

Town of Bridgewater Town Council

April 23, 2024

7:00 PM

66 Central Square

Academy Building

Council Chamber - Second Floor

The Town Council meeting is also aired via Facebook Live:

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

MEETING AGENDA

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

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- a) March 26, 2024 Meeting Minutes
- b) April 9, 2024 Meeting Minutes

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

F. HEARINGS

- a) Proposed Zoning Amendment Ordinance D-FY24-004: Central Business District and Form Based Code
Continued Public Hearing
- b) Proposed Ordinance D-FY22-008: Bridgewater Town Charter Article II, Legislative Branch Section 2-13(a) Annual Stipend
Public Hearing: The notice was posted in the 4/11/24 Enterprise.
- c) Proposed Ordinance D-FY22-009: Bridgewater Town Charter Article III, Elected Officials Recall Provision
Public Hearing: The notice was posted in the 4/11/24 Enterprise.

G. LICENSE TRANSACTIONS

H. PRESENTATIONS

- a) Marilee Hunt, Town Clerk

I. TOWN MANAGER'S REPORT

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

J. DISCUSSIONS

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

- a) Petition P-2024-020: A Resolution in Recognition of Pride Month
This measure was not referred to any committee. 14 days has elapsed, therefore this measure may be voted this evening.
- b) 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 4/22/24.
- c) Order O-FY24-039: Deed In Lieu of Foreclosure - 0 Laurel Street
Budget & Finance voted 3-0 to recommend at their 4/1/24 meeting. Finance Committee meeting on 4/22/24.
- d) Order O-FY24-040: Transfer Order Water Capital
Budget & Finance meeting 4/16/24. Finance Committee meeting on 4/22/24.

M. OLD BUSINESS

N. NEW BUSINESS

- a) Petition P-2024-021: A Resolution Honoring Juneteenth

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT



Town of Bridgewater Town Council

March 26, 2024
7:00 PM

MEETING MINUTES

CALL TO ORDER

A quorum being duly present, Town Council President Erik Moore called the meeting of the Bridgewater Town Council to order at 7:00pm on Tuesday, March 26, 2024 in the Council Chambers.

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

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) March 12, 2024 Meeting Minutes

Councilor McKinnon made a motion to approve the March 12, 2024 meeting minutes, which was duly seconded by Councilor Perry.

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

ANNOUNCEMENTS FROM THE PRESIDENT

Council President Moore led a moment of silence for all of veterans past and present.

PROCLAMATIONS – None

CITIZEN OPEN FORUM

- Ed Ivaldi, Boxwood Lane: commented on the annual stipend ordinance, still against.
- Bill Aris: commented on stipend, against council approving future stipends.
- Bill Wood, 380 Hayward Street: creating handbook for Town Council, asked members to send ideas for the handbook.
- Sam Baumgarten, 60 Short Street: thanked Councilors Gallagher, Moore and George for their service. Also noted that a) send an hybrid meeting article and would like people to read; b) noted at times there is no parking at the academy building; c) asked the council to pay attention to the issues at the Nip; and d) reminded councilors to speak into their microphone because you can't hear watching on tv.
- Jean DiBattista, 260 Lakeside Drive: asked about the environmental subcommittee of the Town Council

that she asked be formed at the last meeting and noted the current issues with the project at the Nip.

- Melissa Ramondetta, 317 Lakeside Drive: thanked the councilors and noted that she supports an environment subcommittee. Also noted how important public comments were and that she sent an email to the Council President and Town Manager and did not receive a response.
- Carlton Hunt, Austin Street: thanked the council for putting the specialized code on the agenda and want it to go to advertising.
- Mary McGrath, Pleasant Street: commented on an MBTA report and noted that it would be foolish to spend money to move the train station, not in favor of the FBC.
- Adelene Ellenberg, 76 Aldrich Road: noted that the stipend amount should be \$1,500 and future raises should be approved by taxpayers.

APPOINTMENTS

- a) Reappointments - S.A.V.E. Committee:
Paula Bracken (Term 2024-2026)
Lorraine Carrozza (Term 2024-2027)

Councilor George made a motion to reappoint Paula Bracken and Lorraine Carrozza to the S.A.V.E. Committee, which was duly seconded by Councilor Murphy.

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

- b) Appointment - Housing Authority:
Paul Battista (Term 2024-2027)

Councilor Linde made a motion to appoint Paul Battista to the Housing Authority, which was duly seconded by Councilor Murphy.

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

- c) Ratification of Finance Director - Laurie Guerrini

Town Manager Dutton noted that Laurie Guerrini was an ideal leader, critical piece of finance department and cares about Bridgewater and it's success and asked the Council to ratify Laurie's appointment to Finance Director.

Councilor Murphy made a motion to approve the ratification of Laurie Guerrini to Finance Director, which was duly seconded by Councilor Gallagher.

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

d) Ratification of Fire Chief - John Schlatz

Town Manager Dutton noted that Deputy Chief Schlatz is professional, great listener, reliable and a true leader and asked the Council to ratify John's appointment to Fire Chief for the Town of Bridgewater.

Councilor George made a motion to approve the ratification of John Schlatz to Fire Chief, which was duly seconded by Councilor Gallagher.

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

HEARINGS

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

Council President Moore asked if anyone in the audience wished to speak:

- Bill Wood, 380 Hayward Street: in favor of FBC; retail space requirements rule in place for a reason.
- Carlton Hunt, Austin Street: decision process needs to be done by people who live in town.

Councilor Linde made a motion to continue Proposed Zoning Amendment Ordinance D-FY24-004 to the next Town Council meeting, April 9, 2024 at 7:15pm. This motion was duly seconded by Councilor Robinson.

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

LICENSE TRANSACTIONS

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

Council President Moore opened the Public Hearing at 7:36pm.

Attorney Tom Truax, representing the petitioner, gave a brief update of the sale. It is a sale of assets; 10 years experience in business, owns a restaurant in Stoughton – Lucky Pizza, TIPS certified. Will stay open the same hours, building staying the same, turn key operation.

Council President Moore asked if anyone had any general questions: None

Council President Moore asked if anyone wished to speak in favor: None

Council President Moore asked if anyone wished to speak in opposition: None

Council President Moore asked if there were any questions from the Councilors: None

Council President Moore closed the Public Hearing at 7:39p.m.

Councilor George made a motion to approve Petition P-2024-017, which was duly seconded by Councilor Perry.

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

Councilor Linde made a motion to take N. New Business out of order. This was duly seconded by Councilor McKinnon.

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

NEW BUSINESS

- a) Order O-FY24-039: Deed In Lieu of Foreclosure - 0 Laurel Street

Councilor George made a motion to refer Order O-FY24-039 to Budget & Finance and FinCom, which was duly seconded by Councilor Perry.

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

- b) General Ordinance D-FY24-006: Amend General Ordinances Relative to the Veterans Department

Councilor Moore noted that this is needed to be voted on to create a district.

Councilor Linde made a motion to refer to Rules & Procedures, which was duly seconded by Councilor Perry.

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

Councilor George asked if it would be proper to create a veterans group in Rules? Attorney Rawlins noted that he believes it is a separate matter, only amendment being made is changing to a District.

Councilor Linde made a motion to be added as a co-sponsor to General Ordinance D-FY24-006, which was duly seconded by Councilor George.

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

Councilor Robinson asked what would happen if this was not recommended. Town Manager Dutton noted that we would go our separate ways and each town would hire their own Veterans Agent.

Councilor George noted that he is not against a district, issue is with the hiring. Regulation says 1 full-time VSO, 1 part-time VSO and 1 admin, but Veteran Services says don't need part-time.

Town Manager Dutton noted that the intent is to fully staff.

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

PRESENTATIONS – None

TOWN MANAGER'S REPORT

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

Town Manager Dutton answered two questions from residents that were asked at the last Town Council meeting:

- 1) Public Comment: putting together clarity for the residents to understand
- 2) Stetson Street Burnt Pavement Issue: DPW will be fixing the pavement issue this Spring.

b) Fire Station Update

Town Manager Dutton noted that the steel will be put up in the Fall, there is an urgency to get the building up prior to Winter. M.L. Connor was the winning bid.

c) Fire Hydrant Issue

Town Manager Dutton noted that an assessment of all fire hydrants is being done. Central Square and Old Plymouth Street hydrants have been fixed. Noted that the DPW and Fire work closely together on any hydrant issues.

d) Stiles & Hart Update

Town Manager Dutton noted that the contract for construction was being signed by Attorney Rawlings tonight. Winning bid is \$795K and received a grant of \$480K. Construction will begin shortly.

e) Municipal Parking Lot Update

Town Manager Dutton noted that approximately \$100k has been collection over the past 4 years and the parking fees are critical to the Central Square study.

Councilor McKinnon asked about paving and Town Manager Dutton noted that DPW is looking into that.

Councilor George would like to know the amount received for parking tickets for that lot.

f) Flagg Street Update

Town Manager Dutton noted that trucks are being rerouted to Winter Street from Flagg Street. Will be rerouting again to the short section of Conant Street to Flagg Street. Town Manager Dutton also noted that the Town informed the State about the light issue at Winter and Bedford Streets.

Councilor Chase asked if there was a realistic window of when work will begin. Town Manager Dutton noted that there is some funding so early summer drainage replacement. Once done, no need for a detour.

Councilor Chase noted that the resident concern about the light is the timing. Seems the light favors Route 178 and shorten for Winter Street. Town Manager Dutton noted he will let the State know this.

g) Old State Farm Trail Update

Town Manager Dutton noted that this property is run by Natural Resources Trust which is a volunteer committee. DOC granted the town an easement on their property but the town had to pay for firm. CPC funds was used to pay for the firm and that is almost complete. The volunteer group is plowing ahead for State funds to construct the trail.

h) Vernon Street Bridge Issue Update

Town Manager Dutton noted that DPW reached out to Middleboro and learned that MassDOT is in the design process of replacing the bridge, 2 – 3 year process. State has open work ticket to repair the railings and the sign has been ordered.

Councilor George would like the following items on the Next Agenda:

- 1) Update on who owns the property on Water Street with the tires and the next steps.
- 2) Suggests we get a copy of the DCO report that shows the facilities that are closing. Is one of them Bridgewater State Hospital?

DISCUSSIONS – None

COMMITTEE REPORTS – None

LEGISLATION FOR ACTION

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

Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.

Councilor George made a motion to vote a) through e) together, which was duly seconded by Councilor Linde.

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

Councilor George made a motion to approve a) through e) which was duly seconded by Councilor Perry.

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

- b) Order O-FY24-029: Acceptance of Grant: Community Transit Program - MassDOT
Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.

Approved as above.

- c) Order O-FY24-030: Acceptance of Grant: Police Department - Justice Assistance (JAG) Program
Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.

Approved as above.

- d) Order O-FY24-031: Acceptance of Grant: Fire Department - Department of Fire Services
Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.

Approved as above.

- e) Order O-FY24-032: Acceptance of Grant: Council on Aging - Massachusetts Home and Community Based Services (HCBS)
Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.

Approved as above.

- f) Order O-FY24-036: Town Department Capital Transfer Order
Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.

Councilor Perry made a motion to approve Order O-FY24-036, which was duly seconded by Councilor George.

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

- g) Order O-FY24-037: Transfer Order - Bridgewater Raynham School District Capital Assessment
Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.

Councilor George made a motion to approve Order O-FY24-037, which was duly seconded by Councilor Gallagher.

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

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

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

Budget & Finance voted 3-0 to recommend at their 3/19/24 meeting. FinCom voted 6-0 to recommend at their 3/18/24 meeting.

Councilor George made a motion to approve Order O-FY24-038, which was duly seconded by Councilor Murphy.

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

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

This measure was not referred to any committee. 14 days have passed, therefore may be finally considered this evening.

Councilor Chase made a motion to approve Resolution R-FY24-005, which was duly seconded by Councilor Gallagher.

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

j) Petition P-2024-018: 2024 Annual Town Election Warrant

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

Councilor George made a motion to approve Petition P-2024-018, which was duly seconded by Councilor Murphy.

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

k) Proposed Zoning Ordinance D-FY24-003: Chapter 7.7 - Specialized Energy Code

Community and Economic Development voted 1-1-1 to recommend at their 1/31/24 meeting.

Councilor George made a motion to refer Proposed Zoning Ordinance D-FY24-003, which was duly seconded by Councilor Perry.

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

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

Rules & Procedures vote 3-0 to recommend with amendments at their 3/18/24 meeting.

Councilor George made a motion to refer Proposed Ordinance D-FY22-008 back to Rules & Procedures, which was duly seconded by Councilor Linde.

Councilor George noted that they heard residents with issues on how future raises are done and would like the Ordinance to go back Rules for further review.

Councilor Chase noted that this Ordinance has been discussed for many months and the highlighted text on the attachment was adopted by Rules during their last meeting. As to the request from a resident for a citizen body, our Charter makes no provision for that, it would be a charter change to add that. An Ordinance for an increase would require a public hearing so residents would have a say.

Councilor Perry noted that the amount chosen was based on what other towns receive.

Councilor George withdrew his motion.

Councilor Gallagher made a motion to refer Proposed Ordinance D-FY22-008 to Advertising, which was duly seconded by Councilor George.

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

OLD BUSINESS – None

CITIZEN COMMENTS

- Bill Wood, 380 Hayward Street: thanked everyone on the Stiles & Hart Park.
- Kevin Marshall, Auburn Street: noted that he is in favor of a veterans district.
- Jean DiBattista, 260 Lakeside Drive: public does not know how things work and views of the candidates are not on a town spot.
- Carlton Hunt, Austin Street: noted that there is a candidates forum on BTV on 3/28 and 4/3.

COUNCIL COMMENTS

- Councilor Gallagher: thanked those that were reappointed and appointed and congratulations to Laurie and John on their appointments.
- Councilor Robinson: no comments
- Councilor George: in favor of remote participation but proceed with caution. Technology not the best; potential to miss someone. State needs to deliver guidance.
- Councilor Perry: congratulated those who were reappointed and appointed and special congratulations to Laurie and John.
- Councilor Murphy: no comments
- Councilor McKinnon: no comments
- Councilor Chase: echo congratulations to Laurie and John and thanked the citizens who stepped forward tonight.
- Councilor Linde: congratulations to all and noted that there is a Conservation meeting this

Thursday that people should attend.

- Councilor Moore: congratulated Laurie and John for their appointments. Apologized to the resident for not responding to her email. Trying to keep information out there and welcome feedback from residents on how to. Noted open meeting law dictates what we can and cannot do so not trying to ignore residents, just making sure.

EXECUTIVE SESSION – None

ADJOURNMENT

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

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

Meeting adjourned at 8:57pm.



Town of Bridgewater

Town Council

April 9, 2024
7:00 PM

MEETING MINUTES

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.

CALL TO ORDER

A quorum being duly present, Town Council President Erik Moore called the meeting of the Bridgewater Town Council to order at 7:00pm on Tuesday, April 9, 2024 in the Council Chambers.

Present: Fred Chase, Paul Murphy, Shawn George, Dennis Gallagher, Susan Robinson, Kevin Perry, Mark Linde and Erik Moore.

Absent: Brad McKinnon

Also in attendance was Town Manager Michael Dutton and Town Attorney Jason Rawlins.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS - None

ANNOUNCEMENTS FROM THE PRESIDENT

A moment of silence was held for a Veteran David E. Hill who passes away on March 28, 2024.

PROCLAMATIONS

a) Arbor Day - June 26, 2024

Council President Moore read the Arbor Day Proclamation into the record and it was accepted by the Town Council.

CITIZEN OPEN FORUM

- Ray Ajemian, 221 Aldrich Road: spoke on behalf of the Tree Committee and Arbor Day tree planting.
- Amanda Napior, 316 Main Street: spoke in favor of the Pride Flag petition.
- Christina Ajemian, 221 Aldrich Road: spoke in favor of the Pride Flag petition.
- Pat Near, Lakeside Drive: thanked Councilors George, Moore and Gallagher for their service and spoke about the storage of tire ordinance.
- Ed Ivaldi, Boxwood Lane: spoke about Bill Wood working on Town Council booklet.
- Adelene Ellenberg, Aldrich Road: noted that the American Flag should be above the Pride flag.
- Laurene Powers, 41 Sunrise Drive: spoke in favor of the Pride Flag petition.
- Rebecca Cordeiro, 135 Deerfield: spoke in favor of the Pride Flag petition.
- Janet Hanson, Pleasant Street: spoke about the Form Based Code ordinance.

- Steve Black, 145 Legge Street: read a letter in favor of the Pride Flag from a high school student.
- Sherry Turner, 67 Brewster Drive: spoke in favor of the Pride Flag
- Sam Baumgarten, 60 Short Street: spoke in favor of the raising of the Pride flag.
- John Donna, 261 South Street: spoke about the Form Based Code, keep in character with the town.
- David Hickie: spoke in favor of the raising of the Pride Flag.
- Tim Fitzgibbon, 238 South Drive: Thanked the Town Council and Town Manager for working with the School Committee on the budget and thanked Councilor George for his service on the Town Council.
- Nancy Gill, 45 Water Street: spoke in favor of the raising of the Pride Flag.
- Jane Callahan, 335 Grange Park: spoke in favor of the raising of the Pride and Juneteenth flags.
- Maurice, Village Drive: spoke in opposition of the Form Based Code.

APPOINTMENTS – None

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.

Town Council President Moore opened the Public Hearing at 7:50pm.

Muhammad Jamous from National Grid gave a brief update of what they are looking for.

Council President Moore asked if there were any general questions from the public – no one spoke.

Council President Moore asked if anyone wished to speak in favor – no one spoke.

Council President Moore asked if anyone wished to speak in opposition – no one spoke.

Council President Moore asked if there were any questions from the Councilors – no questions were asked.

Council President Moore closed the Public Hearing at 7:51p.m.

Councilor George made a motion to approve Petition P-2024-019, which was duly seconded by Councilor Linde.

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

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

Council President Moore continued the Public Hearing and asked if there were any Public Comments:

- Adelene Ellenberg, Aldrich Road: noted there is no sewer/water capacity, polluted tank needs to be verified before moving station.

Councilor George made a motion to amend Proposed Zoning Amendment Ordinance D-FY24-004 with the version that is published with the 4/9/24 agenda. This was duly seconded by Councilor Chase.

Councilor Chase noted that this amendment is the one attached to tonight's agenda and it was adopted at the recent CED/Planning Board meeting. Discussed in length at that meeting.

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

Councilor Robinson made a motion to amend Proposed Zoning Amendment Ordinance D-FY24-004 with the edits noted on the 4/8/24 memo from Town Manager Dutton. This was duly seconded by Councilor George.

Councilor Robison noted the 4/8/24 amendments.

Councilor Perry asked if the Attorney General does not agree with the Ordinance, does that jeopardize the Form Based Code. Mr. Rulli noted that it would not and that the 4/8 memo edits are the only items not reviewed by the Attorney General.

Councilor Moore noted that this process started long before the MBTA with the Master Plan. Economics has to change to make others change their buildings and repair downtown to generate revenue. Zoning tells developers what they can and cannot do.

A voice vote was taken on the motion to amend with the 4/8/24 edits and the results recorded as follows: Chase – Yea; Murphy - Yea; George – Yea; Gallagher – Yea; Moore – Yea; Robinson – Yea; Perry – Yea; McKinnon – Absent; Linde – Yea. Motion passed 8-0.

Councilor George made a motion to continue the Hearing for Proposed Zoning Amendment Ordinance D-FY24-004 to the 4/23/24 meeting. This was duly seconded by Councilor Linde.

Councilor George noted that he supports this Ordinance 100% but wants people to read all edits.

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

LICENSE TRANSACTIONS – None

PRESENTATIONS – None

TOWN MANAGER'S REPORT

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

Town Manager Dutton answered a few questions that were asked at the last Town Council meeting:

- A resident would like to see the Town Council create an Environmental Committee: the intent is to bring admin code changes to the council once the new council is seated and this will be one of the requested changes.

- Residents wanting more information: currently there is an operational update that is posted monthly, information uploaded to the website and on Facebook and various other outlets. More outlets are being looked into including a monthly video from the Town Manager.

b) Update on Tire Dump

Town Manager Dutton noted that it appears that the tire dump may be on State property. Will be working with DCAM for remedy.

DISCUSSIONS – None

COMMITTEE REPORTS – None

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.

Council President Moore noted that the Finance Committee did not meet on 4/8/24 so this Order cannot be voted on.

Councilor George made a motion to postpone voting on Order O-FY24-027 until the next meeting, which was duly seconded by Councilor Perry.

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

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.

Councilor George made a motion to approve Order O-FY24-033, which was duly seconded by Councilor Perry.

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

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.

Councilor George made a motion to approve Order O-FY24-035, which was duly seconded by Councilor Perry.

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

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.

Council President Moore noted that the Finance Committee did not meet on 4/8/24 so this Order cannot be voted on.

Councilor Linde made a motion to postpone voting on Order O-FY24-039 until the next meeting, which was duly seconded by Councilor George.

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

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.

Councilor George made a motion to refer Ordinance D-FY24-005 to advertising, which was duly seconded by Councilor Perry.

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

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.

Councilor George made a motion to refer Ordinance D-FY24-006 to advertising, which was duly seconded by Councilor Perry.

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

OLD BUSINESS – None

NEW BUSINESS - None

a) **Order O-FY24-040: Transfer Order Water Capital**

Councilor George made a motion to refer Order O-FY24-040 to Budget & Finance and Finance Committee, which was duly seconded by Councilor Chase.

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

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

Councilor George made a motion to retain Petition P-2024-020 at Town Council. This was duly seconded by Councilor Perry.

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

- c) Budget Order O-FY25-001: FY2025 Annual Town Budget
Councilor Linde made a motion to suspend the council rules and combine items c) to h) together. This was duly seconded by Councilor George.

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

Councilor George made a motion to refer items c) to h) to Budget & Finance and Finance Committee. This was duly seconded by Councilor Perry.

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

- d) Budget Order O-FY25-002: FY2025 Water Enterprise Fund Budget
Referred to Budget & Finance and Finance Committee as noted above.
- e) Budget Order O-FY25-003: FY25 Sewer Enterprise Fund Budget
Referred to Budget & Finance and Finance Committee as noted above.
- f) Budget Order O-FY25-004: FY25 Transfer Station Enterprise Fund Budget
Referred to Budget & Finance and Finance Committee as noted above.
- g) Budget Order O-FY25-005: Authorization of Revolving Funds
Referred to Budget & Finance and Finance Committee as noted above.
- h) Order O-FY25-006: CPA Reserve Accounts - FY2025
Referred to Budget & Finance and Finance Committee as noted above.

CITIZEN COMMENTS

- Janet Hanson, Pleasant Street: thanked the council for continuing the FBC ordinance.
- James Candito, 37 Stetson Street: spoke in opposition of the FBC ordinance.
- Sam Baumgarten, 60 Short Street: hybrid meetings; microphones and the Nip not answered from last meeting.
- Adelene Ellenberg, Alrich Road: spoke about lots that are small are they being consolidated and Perkins having environment issue.

COUNCIL COMMENTS

- Councilor Gallagher: very interesting meeting, thanked residents for coming tonight to speak. Thanked those for their work on the FBC and thanked Councilor George on his service to the town.
- Councilor Linde: thanked Councilor George on his service to the town; thanked residents for coming out tonight and noted that 2 businesses closed in Central Square.
- Councilor Chase: commended Councilor George for his time on the council and noted that he refers FBC as downtown revitalization – more streamlined approval process.
- Councilor Murphy: thanked those that shared their stories and thanked Councilor George for his time on the council.
- Councilor Perry: great seeing all those in attendance tonight and speaking; thanked Councilor George for his service, will miss his experience and directness. Agrees with Councilor Chase and the FBC – we all have the best interested of the town in mind. Also noted that there is a Lions Club fundraising taking place on 4/13 at the Bridgewater Vets Club.
- Councilor Robinson: appreciate the support on the Pride flag and thanked Councilor George for his service, he will be missed.
- Councilor Moore: noted that he appreciated all who spoke tonight about the Pride flag and can't imagine the town not doing it every year and thanked Councilor George for his valued service to the town, he will be missed.
- Councilor George: spoke about his 7+ years on the Town Council.

EXECUTIVE SESSION – None

ADJOURNMENT

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

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

Meeting adjourned at 9:44pm.



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.
• Town Council	• 4/9/24: Continued Public Hearing to 4/23/24.
• Town Council	• 4/23/24: Continued Public Hearing

Attachments: 1. Final Zoning Ordinance-FB 4_10_24

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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Appendices

Appendix A – CBD District Map

Appendix B – Frontage Map

Appendix C – MBTA Overlay Map

Appendix D – FBC Checklist

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.
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. At the

beginning of the 30-day review period by the CED office, the submittals and plans for development shall be sent to the planning board for review at a regularly scheduled planning board meeting. Within the 30-day approval period (unless extended by agreement) the Planning Board shall report its comments and final recommendation back to the CED Department prior to the issuance of any permit. 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.

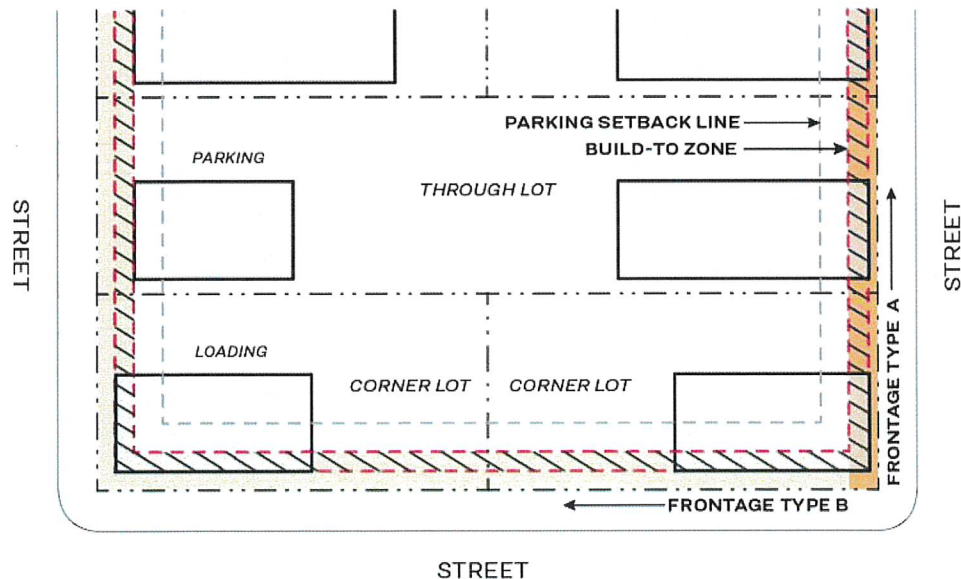
- c. Building FACADES shall be designed so that each BLOCK CORNER encompasses a distinct COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION.
- d. The average distance between STREET-SPACE entry doors shall be no greater than 60 feet for each FAÇADE.

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.

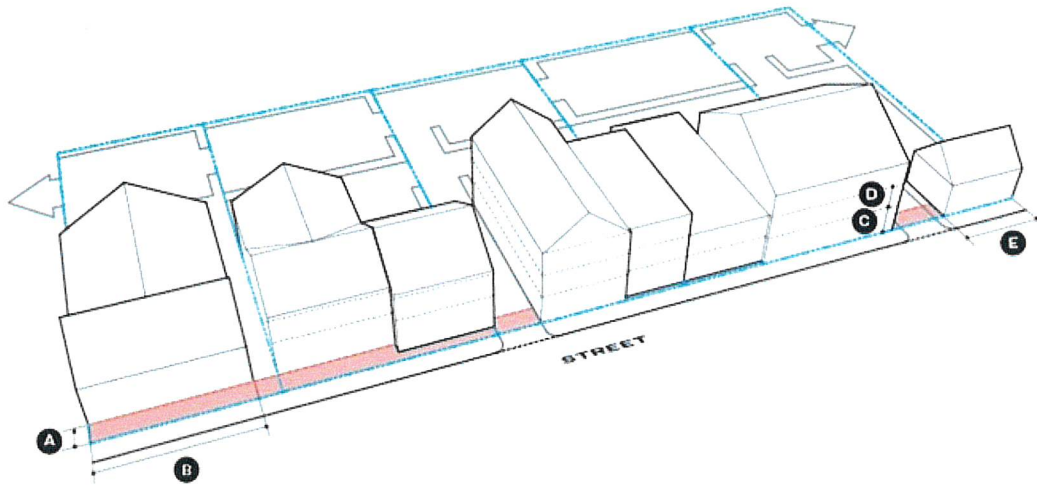
- 1. Illustrations And Intent. The photos and statements below are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Village Center Frontage Building Envelope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

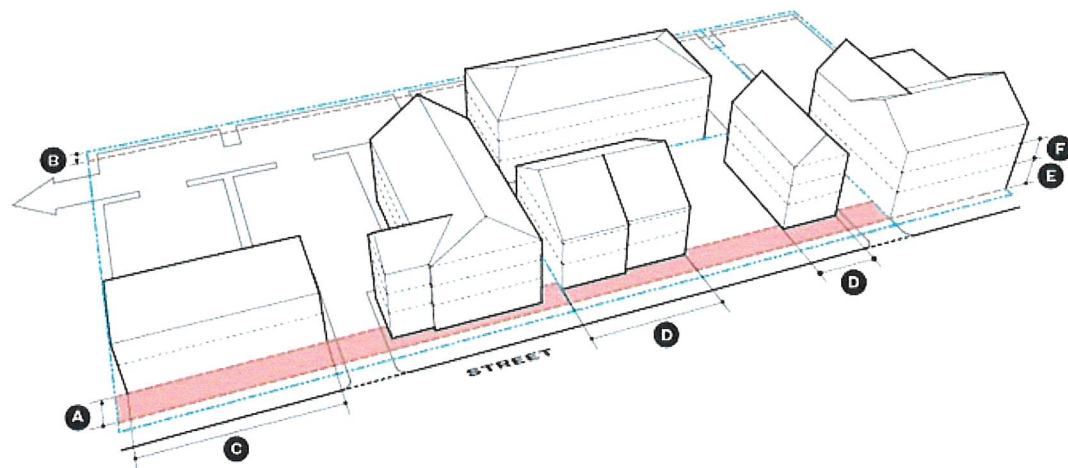
1. Illustrations And Intent. These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Transitional Frontage Building Envelope Standard.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



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

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

3. Use & Elements

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

4. Massing & Height

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

* Up to 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.

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

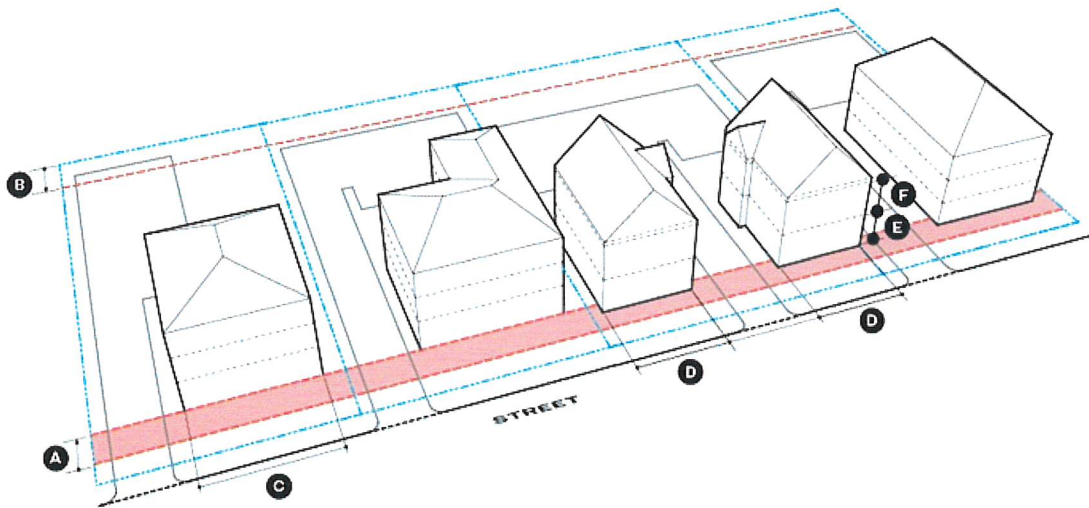
1. Illustrations And Intent. These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Flex Frontage Building Envelope Standard. Where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

5. Design Standards

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

9.8.7 General Architectural Standards

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

1. reinforce, enhance, and support a vibrant and safe pedestrian environment through the application of high-quality materials and architectural designs and
2. to achieve an aesthetic that promotes a distinct visual identity, is rich in character, creates inviting public spaces, and is strengthened by the diversity and quality of its architecture and public spaces.

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

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

imply that every element in the image is permitted.

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

9.8.8.2 General Standards for all Buildings/Building Envelope Standards

1. To achieve simple configurations, the type and color variation of BUILDING WALL MATERIALS should be minimal and kept to three (3) or fewer.
2. BUILDING WALL MATERIALS appearing heavier in weight shall be used below materials appearing lighter in weight (i.e. wood above brick; stone above brick; brick below metal panel; etc.).
3. Siding shall be wood or composite material. Where siding, including panels, is not mitered at corners, siding shall incorporate corner boards on the outside building corners to conceal raw edges.
4. Brick MASONRY may be painted.
5. All STUCCO surfaces shall have a smooth or sand finish and shall be painted.
6. All exposed MASONRY walls (i.e. STREET WALLS, GARDEN WALLS, other free-standing walls, parapet) shall have a cap to protect the top of the wall from the weather.
7. The following building wall materials are prohibited: EIFS (Exterior Insulation and Finishing System), Styrofoam, and all other foam-based products; Vinyl and aluminum siding; Prefabricated STUCCO panels and sprayed on STUCCO finishes.

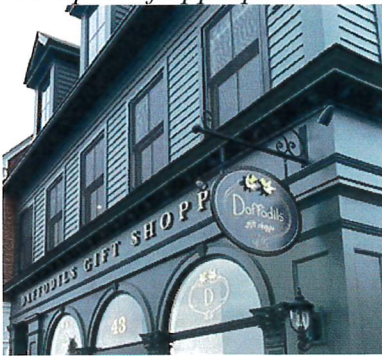
9.8.8.3 Permitted Materials

1. Permitted building wall materials are masonry (brick, ground-face block, stone, or cast stone), clapboard (wood, Hardie board, or similar), cedar shingles, and terracotta.
 - a. Composition board may have smooth or grained finish.
2. Permitted ORNAMENTATION MATERIALS are metal or cementitious panels or elements, thin/veneer brick panels or tile, ceramic tile, stucco, and other decorative elements.

Examples of appropriate masonry walls



Examples of appropriate siding materials



9.8.9 Doors

9.8.9.1 Intent

1. Permitted materials for doors include wood, metal, glass, and pre-engineered metal and glass systems.
2. Garage doors:
 - a. When an alley is within or adjacent to a BES site, garage doors shall face toward the alley.
 - b. Garage doors clearly visible from the STREET-SPACE shall be no more than 12 feet in width, and where there are multiple garage doors, there shall be a separation between garage doors of at least 12 inches.

9.8.10 Windows

9.8.10.1 Requirements and Configurations

1. All windows shall be vertically proportioned such that their height is greater than their width, and shall meet the following:
 - a. This proportion shall be measured to include all glass or unenclosed openings, and frame elements with a dimension less than 7 inches between glass or unenclosed openings, as one unit. Windows may include vertical or square glass or unenclosed openings.
 - b. Windows may be grouped horizontally, but only if each is separated by a frame element, column, pier, or wall section with a minimum width of 7 inches between glass or unenclosed openings.
 - c. Where muntins are used to divide panes of glass (either as true-divided lite windows or simulated-divided lite windows), muntins shall be applied to the exterior of the glass to create shadow and dimension.
2. Windows shall correspond to the clear height within a building and shall not span across the building structure such as floor structural and mechanical thicknesses. Windows on different story levels shall be separated by a minimum of 18-inch wall or framing element.
3. BAY WINDOWS shall create an opening of between four and eight feet in the main wall and shall project no more than 36 inches beyond the BUILD-TO ZONE.
4. Permitted window types: single-, double-, and triple-hung, casement, awning, clerestory, and transom.
5. When used, shutters shall be sized to fit the adjacent window such that the opening would be covered if both shutter leaves were closed. Shutters shall be constructed of wood and shall be mounted with appropriate hinges fastened to window frames and tiebacks fastened to masonry joints so as to appear to be operable.
6. On all upper stories, a minimum of 40 percent of window glass area per story shall be operable and openable.
7. All window glass shall be clear and non-reflective, except as may be required for LEED or other green building standards.
8. FENESTRATIONS should be inset from the plane of the exterior wall surface.

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

Examples of appropriate doors



Examples of appropriate windows



9.8.11 Shopfronts

1. Requirements & Configurations

- a. The bottom of all SHOPFRONT window glass shall be between 1 and 3 feet above the adjacent fronting CLEAR SIDEWALK and shall run from the sill to a minimum of 8 feet above the adjacent fronting CLEAR SIDEWALK. A durable BUILDING WALL MATERIAL shall be used below the SHOPFRONT window glass.
- b. SHOPFRONT window glass shall be clear, with a light transmission of at least 90 percent (modified as necessary to meet applicable building and energy code requirements).
- c. Window signs or other opaque window treatments or applications should be minimized. A minimum of 80 percent of the window surface shall allow a view into the building interior for a depth of at least 15 feet.

- d. SHOPFRONT doors shall contain at least 60 percent transparent glass. Solid (completely opaque) doors are prohibited.
- e. SHOPFRONTS shall be differentiated from the FAÇADE above by an EXPRESSION LINE.

Examples of appropriate shopfronts



9.8.12 Awnings and Canopies

9.8.12.1 Requirements & Configurations

1. The top of all AWNINGS shall be mounted no more than one (1) foot above the opening below. AWNINGS shall shade windows.
2. AWNINGS shall be made of durable fabric and may be either fixed or retractable. High gloss, plasticized, shiny, or reflective materials are prohibited.
3. Backlit AWNINGS are prohibited.
4. CANOPIES shall be mounted to the building wall and supported either from below brackets or from above by cables or chains or be structurally integrated with the building.
5. CANOPY framing shall be constructed of either metal or wood.
6. Permitted CANOPY roofing materials are metal standing seam (5V crimp or equivalent), slate, and glass.
7. For SHOPFRONTS and lobbies, AWNINGS and CANOPIES are encouraged to provide weather protection and reduce glare for display areas.
8. CANOPIES and AWNINGS should extend above the adjacent CLEAR SIDEWALK a minimum depth of three (3) to a maximum of six (6) feet and a minimum clear height of eight (8) feet.
9. CANOPIES or AWNINGS should not project within two (2) feet of a curb.

Examples of appropriate awnings and canopies



9.8.13 Roofs

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

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

9.8.13.3 All pitched roofs shall be as follows:

1. Roofs shall have a slope of no less than 4:12 to 12:12, except that the steep portion a gambrel roof may have a pitch up to 24:12.
2. All roofs, except shed roofs, shall be symmetrically sloped.
3. Pitched roofs, except those on the FAÇADE side of the building, may be “cut out” to allow roof access for terraces and mechanical equipment. The cut-out area shall not be within two (2) feet of the roof edge nor the ridge.
4. Roof eaves shall overhand the walls below.
5. Permitted roofing materials for pitched roofs are metal, slate, synthetic slate, cedar shingles, and composition shingles. Corrugated metal roofs are prohibited.

Examples of appropriate roofs



9.8.14 Mechanical Equipment and Ventilation

9.8.14.1 Requirements & Configurations

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

2. Air conditioning units shall not be installed over a doorway or protrude through any façade with FRONTAGE.
3. All MECHANICAL EQUIPMENT on a roof shall be screened.
4. All screening of MECHANICAL EQUIPMENT and penthouses placed on a roof shall be set back from the roof line by a distance at least equivalent to the height of the screening or penthouse to minimize visibility from surrounding streets and shall be a maximum height of 10 feet.
5. Louvers
 - a. Louvers should be installed in a clear zone above any shopfront windows.
 - b. Louvers should be finished to match the color of the surrounding shopfront elements and integrated with the façade design.
 - c. Insulated panels should be installed behind unused louvers that can be removed if the louvers are needed.

9.8.15 Street Walls, Garden Walls, and Privacy Fences

9.8.15.1 Garden Walls

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

9.8.15.2 Privacy Fences

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

9.8.15.3 Gates

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

9.8.16 Parking

1. Parking shall comply with Section 6.1.4 CBD Parking

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

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

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

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

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

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

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

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

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

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

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

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

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

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

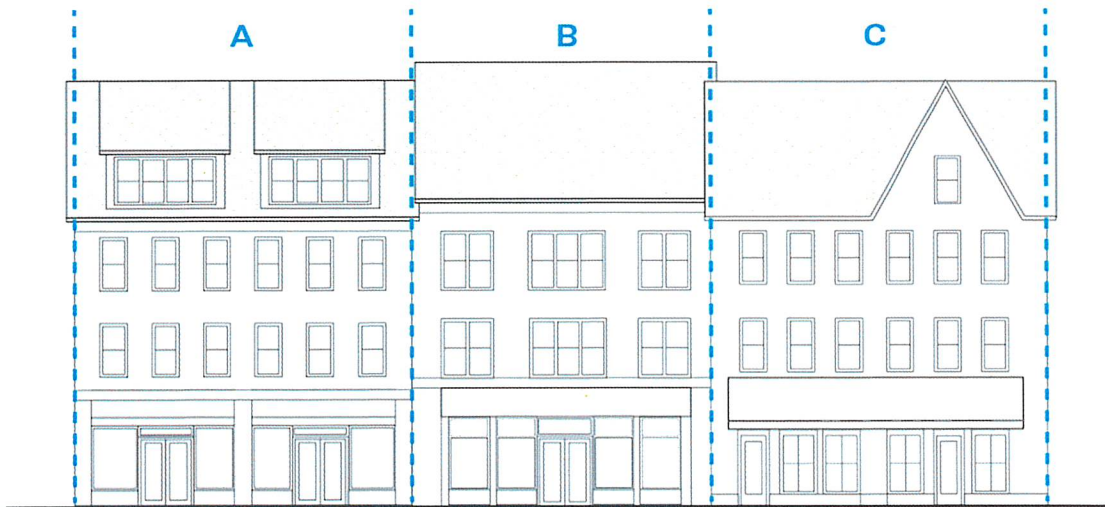
Civic Buildings: Buildings that house town and municipal uses and are on sites designated for those uses on the REGULATING PLAN.

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

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

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

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



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

1. Different fenestration type (window shape, proportion, and/or grouping);
2. Change in wall material, or in the case of masonry, a change in color and/or proportion of masonry units employed;
3. Change in total fenestration percentage of 10 percent or more; and

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

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

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

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

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

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

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

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

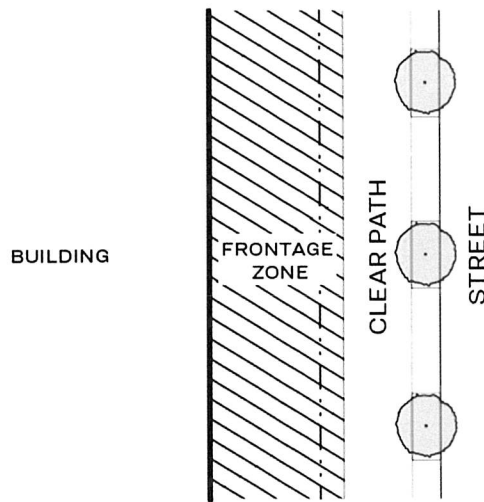
Front Porch: A single ground floor platform or two to three platforms stacked at the ground and upper STORY levels and attached to a FACADE.

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

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

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

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



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

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

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

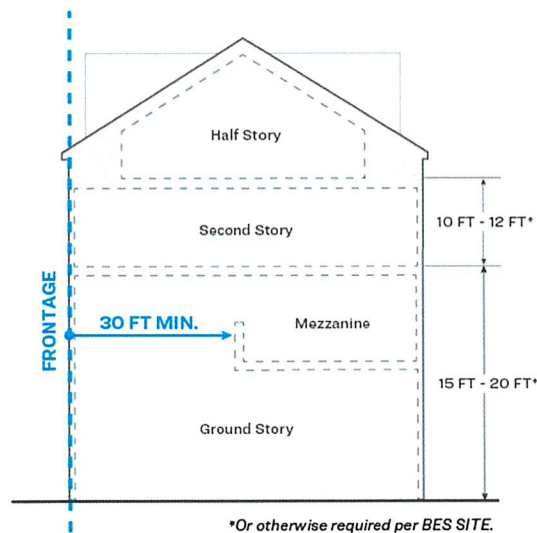
Ground Story: The first occupiable level of a building where at least 50 percent of the finished floor elevation is at or above grade and within the finished floor elevation parameters established in the designated BES. The next STORY above the GROUND STORY is the SECOND STORY.

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

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

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

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



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

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

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

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

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

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

Second Story: The next story above the GROUND STORY.

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

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

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

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

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

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

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

9.9 MBTA COMMUNITIES OVERLAY DISTRICT (MBTACOD)

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

1. Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
2. Locate housing within walking distance of public transit and Bridgewater's Town Center to promote general public health, reduce the number of vehicular miles travelled, support economic development, and meet community-based environmental goals, including reducing greenhouse gases and improving air quality.
3. Support public investment in public transit and pedestrian- and bike-friendly infrastructure.
4. Increase the municipal tax base through private investment in new residential developments.

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

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

9.9.4 Requirements.

1. Multi-family dwellings shall be permitted by right within both subdistricts of the MBTACOD.
2. Regardless of other standards in the underlying zoning, the allowable residential density for the two MBTACOD districts is 15 units per acre.
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. Multifamily built under this section should follow the Flex Frontage requirements in 9.8.6.5 and the general architectural standards in 9.8.7 (and its subsections).

6. Projects consisting of 10 units or more, constructed under this section, will require that 10% of the units be made available in perpetuity to households earning in excess of 80% of Area Median Income.

7. Projects built under this section shall be subject to site plan review by the Planning Board and shall comply with the performance standards for larger projects and the landscaping and screening ordinance requirements (under site plan review).

10.6 SITE PLAN APPROVAL

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

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

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



CBD Zoning Districts (Draft)

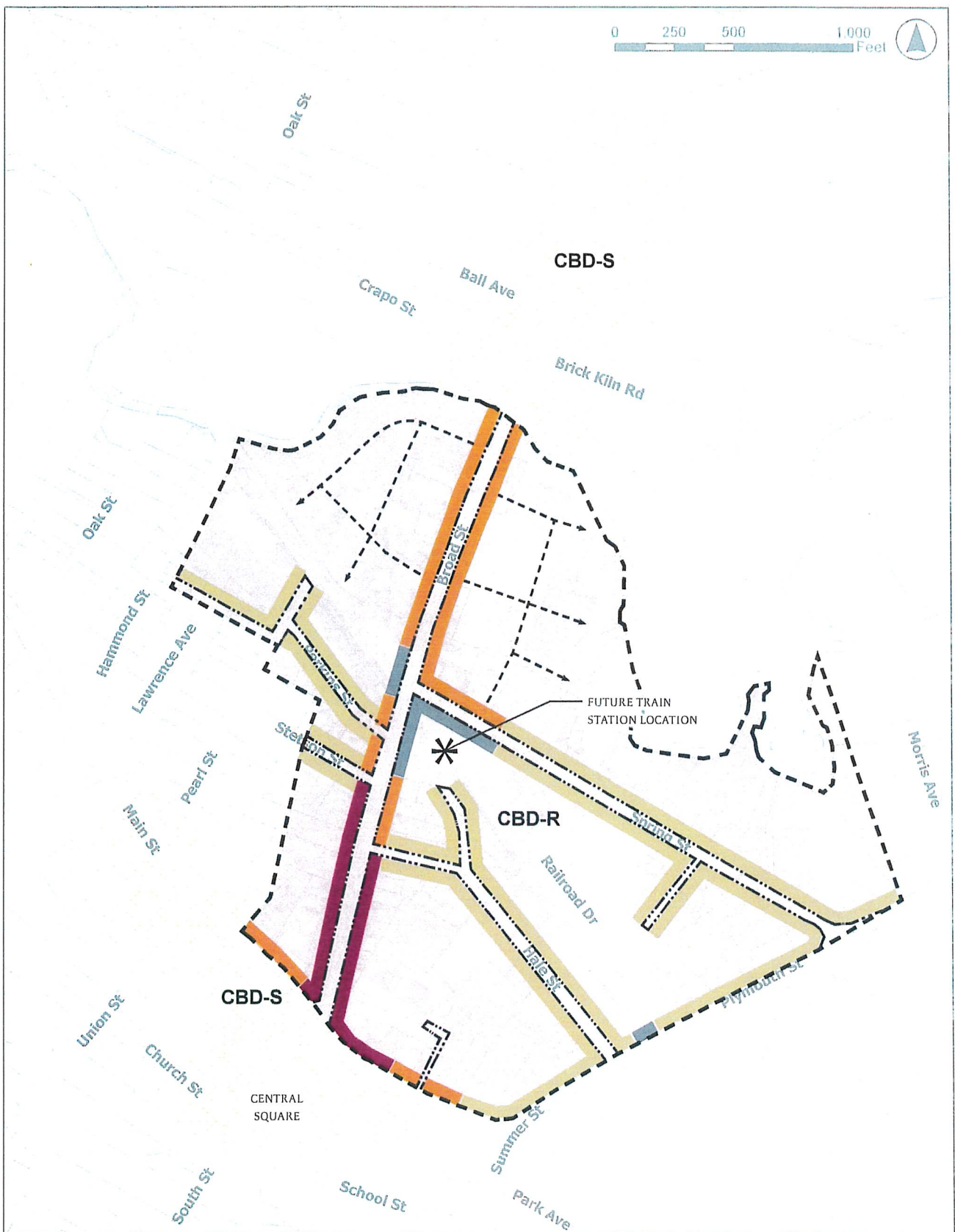


Date: 2/2/2024
 Source: MassGIS, Town of Bridgewater
 This map is for informational purposes only and is not suitable for legal, engineering, or surveying purposes.

Legend

CBD Zoning Districts (Draft)

- CBD-Redevelopment
- CBD-Standard
- MBTA Communities Overlay District
- RCB-Subdistrict
- RD-Subdistrict



FRONTAGE TYPES REGULATING PLAN

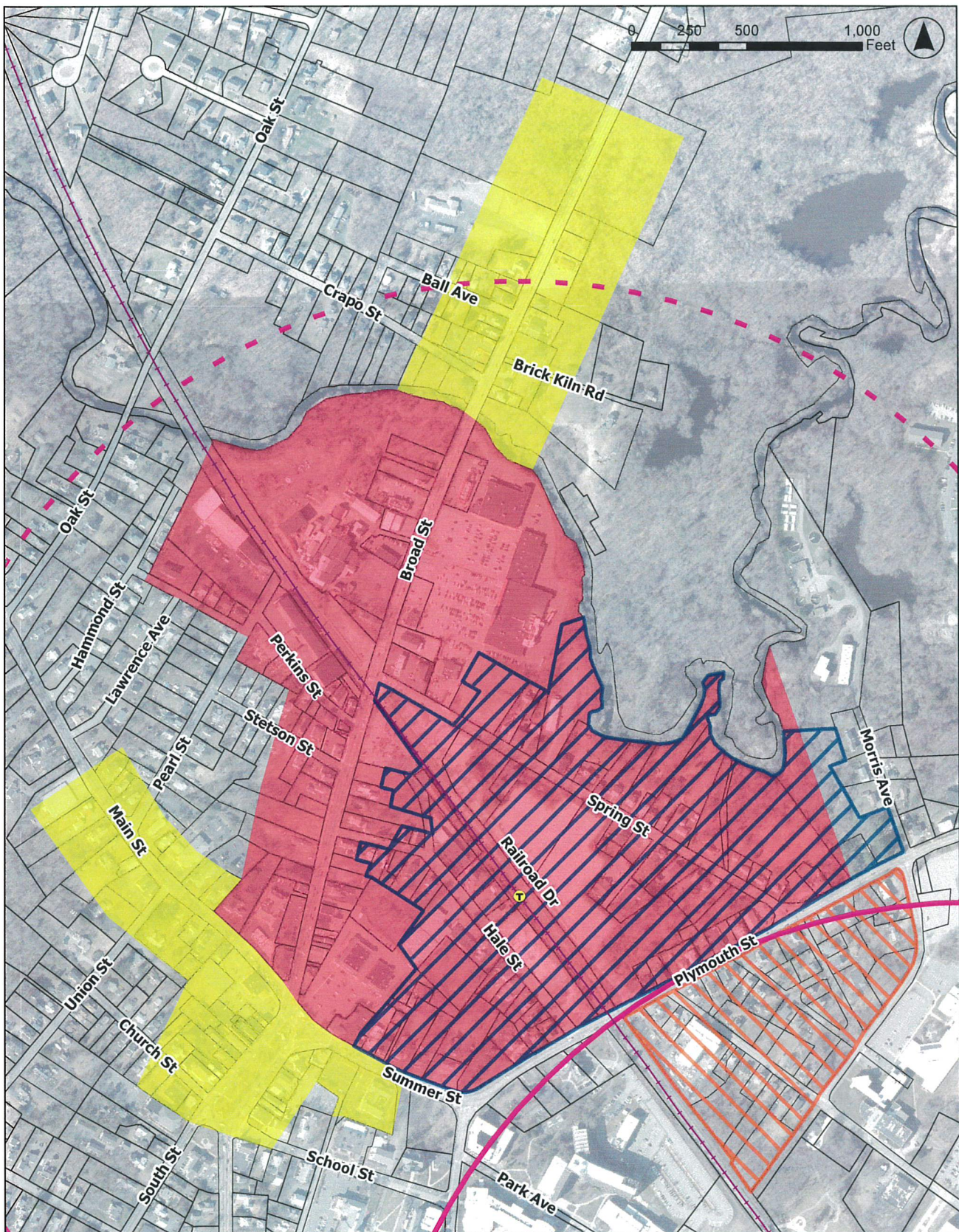
2/5/24



Legend

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

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



CBD Zoning Districts (Draft)



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

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

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

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

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

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

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



Bridgewater Town Council

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

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

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

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

Committee Referrals and Dispositions:

Referrals and Dispositions
• 9/7/21: Town Council First Reading - Referred to Rules & Procedures • 1/5/22: Rules & Procedures - Voted to recommend with amendments. • 8/8/23: Town Council - Second Reading • 9/5/23: Town Council Third Reading - Referred back to Rules & Procedures

VOICE VOTE - RQUIRES MAJORITY OF THOSE PRESENT AND VOTING

- 10/3/23: Rules & Procedures - Voted 3-0 to recommend changes
- 10/10/23: Town Council Fourth Reading - voted to continue to next meeting with further information from Town Counsel.
- 10/24/23: Town Council - Voted with amendments to refer to Advertising.
- 11/21/23: Town Council - voted to refer back to Rules & Procedures
- 3/18/24: Rules & Procedures - voted 3-0 to recommend with amendments
- 3/26/24: Town Council - voted to recommend with amendments and referred to Advertising.
- 4/23/24: Town Council - Public Hearing

Attachments: None



Bridgewater Town Council

Introduced By: Dennis Gallagher, Councilor
Shawn George, Councilor

Date Introduced: 9/7/2021

First Reading: 9/7/2021

Second Reading: 8/8/2023

Amendments Adopted:

Third Reading: 9/5/2023

Date Adopted:

Date Effective:

Proposed Ordinance D-FY22-009: Bridgewater Town Charter Article III, Elected Officials Recall Provision

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

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

(b) One hundred or more of a district’s registered voters, or in the case of an at large official four hundred or more registered voters, may file with the Town Clerk an affidavit containing the name of the officer and the office held whose recall is sought and a statement of the offenses upon which the petition is based. An allegation of offenses which shall constitute a basis for recall of an elected official under this section shall include, but not be limited to, the following transgressions: (1) conviction of a felony or conviction of the following misdemeanors as defined by Massachusetts General Laws: domestic violence, driving under the influence of alcohol or drugs, the illegal manufacture, distribution or dispensing of controlled substances, assault or criminal harassment, while presently in office; or (2) admission of facts, while presently in office, sufficient to be convicted of a felony or sufficient to be convicted of the following misdemeanors as defined in Massachusetts General Laws: domestic violence, driving under the influence of alcohol or drugs, the illegal manufacture, distribution or dispensing of controlled substances, assault or criminal harassment; or (3) violation of the conflict of interest law (M.G.L. c. 268A) while presently in office, as determined by the State Ethics Commission or the Attorney General; (4) attendance at less than fifty (50%) of the posted public meetings of the board or office of which the official was an elected member or to which the official has been elected or appointed as part of their elected position during the previous twelve (12) months; (5) insobriety while performing official functions, being placed under guardianship or conservatorship by a probate court; or (6) corruption, conviction of bribery, or extortion or (7) violation of law, regulation, bylaw or other abdication of the applicable requirements of the elected position. The elected official’s vote on a matter (other than in connection with a conflict of interest violation reference above) shall not be grounds for a recall petition. Said Town Clerk and the Board of Registrars shall, within five business days, certify thereon the number of

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

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

(c) If the petition shall be certified by the Town Clerk and the Board of Registrars, and found to be sufficient, the Town Clerk shall submit the same with the Town Clerk's certification to the Town Council without delay and said Council shall within five business days give written notice of the receipt of the certificate to the officer sought to be recalled. If the officer does not resign within five business days thereafter, the Town Council shall order an election to be held on a date fixed by them not less than 60 nor more than 90 calendar days after the date of the Town Clerk's certification that a sufficient petition has been filed; provided, however, if any other Town election is to occur within 100 calendar days after certification, the Town Council shall postpone the holding of the recall election to the date of such other election. If a vacancy occurs in said office after a recall election has been ordered, the election shall nevertheless proceed as specified in the section provided.

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

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

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

(g) No recall petition shall be filed against an officer within six months after taking office, or in the case of an

officer subjected to a recall election and not removed thereby, until at least six months after that election.

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

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

Committee Referrals and Dispositions:

Referral(s) and Disposition(s)
• 9/7/21: Town Council First Reading - Referred to Rules & Procedures • 12/22/21: Rules & Procedures Voted to recommend with amendments. • 8/8/23: Town Council Second Reading - Voted to retain at Council • 9/5/23: Town Council Third Reading - Referred back to Rules & Procedures • 10/3/23: Rules & Procedures Voted 3-0 to recommend changes • 10/10/23: Town Council Fourth Reading - referred back to Rules & Procedures • 11/9/23: Rules & Procedures - voted 3-0 with amendments • 11/21/23: Town Council - Approved for Advertising • 4/23/24: Town Council - Public Hearing

Attachments: None



Bridgewater Town Council

Introduced By:

Date Introduced:

First Reading:

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Marilee Hunt, Town Clerk

Committee Referrals and Dispositions:

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

Attachments:

None



Bridgewater Town Council

Introduced By: Fred Chase, Councilor
Susan Robinson, Councilor
Date Introduced: 4/9/2024
First Reading: 4/9/2024
Second Reading: 4/23/2024
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, 2024.

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

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: 3/12/2024
First Reading: 3/12/2024
Second Reading: 3/26/2024
Amendments Adopted:
Third Reading: 4/23/2024
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 4/22/24.

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 3/12/2024
First Reading: 3/12/2024
Second Reading: 4/23/2024
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 4/22/24

Attachments: None

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/9/2024
First Reading: 4/9/2024
Second Reading: 4/23/2024
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)
Budget & Finance	Meeting 4/16/24.
Finance Committee	Meeting 4/22/24.

Attachments: None

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



Bridgewater Town Council

Introduced By: Fred Chase, Councilor
Susan Robinson, Councilor
Date Introduced: 4/23/2024
First Reading: 4/23/2024
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Petition P-2024-021: A Resolution Honoring Juneteenth

Whereas, Since 2021, Bridgewater Communities for Civil Rights (BCCR) and First Parish Unitarian Universalist Church Bridgewater (FPUUB) have hosted successful Juneteenth events in Bridgewater with the support of the Town of Bridgewater, the Bridgewater Public Library, Bridgewater State University, and many other members of the community; and

Whereas, the Juneteenth committee, in cooperation with those mentioned above and the Martin Richard Institute for Social Justice is currently planning a 4th annual Juneteenth celebration; and

Whereas, In May 2021, the Town of Bridgewater designated June 19th (Juneteenth) a Town holiday. And, in June 2022 and 2023 the Town Council unanimously supported the raising of the Juneteenth flag from June 15 through June 30; and

Whereas, the Council, as leaders of our Town, can have significant impact in supporting the celebration of liberty and justice for all with its support of Juneteenth 2024; and

Whereas, Symbols and seemingly small actions can have great meaning, through these actions, all who pass through Bridgewater will see that we honor the history of African Americans and recognize their contribution to American history.

Now therefore, the Bridgewater Town Council declares June 17, 2024, a day of commemoration and celebration and once again proclaims that the Juneteenth Flag be flown with the United States Flag in front of the Academy Building in the Town of Bridgewater from June 17 - 30, 2024.

Committee Referrals and Dispositions:

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

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- Attachments:
1.

Juneteenth-Flag-Letter-to-TC_2024_final
2.

Juneteenth Flag



<https://www.bccrcivilrights.org>

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

March 21, 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 Juneteenth Flag, June 17–June 30, 2024, according to
Ordinance D-FY21-007, and Requesting a Resolution in Honor of Juneteenth 2024

In 2021 and 2022, Bridgewater Communities for Civil Rights (BCCR) and First Parish Unitarian Universalist Church Bridgewater (FPUUB) hosted two successful Juneteenth events in Bridgewater with the support of the Town of Bridgewater, the Bridgewater Public Library, and many other members of the community.

Regrettably, the 2023 Juneteenth celebration was canceled due to inclement weather. Undeterred, the Juneteenth committee is planning Juneteenth 2024 which will be co-hosted by BCCR, FPUUB, and the Martin Richard Institute for Social Justice. Juneteenth 2024 will be held at University Park at Bridgewater State University.

In 2022 and 2023, the Town of Bridgewater designated June 19th (Juneteenth) a Town holiday. And, in June 2022 and 2023, the Town Council unanimously supported the raising of the Juneteenth flag, issuing, respectively, Resolution FY22-08: A Resolution Honoring Juneteenth and Petition P-2023-028: A Resolution Honoring Juneteenth.

We respectfully request that the Juneteenth Flag be raised again this year in front of the Academy Building on Monday, June 17 and remain through June 30, celebrated with a Resolution by the Town Council, demonstrating the Town's continued commitment to civil rights for all in our daily interactions.

In addition, we respectfully request permission to hold a brief ceremony in front of the Academy Building marking the raising of the Juneteenth Flag on Monday, June 17 at 3:30 PM. We invite you to read the Town Council's Resolution at that time and celebrate Juneteenth with us.

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

The Council, as leaders of our Town, can have significant impact in supporting the celebration of liberty and justice for all with its commemoration of Juneteenth 2024. Symbols and seemingly

small actions can have great meaning. Through your actions, you are telling all who pass through Bridgewater that Juneteenth is part of American history.

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.

Sincerely,

Bridgewater Communities for Civil Rights, Juneteenth Flag Committee

Cristina Ajemian

Jenise Campbell- Means

Rebecca Fleisch Cordeiro

Vernon Domingo

David Michael

Laurene Powers

Sandra Smiley

