,234,450	5,234,450
			Main St - Center St to Central Sq - Drainage	DE				2,132,115	2,132,115
			Main St - Center St to Central Sq - Water Lines	WD				2,059,463	2,059,463
		422.33	Downtown Gateway Project - Roadways	DE				5,134,490	5,134,490
		422.34	Chpt. 90 - Roadways Resurfacing & Repair	CH 90	1,000,000	718,487	718,487		2,436,973
		422.27	Cross Street Opt 2 - Vernon St to South St - Roadways - Box Widening - Bike Lanes	DE	5,402,608				5,402,608
			Cross Street Opt 2 - Vernon St to South St - Drainage	DE	2,956,571				2,956,571
			Cross Street Opt 2 - Vernon St to South St - Water Lines	WD	2,397,312				2,397,312
		422.28	Green Street Opt 2 - Water Main - Mill & Overlay - Roadways	DE				353,385	353,385
			Green Street Opt 2 - Water Main - Mill & Overlay - Drainage	DE				37,268	37,268
			Green Street Opt 2 - Water Main - Mill & Overlay - Water Lines	WD				813,700	813,700
		422.29	South Street Opt 1 - Crescent St to Central Sq - Roadways - Box Widening - Paving - 5' Bike La	DE	3,337,030				3,337,030
			South Street Opt 1 - Crescent St to Central Sq - Drainage	DE	1,811,498				1,811,498
			South Street Opt 1 - Crescent St to Central Sq - Water Lines	WD	1,075,109				1,075,109
	Roadways Construction and Maintenance Total				25,408,040	718,487	20,137,217	24,580,645	70,844,389
Grand Total					25,408,040	718,487	20,137,217	24,580,645	70,844,389

Detail Capital Program – Dept. & Year

Town of Bridgewater Capital Improvement Program

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

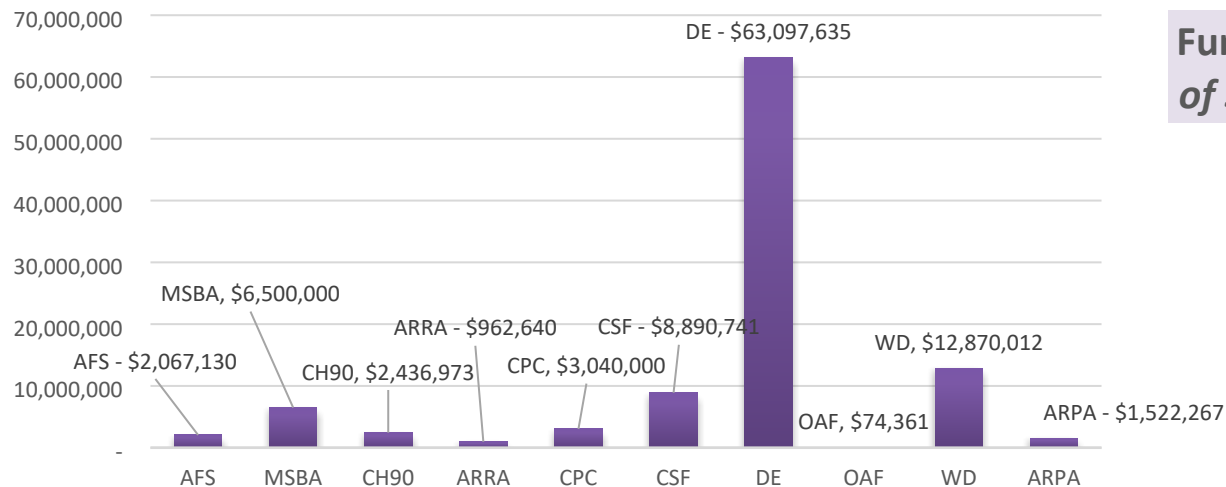
Project		FY 2024 - FY 2029						
Funded								
N								
Balance to						Fiscal Year		
Dept	Department	Project N	Description	Funding Co	2024	2025	2026	Grand Total
610	Library	610.07b	Town Records Management/Digitization-Phase 2	AFS		307,842		307,842
		610.07c	Town Records Management/Digitization-Phase 3	AFS			59,288	59,288
Library Total						307,842	59,288	367,130
630	P & R	630.15	Dump Truck with Plow Setup	CSF		50,000		50,000
		630.18	Dog Park	CPC		40,000		40,000
		630.22	Turbine Debris Blower	CSF	9,956			9,956
		630.23	Shop Lift	CSF	5,000			5,000
		630.24	Pickleball Courts Maintenance	CSF	20,500			20,500
		630.25	Basketball Courts (Legion & Scotland)	CSF	29,000			29,000
		630.26	Baseball Dugouts	CSF	25,000			25,000
		630.27	Stand On Mowers	CSF	30,000			30,000
		630.28	Recreation Building Cottage St Stairs	CSF	30,000			30,000
P & R Total					149,456	90,000		239,456
Grand Total					149,456	397,842	59,288	606,586

SUMMARY OF FUNDING SOURCES

Town of Bridgewater FY 2024 - 2029 Capital Improvement Program

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

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



Finance Team Comments

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

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

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

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

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



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 3/12/2024
First Reading: 3/12/2024
Second Reading: 4/9/2024
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

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)
Budget & Finance	4/1/24: Voted 3-0 to recommend
Finance Committee	Meeting scheduled for 4/8/24

Attachments: None

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



Bridgewater Town Council

Introduced By: Brad McKinnon
Date Introduced: 2/6/2024
First Reading: 2/6/2024
Second Reading: 4/9/2024
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

General Ordinance D-FY24-005: Amend Chapter 74, Article II, "Storage of New or Used Tires"

WHEREAS, Chapter 74, Article II, "Storage of New or Used Rubber Tires" allows the outdoor storage of rubber tires, and

WHEREAS, the outdoor storage of rubber tires can depress property values of neighboring properties, and

WHEREAS, the outdoor storage of rubber tires attracts mosquitos which can carry deadly disease and other undesirable animals, it is therefore,

ORDERED, that the Town Council assembled votes to amend Chapter 74, Article II, "Storage of New or Used Rubber Tires" to read as follows:

Part III. General Ordinances

Chapter 74. Fire Department

Article II. Storage of New or Used Rubber Tires

Section 1. Prohibition.

The outdoor storage of used rubber tires shall be prohibited in the Town of Bridgewater, **provided however that** existing outdoor used tire storage sites shall maintain suitable access, alleyways and fire lanes capable of supporting fire department apparatus to any buildings located therein and throughout the storage yard. All sides of storage pile shall be accessible by means of alleyways and fire lanes. An alleyway shall have a width of one and one-half times pile height, but not less than twenty (20) feet, with fire lanes between alternate rows of two pile groups, providing a clear space of at least one hundred (100) feet. Each pile shall not exceed one hundred twenty-five (125) feet in length, twenty-five (25) feet in width, nor fifteen (15) feet in height. Fire lanes shall be provided for access across each end and shall provide a clear space of at least one hundred (100) feet to adjacent pile rows, or other exposed property. Where practical, greater widths are desirable to minimize the

VOICE VOTE - REFER TO ADVERTISING

effects of radiated heat, particularly in high-piled yards. Fire lanes shall be kept unobstructed at all times to permit the maneuvering of fire suppression equipment and other emergency vehicles. For basic fire protection, a water supply shall be provided. The water supply shall be large enough to provide 1000 G.P.M. for a period of two (2) hours, and shall be accessible to fire apparatus as directed by the Fire Chief, or his designee.

Section 2. Preventing Weeds.

Any existing used tire storage area shall be kept free of all trees, weeds, grass and similar vegetation. Dead vegetation shall be removed. Weed burners shall not be used. Good housekeeping shall be maintained at all times, including regular and frequent cleaning of materials handling equipment.

Section 3. Smoking Prohibited.

Smoking shall be prohibited in outdoor tire storage yards. No smoking signs shall be posted in tire storage yards.

Section 4. Unauthorized Access.

Access into yard areas by unauthorized persons shall be prohibited. Storage areas shall be enclosed with a suitable fence equipped with proper gates located to permit entry of Fire Department and other emergency apparatus.

Section 5. Care of Site.

Miscellaneous occupancy hazards, such as vehicle storage and repair shops, cutting and welding operations, flammable liquid storage, liquefied petroleum gas storage and similar operations shall be safeguarded in accordance with NFPA standards. Vehicles and other power devices shall be of an approved type set forth in standards for powered industrial trucks, NFPA 505, and 225 be safely maintained and operated. Vehicle fueling operations shall be conducted in specified safe locations isolated from storage areas and principal operating buildings. All electrical equipment and installation shall conform to the provisions of the National Electrical Code NFPA 70. No cutting, welding or other use of open flames or spark producing equipment shall be permitted in storage areas. The owner of the storage yard shall be responsible for the hiring of any heavy equipment to aid in the extinguishing of a fire should it be deemed necessary by Fire Chief, or his designee.

Section 6. Non-criminal Disposition.

Any fine issued under this Section may be assessed through non-criminal process in accordance with M.G.L. Ch. 40, Section 21 D. Each day on which any such violation continues shall be considered a separate violation of this section. The availability of non-criminal process herein shall not preclude the use of criminal process or other means of enforcement.

Explanation:

This amendment prohibits the outdoor storage of used tires and preserves the requirements for access to existing piles of used tires. It also eliminates the requirement to use herbicide, but preserves the requirement to keep the existing piles free of trees, weeds, grass and similar vegetation.

Committee Referrals and Dispositions:

Rules & Procedures	3/18/24: Voted 3-0 to recommend with amendments.
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Attachments: None

VOICE VOTE - REFER TO ADVERTISING



Bridgewater Town Council

Introduced By: Erik Moore, Councilor
Mark Linde, Councilor
Date Introduced: 3/26/2024
First Reading: 3/26/2024
Second Reading: 4/9/2024
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

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:

This measure was not referred to any committee. Per Section XVIII of the Council Rules & Procedures; 14 days has elapsed; therefore this measure may be finally voted this evening.

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

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



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/9/2024
First Reading: 4/9/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY24-040: Transfer Order Water Capital

ORDERED, that the Town Council assembled vote to

In accordance with section 6-4 of the Bridgewater Home Rule Charter, vote to appropriate and transfer \$300,000 from Water Retained Earnings to WTR Capital Projects Fund 6210-497003.

Explanation:

Capital Project for Great Hill Water tower for repairs and restoration of the concrete base collar around the water tower for maintenance as well as to stay in compliance with DEP inspections and mandates.

Committee Referrals and Dispositions:

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

Attachments: None

NOT FOR ACTION - FIRST READING



Bridgewater Town Council

Introduced By: Fred Chase, Councilor
Susan Robinson, Councilor
Date Introduced: 4/9/2024
First Reading: 4/9/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Petition P-2024-020: A Resolution in Recognition of Pride Month

Whereas, since 2016, the Town of Bridgewater and the members of Bridgewater Communities for Civil Rights have worked together to create a welcoming community, supportive of equality, based on a tradition of equal rights and equal protection for all; and

Whereas, since 2021, the elected leaders of the Town of Bridgewater demonstrated their support of an often marginalized and persecuted community – the LGBTQ+ community - by issuing Resolutions declaring Bridgewater to be a safe haven where all people, regardless of their religion, ethnicity, sexual orientation or gender identity, can live in peace, free from hatred and violence; and

Whereas, furthermore, since 2021, the Town Council members demonstrated their leadership in supporting the raising of the Pride Flag in front of the Academy Building, the seat of Town government. Many people attended the flag raisings in celebration and support of family, friends, and community; and

Whereas, while Bridgewater may proudly claim support for the members of the LGBTQ+ community, we are witnessing hostile acts by some states restricting the rights of Transgender children to participate in education, sports, and needed medical care; and

Whereas, we are witnessing the increased deadly violence against members of the LGBTQ+ community throughout the country; and

Whereas, our friends, family members, and neighbors remain vulnerable to the increased level of hateful rhetoric directed at minority communities across the country; and

Be it further resolved, that the Bridgewater Town Council once again proclaims that the Pride Flag to be flown with the United States Flag in front of the Academy Building in the Town of Bridgewater from June 3 - June 16, 2023.

NOT FOR ACTION - FIRST READING

Committee Referrals and Dispositions:

- Attachments:
1. Pride Flag Letter to TC - 2024 New Logo
 2. Pride Flag Photo



<https://www.bccrcivilrights.org>

<https://www.facebook.com/BridgewaterCommForCivilRights>

April 1, 2024

Members of the Town Council
Bridgewater, MA 02324

Subject: Request to the Town Council of the Town of Bridgewater, MA
Regarding the Elevation of the Pride Flag, June 3–16, 2023, according to Ordinance D-FY21-007, and Requesting a Resolution in Honor of Pride Month

Since 2016, the Town of Bridgewater and the members of Bridgewater Communities for Civil Rights have worked together to create a welcoming community based on a tradition of equal rights and equal protection for all

In 2021, 2022, and 2023, the elected leaders of the Town of Bridgewater demonstrated their support of an often marginalized and persecuted community – the LGBTQ+ community - by issuing Resolutions declaring Bridgewater to be a safe haven where all people, regardless of their religion, ethnicity, sexual orientation, or gender identity, can live in peace, free from hatred, harassment, and violence.

Furthermore, for three consecutive years, the Town Council members demonstrated their leadership in supporting the raising of the Pride Flag in front of the Academy Building, the seat of Town government. Many people attended the flag raising in celebration amid the support of family, friends, and community.

As we approach Pride Month 2024, the members of BCCR respectfully request that the Town Council again issue a Resolution in honor of Pride Month expressing support of the LGBTQ+ community.

We also respectfully request that the Pride Flag be raised on Monday, June 3 at 3:30 PM and remain through June 16.

As in past years, we also request permission to hold a brief ceremony in front of the Academy Building marking the raising of the Pride Flag on that day at 3:30 PM. We invite you to read the Town Council's Resolution at that time and celebrate the beginning of Pride Month with us.

As mandated by the Town's General Ordinance D-FY21-007, a photograph of the Pride Flag is included with this request.

While Bridgewater may proudly claim support for the members of the LGBTQ+ community, our friends, family members, and neighbors remain vulnerable to the increased level of hateful rhetoric directed at minority communities across the country. Bridgewater must continue to affirm its status as a community of safety, acceptance, and support for the marginalized, including the LGBTQ+ community members in our midst and beyond.

We look forward to your positive response and we hope that you, our Town leaders, through your supportive messages, will continue to promote Bridgewater as a model of diversity, equity, and inclusion.

Respectfully submitted,

Bridgewater Communities for Civil Rights,

Pride Flag Committee:

Cristina Ajemian

Jenise Campbell-Means

Rebecca Fleisch Cordeiro

Vernon Domingo

David Michael

Laurene Powers

Sandra Smiley





Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/9/2024
First Reading: 4/9/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Budget Order O-FY25-001: FY2025 Annual Town Budget

ORDERED that to provide for payment of certain expenses of the Town for the fiscal year ending June 30, 2025;

The Town will raise and appropriate and vote into tax, to be assessed per law and/or appropriate and transfer from the following available funds:

Ambulance Receipts Reserved the amount of	\$2,100,000
Title V the amount of	\$ 128,696
Enterprise Funds the amount of	\$ 695,285
Conservation Receipts Reserved the amount of	\$ 30,000
Energy Funds the amount of	\$ 150,000
Elm Street DIF	\$ 581,313
Golf	<u>\$ 200,000</u>
Other Financing Source Total	\$3,885,294

For the operation of the Town and further that such appropriation in the sum of \$69,470,206 be for personal services, general expenses, principal and interest, for such purposes, each department and group being considere a separate appropriation as shown on the attached:

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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NOT FOR ACTION - FIRST READING

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•	•
•	•

Attachments: 1. Order O-FY25-001 - TM FY2025 GF Operating Budget - 04.01.2024
Attachment

Town of Bridgewater
Town Manager's
FY 2025 General Fund Operating Budget
04/01/24

DEPT #	DEPARTMENT	GROUP	GROUP DESCRIPTION	Sum of FY 2025 TM BUDGET
111	TOWN COUNCIL	1.0	SLRY/WGS/BNFTS	67,694
		2.0	EXPENSES	12,500
	TOWN COUNCIL Total			80,194
123	TOWN MANAGER	1.0	SLRY/WGS/BNFTS	551,158
		2.0	EXPENSES	58,071
	TOWN MANAGER Total			609,229
132	RESERVE FUND	2.0	EXPENSES	60,000
	RESERVE FUND Total			60,000
135	ACCOUNTANT	1.0	SLRY/WGS/BNFTS	454,717
		2.0	EXPENSES	74,100
	ACCOUNTANT Total			528,817
141	ASSESSORS	1.0	SLRY/WGS/BNFTS	195,294
		2.0	EXPENSES	86,665
	ASSESSORS Total			281,959
145	TREASURER	1.0	SLRY/WGS/BNFTS	438,184
		2.0	EXPENSES	55,872
	TREASURER Total			494,056
151	LAW	1.0	SLRY/WGS/BNFTS	105,000
		2.0	EXPENSES	26,550
	LAW Total			131,550
152	HUMAN RESOURCES	1.0	SLRY/WGS/BNFTS	171,945
		2.0	EXPENSES	42,750
	HUMAN RESOURCES Total			214,695
155	IT	1.0	SLRY/WGS/BNFTS	302,693
		2.0	EXPENSES	489,330
	IT Total			792,023
161	TOWN CLERK	1.0	SLRY/WGS/BNFTS	226,538
		2.0	EXPENSES	89,541
	TOWN CLERK Total			316,078
166	PARKING	1.0	SLRY/WGS/BNFTS	15,375
		2.0	EXPENSES	750
	PARKING Total			16,125
182	CED	1.0	SLRY/WGS/BNFTS	338,790
		2.0	EXPENSES	35,915
	CED Total			374,705
192	TOWN BUILDINGS	1.0	SLRY/WGS/BNFTS	62,913
		2.0	EXPENSES	549,388
	TOWN BUILDINGS Total			612,301
210	POLICE	1.0	SLRY / WGS / BNFTS	6,521,533
		2.0	EXPENSES	313,501
	POLICE Total			6,835,034
220	FIRE	1.0	SALRY / WGS / BENFT	6,553,086
		2.0	EXPENSES	364,328
	FIRE Total			6,917,413

Town of Bridgewater
Town Manager's
FY 2025 General Fund Operating Budget
04/01/24

DEPT #	DEPARTMENT	GROUP	GROUP DESCRIPTION	Sum of FY 2025 TM BUDGET
240	INSPECTIONAL SVCS	1.0	SLRY/WGS/BNFTS	442,987
		2.0	EXPENSES	13,250
	INSPECTIONAL SVCS Total			456,237
292	ANIMAL CONTROL	1.0	SLRY/WGS/BNFTS	104,776
		2.0	EXPENSES	3,000
	ANIMAL CONTROL Total			107,776
300	B/R REGIONAL DIST	2.0	EXPENSES	36,829,096
	B/R REGIONAL DIST Total			36,829,096
301	BRISTOL AGRICULTURAL	2.0	EXPENSES	565,369
	BRISTOL AGRICULTURAL Total			565,369
302	BRISTOL PLYMOUTH	2.0	EXPENSES	2,183,808
	BRISTOL PLYMOUTH Total			2,183,808
303	NORFOLK CNTY AGI	2.0	EXPENSES	283,295
	NORFOLK CNTY AGI Total			283,295
410	TOWN ENGINEER	1.0	SLRY/WGS/BNFTS	67,264
		2.0	EXPENSES	20,225
	TOWN ENGINEER Total			87,489
420	HWY DEPARTMENT	1.0	SLRY/WGS/BNFTS	1,085,216
		2.0	EXPENSES	503,275
	HWY DEPARTMENT Total			1,588,491
421	SNOW & ICE	1.0	SLRY/WGS/BNFTS	41,000
		2.0	EXPENSES	41,100
	SNOW & ICE Total			82,100
424	STREET LIGHTING	2.0	EXPENSES	175,818
	STREET LIGHTING Total			175,818
510	HEALTH DEPT	1.0	SLRY/WGS/BNFTS	169,098
		2.0	EXPENSES	18,350
	HEALTH DEPT Total			187,448
541	COUNCIL ON AGING	1.0	SLRY/WGS/BNFTS	238,459
		2.0	EXPENSES	9,800
	COUNCIL ON AGING Total			248,259
543	VETERANS AGENT	1.0	SLRY/WGS/BNFTS	79,204
		2.0	EXPENSES	69,350
	VETERANS AGENT Total			148,554
610	LIBRARY	1.0	SLRY/WGS/BNFTS	549,628
		2.0	EXPENSES	204,284
	LIBRARY Total			753,912
630	RECREATION	1.0	SLRY/WGS/BNFTS	210,054
		2.0	EXPENSES	73,490
	RECREATION Total			283,545
710	DEBT PRINCIPAL	7.0	DEBT SERVICE	47,000
		7.1	DE: DEBT SERVICE	185,000
		7.2	TTLV: DEBT SERVICE	121,096
		7.3	DIF: DEBT SERVICE	250,000
		7.4	GOLF DEBT	32,000
	DEBT PRINCIPAL Total			635,096

Town of Bridgewater
Town Manager's
FY 2025 General Fund Operating Budget
04/01/24

DEPT #	DEPARTMENT	GROUP	GROUP DESCRIPTION	Sum of FY 2025 TM BUDGET
751	INTEREST ON LTD	7.0	DEBT SERVICE	1,339
		7.1	DE: DEBT SERVICE	63,600
		7.2	TTLV: DEBT SERVICE	7,600
		7.3	DIF: DEBT SERVICE	131,313
		7.4	GOLF DEBT	5,160
	INTEREST ON LTD Total			209,011
752	INTEREST ON STD	7.5	DEBT SERVICE	86,417
	INTEREST ON STD Total			86,417
820	STATE & COUNTY ASSESSMENTS	2.0	EXPENSES	388,310
	STATE & COUNTY ASSESSMENTS Total			388,310
830	COUNTY ASSESSMENTS	2.0	EXPENSES	69,782
	COUNTY ASSESSMENTS Total			69,782
911	RETIREMENT	1.0	SLRY/WGS/BNFTS	5,177,541
	RETIREMENT Total			5,177,541
912	WORKERS COMP	1.0	SLRY/WGS/BNFTS	175,572
	WORKERS COMP Total			175,572
913	UNEMPLOYMENT	1	SLRY/WGS/BNFTS	20,000
	UNEMPLOYMENT Total			20,000
914	MED/LIFE/FICA	1.0	SLRY/WGS/BNFTS	4,228,963
	MED/LIFE/FICA Total			4,228,963
919	OTHER BENEFITS	1.0	SLRY/WGS/BNFTS	3,500
		2.0	EXPENSES	32,400
	OTHER BENEFITS Total			35,900
945	LIABILITY INSURANCE	2.0	EXPENSES	301,623
	LIABILITY INSURANCE Total			301,623
950	VEHICLE MAINTENANCE	2.0	EXPENSES	5,000
	VEHICLE MAINTENANCE Total			5,000
	GAS & OIL FOR TOWN VEHICLES	2.0	EXPENSES	235,000
	GAS & OIL FOR TOWN VEHICLES Total			235,000
				73,813,592
Adjust for State/County Charges				(458,092)
Total Appropriation				73,355,500



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/9/2024
First Reading: 4/9/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Budget Order O-FY25-002: FY2025 Water Enterprise Fund Budget

ORDERED, that the Town Council vote to appropriate **\$4,840,371** from the Water Enterprise receipts to defray Water direct costs, and that **\$403,037** as appropriated under Order O-FY25-001 be used for Water indirect costs, all to fund the total costs of operations of the Water Enterprise as follows:

SALARIES/WAGES/BENEFITS	\$ 2,014,541
OPERATING EXPENSES	\$ 1,340,992
DEBT SERVICES	\$ 1,479,838
TRANSFER TO TRUST FUNDS OPEB	\$ 5,000
APPROPRIATED for DIRECT COSTS	\$ 4,840,371
TRANSFER TO GF	\$ 22,684
INDIRECT COSTS - GENERAL FUND	\$ 380,353
TOTAL COST - WATER EF	\$ 5,243,408

Committee Referrals and Dispositions:

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

NOT FOR ACTION - FIRST READING

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/9/2024
First Reading: 4/9/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Budget Order O-FY25-003: FY25 Sewer Enterprise Fund Budget

ORDERED, that the Town Council assembled vote to appropriate **\$2,569,636** from the Sewer Enterprise receipts to defray Sewer direct costs, and that **\$251,672** as appropriated under Order O-FY25-001 be used for Sewer indirect costs, all to fund the total costs of operations of the Sewer Enterprise as follows:

SALARIES/WAGES/BENEFITS	\$ 1,360,181
OPERATING EXPENSES	\$ 774,782
DEBT SERVICES	\$ 429,673
TRANSFER TO TRUST FUNDS OPEB	\$ 5,000
APPROPRIATED for DIRECT COSTS	\$ 2,569,636
TRANSFER TO GF	\$ 22,684
INDIRECT COSTS - GENERAL FUND	\$ 228,988
TOTAL COST - SEWER EF	\$ 2,821,308

Committee Referrals and Dispositions:

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

NOT FOR ACTION - FIRST READING

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/9/2024
First Reading: 4/9/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Budget Order O-FY25-004: FY25 Transfer Station Enterprise Fund Budget

ORDERED, that the Town Council assembled vote to appropriate **\$376,424** from Transfer Station Enterprise receipts to defray Transfer Station direct costs, and that **\$40,576** as appropriated under Order O-FY25-001 be used for Transfer Station indirect costs, all to fund the total costs of operations of the Transfer Station Enterprise as follows:

SALARIES/WAGES/BENEFITS	\$ 108,681
OPERATING EXPENSES	\$ 267,743
APPROPRIATED for DIRECT COSTS	\$ 376,424
INDIRECT COSTS - GENERAL FUND	\$ 40,576
TOTAL COST - TRANSFER STATION EF	\$ 417,000

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•
•	•

Attachments: None

NOT FOR ACTION - FIRST READING



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/9/2024
First Reading: 4/9/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Budget Order O-FY25-005: Authorization of Revolving Funds

ORDERED, that the Town Council vote to establish revolving funds for certain Town Departments under the provisions of G.L. c.44, §53E ½ for the fiscal year beginning July 1, 2024, with specific receipts credited to each fund, the purposes for which each fund may be spent, and the maximum amount that may be spent from each fund for FY2025 as follows:

Spending Authority	Fund	Receipts	Expenditures	FY2025 Spending Limit
Town Clerk	Street Listing	Sales of street lists; sale of bylaws/zoning bylaws; sale of subdivision rules; sale of zoning maps	Printing and other costs with publications/books sold to public.	\$5,000
Recreation Director	Recreation	Fees associated with recreation programs	Salaries/benefits of full-time staff, part-time seasonal staff, recreation programs, facility expenses and other expenses related to programs	\$150,000
Council on Aging Director	COA Revolving	Fees and Rentals	Programs for Seniors & Community	\$20,000
Library Director	Library Revolving	Fines & Fees	Programs & supplies for Community	\$20,000

Committee Referrals and Dispositions:

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

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/9/2024
First Reading: 4/9/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-006: CPA Reserve Accounts - FY2025

ORDERED, 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 from the Community Preservation Fund FY2025 estimated annual revenues the sum of **\$975,000**. to meet the administrative expenses, and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2025.

And further,

To reserve for future appropriation from the Community Preservation Fund FY2025 estimated annual revenues the sum of **\$97,500** for the acquisition, creation, and preservation of open space; **\$0** for acquisition, preservation, restoration, and rehabilitation of historic resources; and **\$97,500** for the acquisition, creation, preservation, and support of community housing.

And further,

To appropriate **\$48,750** to Administrative Expenses and **\$357,178.75** to Budgetary Reserves.

And further,

To appropriate **\$325,800** for the payment of debt related to the Academy Building renovation from FY2025 estimated revenues.

And further,

To appropriate **\$48,271.25** for the payment of debt related to the Keith Homestead purchase from FY2025 estimated revenues.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

NOT FOR ACTION - FIRST READING

•	•
•	•

Attachments: 1. FY25 Budget CPC Recommended

Town of Bridgewater

Community Preservation Fund

FY 2025 Recommended Budget

Sources & Uses of Funds			FY 2025
Revenue Estimates			
CPA Surcharge 2%			875,000.00
State Match			100,000.00
Total Estimated Revenue			975,000.00
Total Sources of Funds			975,000.00
Total Estimated Revenue			975,000.00
Total Sources of Funds			975,000.00
Reserves			
Community Housing Reserve	(Min 10%)	10%	97,500.00
Open Space Reserve	(Min 10%)	10%	97,500.00
Historical Resources Reserve	(Min 10%)	10%	0.00
Total Required Reserves			195,000.00
Administrative Expenses (No >5%) \$			
Purchase of Services			
Administrative Expenses			48,750.00
Total Administrative Budget			48,750.00
Debt Service - Due FY25			
ACADEMY BUILDING RENOVATIONS-PRINCIPAL			240,000.00
ACADEMY BUILDING RENOVATIONS-INTEREST			85,800.00
KEITH HOMESTEAD-2012 CPC 00001-PRINCIPAL			47,000.00
KEITH HOMESTEAD-2012 CPC 00001-INTEREST			1,271.25
Total Debt Service			374,071.25
BUDGETARY RESERVES			357,178.75
Total Use of Funds			975,000.00

*See below.

*See below.

**Note: Covered by Academy Building Restorations. Per the DOR, if a bond for a specific 'bucket' (in this case, the Academy Building Renovations from the Historical Resources Reserve) is more than the 10% required to be budgeted into that Reserve then no monies need be put into that 'bucket'. The CPC has chosen to do this to allow more funds for an open space acquisition.*

