Town of Bridgewater

Town Council

December 3, 2024
7:00 PM
66 Central Square
Academy Building/2nd Floor
The Town Council meeting is also aired via Facebook Live:
https://www.facebook.com/bridgewaterma.org

MEETING AGENDA

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

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

F. HEARINGS

a) Order O-FY25-023: FY2025 Classification Tax Allocation - Adoption of Residential Factor
Public Hearing: *Advertised in the 11/22/24 Enterprise. Budget & Finance vote 3-0 at their 11/26/24 meeting. Finance Committee voted 5-0 at their 11/18/24 meeting.*

G. LICENSE TRANSACTIONS

H. PRESENTATIONS

a) Tri-Town Veterans Day Parade Trophy Presentation

Best Marching Band: Bridgewater Raynham High School
Quinn Daley and Kayla Nesbitt

Best Float: Fire for Effect Foundation
Al Lacerda

Judge's Choice: Pat Snow's Dance Academy
McKayla Coutie

I. TOWN MANAGER'S REPORT

J. DISCUSSIONS

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

a) Ordinance D-FY25-001: Proposed Zoning Order Amendment - Senior Village Housing Development
***Refer to Advertising**: Planning Board and Community and Economic Development voted to recommend with amendments at their 10/16/24 joint meeting.*

b) Zoning Ordinance D-FY25-003: Proposed Amendment to Central Business District (CBD-S), Density Bonuses 9.6.7
***Refer to Advertising**: Planning Board and Community Economic Development voted not to recommend at their 10/16/24 joint meeting.*

c) Proposed Ordinance D-FY25-006: Bridgewater Town Charter Amendment for Gender Neutral Language
***Refer to Advertising**: Rules and Procedures voted to recommend at their 11/13/24 meeting.*

d) Proposed General Ordinance D-FY25-007: Acceptance of MGL c.33, Section 59 Military Service on Salary, Seniority and Leave Allowances for Public Employees
***Refer to Advertising**: Rules and Procedures voted to recommend at their 11/13/24 meeting.*

e) Ordinance D-FY25-009: Veterans Volunteer Services Program (Work-off)
***Refer to Advertising**: Rules & Procedures meeting on 12/2/24.*

M. OLD BUSINESS

N. NEW BUSINESS

a) Order O-FY25-032: Acceptance of Non Recurring Revenue to Capital - Department of Corrections

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT

Bridgewater Town Council

Introduced By:	Town Manager
Date Introduced:	11/12/2024
First Reading:	11/12/2024
Second Reading:	11/26/2024
Amendments Adopted:	
Third Reading:	12/3/2024
Date Adopted:	
Date Effective:	

Order O-FY25-023: FY2025 Classification Tax Allocation - Adoption of Residential Factor

ORDERED that, pursuant to G.L. c. 40, § 56, the Town Council of the Town of Bridgewater, Massachusetts in Town Council assembled vote to adopt a residential factor of 1 for fiscal year 2025.

Explanation:
The town council shall annually first determine the percentages of the local tax levy to be borne by each class of real property, as defined in section two A of chapter fifty-nine and personal property for the next fiscal year. In determining such percentages, the town council, shall first adopt a residential factor. Said factor shall be an amount not less than the minimum residential factor determined by the commissioner of revenue in accordance with the provisions of section one A of chapter fifty-eight and shall be used by the board of assessors to determine the percentages of the local tax levy to be borne by each class of real and personal property

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• Budget & Finance	• 11/26/24: Voted 3-0 to recommend
• Finance Committee	• 11/18/24: Voted 5-0 to recommend

Attachments: None

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Bridgewater Town Council

Introduced By:	Kevin Perry, Councilor
Date Introduced:	7/16/2024
First Reading:	7/16/2024
Second Reading:	12/3/2024
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Ordinance D-FY25-001: Proposed Zoning Order Amendment - Senior Village Housing Development

ORDERED, pursuant to MGL, Chapter 40A that the Town Council assembled votes to amend Zoning Ordinance amendment pursuant to Senior Village Housing Development Creating and/or Amending Section 8.6 Senior Housing, Sec. 8.7 Senior Village Development; Sec. 11.0 Definitions, Table of Use Regulations, and Table of Dimensional Requirements. as attached.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• Joint Meeting with Community Economic and Development Committee and Planning Board	• 10/16/24: Planning Board and Community Economic Development held Public Hearing and voted to recommend with amendments.

Attachments:
1. Ordinance D-FY25-001 - PB Recommendation to Council - Senior Housing Village Development SHVD
2. Senior Village Housing Ordinance - Submittal Format June 5 2024

REFER TO ADVERTISING - VOICE VOTE

Community & Economic Development Division
Economic Development/Planning

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

October 23, 2024

Kevin Perry, President
Bridgewater Town Council
Academy Building
66 Central Square
Bridgewater, MA 02324

RE: Ordinance D-FY25-001 Zoning Ordinance – Senior Village Housing Development Creating and/or Amending Section 8.6 Senior Housing, Sec. 8.7 Senior Village Development; Sec. 11.0 Definitions, Table of Use Regulations, and Table of Dimensional Requirements.

Dear President Perry & Members of the Council:

At its meeting October 16, 2024, the Bridgewater Planning Board held a public hearing on the above reference ordinance. The Planning Board voted in favor (5-0) to **recommend** the zoning amendment to Town Council regarding Senion Village Housing Development with the following recommendations to the Ordinance:

- Under Section 8.7.3.b Site Development requirements

  There is a duplicate paragraph of "Applicants shall utilize the following method to calculate the total number of residential units permitted within a development and for setting aside the Preservation Area and amenity space," so one should be removed.

- All references to "AH" should be replaced with "SHVD". Adult Housing (AH) was working title of ordinance whereas Senior Housing Village Development (SHVD) became official title.
  These include:
  (a) Section 8.7.3.b.5 "Structures within an AH development may be located either on individual lots or on a common lot." to "Structures within an **SHVD** development may be located either on individual lots or on a common lot."
  (b) Section 8.7.3.b.5.a.1 "The size of the individual lot shall allow the residential unit to meet the requirements set forth in Table Four: AH Project Design. However, such spacing shall be measured from the exterior walls of a structure rather than the parcel lines of the individual AH residential structure lots." to "The size of the individual lot shall allow the residential unit to meet the requirements set forth in **Table 4. Structural Design Requirements**, such spacing shall be measured

from the exterior walls of a structure rather than the parcel lines of the individual **SHVD** residential structure lots."

(c) Section 8.7.3.b.7.a "Amenity structures shall be designed to allow for a variety of passive and active recreational activities that support the residents of the AH development." to **"SHVD** development"

(d) Section 8.7.3.b.8.c "Once the number of residential units has been determined and the Preservation Area has been located, the Applicant shall utilize Table Four for the placement of structures within the AH development." to "Once the number of residential units has been determined and the Preservation Area has been located, the Applicant shall utilize **Table 4. Structural Design Requirements** for the placement of structures within the **SHVD** development."

(e) Section 8.7.6.3.a Porches and Decks "Structures within an AH development shall be architecturally diverse through the use of farmer's porches, open porches, front porches, porticos, patios, etc." to "**Structures with a SHVD**"

- 8.7.12 Procedure for Waivers

  Add exceptions to Procedure for Waivers

  "All Development projects shall comply with Sections 8.7 of these Ordinances. The Planning Board may waive the requirements of these Ordinances in a **(four-fifths)** majority vote, only if such waivers will allow for better design and/or improved protection of resources." **Requirements of Table 1, Open Space/Preservation Area and Table 2. Multiplier Allowance for Each Zoning District cannot be waived)**

- Table of Dimensional Requirements
  "Footnote 18 from (Reserved) to *Land space and use requirements for Senior Housing Village Development are governed by Section 8.7 Senior Housing Village Development (SHV). Minimum Lot Size (single family) is applicable to unit count equation for projects." To* "Footnote 18 from (Reserved) to *Land space and use requirements for Senior Housing Village Development are governed by Section 8.7 Senior Housing Village* ***Development (SHVD). Minimum Lot Area Per Dwelling Unit*** *is applicable to unit count equation for projects."*

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

Sincerely,

Patrick Driscoll
Planning Board Chair

Cc: Building Department, Town Planner

June 5, 2024

Senior Housing Village Ordinance Zoning Amendment Proposal.

Proposed Zoning Ordinance amendment – Senior Village Housing Development
Creating and/or Amending *Section 8.6 Senior Housing*, *Sec. 8.7 Senior Village Development; Sec. 11.0 Definitions, Table of Use Regulations, and Table of Dimensional Requirements.*

Table of Contents:

Change 8.6 Senior Housing to Senior Housing Facility

Add 8.7 Senior Housing Village Development (SHVD)

8.7.1 - Purpose

8.7.2 - Definitions

8.7.3 – Land and Site Development Requirements

8.7.4 – Applicability

8.7.5 - Procedures

8.7.6 -Design Standards

8.7.7 – Buffer Areas

8.7.8 – Stormwater Management

8.7.9 – Homeowners' Association

8.7.10 – Age Restriction

8.7.11 - Decision

8.7.12 – Procedure for Waivers

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8.7 Senior Housing Village Development (SHV)

8.7.1 Purpose:

The intent of this ordinance is to provide for the establishment of a specialized Senior Housing Community that will furnish mixed and diverse varieties of enriched service, supportive and secure housing for individuals 55+ years of age or older who do not want or need placement in a hospital or nursing home. Provide for residential development in a manner that conserves environmental features, woodlands, wet areas, open space, areas of scenic beauty, views and vistas. Such communities shall be designed to achieve compatibility with their surroundings and to encourage orderly and well-planned development.

Section 8.7.2: Definitions:

Definitions associated with Section 8.7 of these Ordinances can be found in Section 11 (Definitions) of the Ordinance. Such definitions include Senior Housing, Exclusive Use Area (EUA), Senior Housing Village Dwelling, Townhouse, Triplex, Senior Housing Laws, Open Space and other definitions not exclusively defined herein.

Definitions for Section 11:

Townhouse - A one-family dwelling unit which is part of a group of two or more such units separated by a common party wall, having no doors, windows, or other provisions for human passage or visibility. Each one-dwelling unit shall be attached by not more than two party walls. Where units are offset from one another and a common party wall is used, the wall may be placed equidistant on each side of the lot line not exceeding the length of the offset.

Exclusive Use Area (EUA): The outside area adjacent to each residential unit. Whenever a unit is located on a common lot there shall be an area designated as an EUA as determined by the original owner of the unit. Such exclusive use area shall be the width of the respective unit and extend no less than 20 feet from the foundation edge of the structure.

Senior Housing: Housing for persons over the age of 55 subject to the Senior Housing Laws, as defined herein.

Senior Housing Village Development: Village-style senior housing intended for and solely to be occupied by one or more individuals who have reach at least 55 years subject to the Senior Housing Laws, as defined herein and set forth by the purpose of this ordinance.

Senior Housing Laws: Collectively and separately, the Fair Housing Act, 42 USC Section 3607(b), 24 CFR Subtitle B, Ch. 1, Section 100.300 et seq. and G.L. c. 151B, s. 4.

Triplex: A Townhouse consisting of three individual dwelling units.

Section 11 Definitions Amendments

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Senior Housing Facility: An Assisted Living Facility, Continuing Care Facility, Independent Living Facility, or Long Term Care Facility, whether operated as a free-standing facility or in combination with another type of facility on the same lot or adjacent lot in common control.

The following definitions shall apply in Section 8.6:

> **Assisted Living Facility:** A residential development subject to certification by the Executive Office of Elder Affairs under G.L. c. 19D and 651 CMR 12.00.
>
> **Continuing Care Facility:** A facility regulated by G.L. c. 93, s. 76.
>
> **Independent Living Facility:** A facility providing apartments for rent with a communal dining facility, with optional services on the site for the convenience of residents, including but not limited to transportation, barber/beauty services, sundries for personal consumption, laundry services and other amenities, provided such uses serve primarily the residents and staff of the facility.
>
> **Long Term Care Facility:** A facility, including a convalescent or nursing home, rest home, infirmary maintained in towns, and charitable homes for the aged, as defined and regulated in 105 CMR 150.001.

~~**Senior Housing:** Housing for persons over the age of 55 subject to the Senior Housing Laws, as defined herein.~~

~~**Senior Housing Facility:** An Assisted Living Facility, Continuing Care Facility, Independent Living Facility, or Long Term Care Facility, whether operated as a free-standing facility or in combination with another type of facility on the same lot or adjacent lot in common control.~~

~~**Senior Housing Laws:** Collectively and separately, the Fair Housing Act, 42 USC Section 3607(b), 24 CFR Subtitle B, Ch. 1, Section 100.300 et seq. and G.L. c. 151B, s. 4.~~

8.7.3 Land and Site Development Requirements

a.) Land Requirements

a. All development projects shall be located in residential zoning districts.
b. All projects shall be connected to Town Water and Town Sewer.
c. All parcels shall meet the following size requirements.

Zoning District	**Minimum Lot Size**
R-AB	15 acres
R-C	10 acres
R-D	7 acres

b. Site Development Requirements

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Applicants shall utilize the following method to calculate the total number of residential units permitted within a development and for setting aside the Preservation Area and amenity space.

Applicants shall utilize the following method to calculate the total number of residential units permitted within a development and for setting aside the Preservation Area and amenity space.

Table 1. Open Space/Preservation Area

	Zoning District	**Open Space/Preservation Area**
Minimum Area	*R-AB*	40%
	R-C	40%
	R-D	20%

Table 2. Multiplier Allowance For Each Zoning District

	Zoning District	**Multiplier Allowance**
Unit Allowances/Bonus Density	*R-AB*	1
	R-C	1.25
	R-D	1.25

Table 3. Parcel Development

Dimensional Requirements for Frontage of Building Types	***Zoning District***	**Single Family**	**Duplex Townhouse**	**Triplex**
	R-AB	150 feet	175 feet	200 feet
	R-C	125 feet	150 feet	175 feet
	R-D	125 feet	125 feet	150 feet

Table 4. Structure Design Requirements

Setback Requirements	***Zoning District***	**Setback from Roadway**	**Separation from Other Buildings**	**All Building Heights(maximum)**
	R-AB	20 feet	30 feet	35 feet (2.5 stories)
	R-C	20 feet	25 feet	35 feet (2.5 stories)
	R-D	15 feet	20 feet	35 feet (2.5 stories)

The following requirements shall be followed to determine the number of units allowed within a Development.

1) The maximum number of dwelling units permitted in a 55+ Development shall be computed by dividing the developable area of the Zoning tract (in square feet). For the purpose of this computation, the "developable" area shall be the total area of the tract, including the Common

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Land, but excluding all streams, ponds, wetlands, one-hundred-year floodplains, drainage easements, and areas subject to existing valid conservation/open space restrictions.

The equation for determining the maximum amount of units allowed is the following:

Total Developable Lot Area (sq ft.) / Minimum Lot Area Per Dwelling Unit of Zoning District* =
Amount of Units Allowed Prior To Multiplier Allowance

Amount of Units x Multiplier Allowance = Maximum Amount of Units Allowed per Project (if feasible)

*Minimum Lot Area Per Dwelling Unit refers to Table of Dimensional Requirements for Residential A/B, C, & D.

2) The basis for such determinations shall be a Preliminary Subdivision Plan prepared in accordance with the Subdivision Rules and Regulations. Additional information required on the Preliminary Plan shall depict:
    a) the surveyed boundaries;
    b) the delineation of wetlands and identification of the 25-foot and 50-foot wetland buffers
    and the 100-foot buffer.
    c) the Open Space Area pursuant to Table One, prior to the division of land; Lands under an Preservation Restriction or Conservation Restriction at the time of the surveying, delineation, and/or the submittal of the application shall not be included that Open Space Area; and
    d) The remaining lands not delineated as wetlands, vernal pools and buffers, shown as the
    Preservation Area, and placed under an Agricultural Restriction, and/or CR may then be divided for the determination of the total number of individual lots pursuant to the Subdivision Rules and Regulations. Each individual lot shall have the appropriate amount of upland to be deemed a buildable lot as set forth.
3) The Planning Board reserves the right, at its sole discretion, to impose more stringent standards and/or to reduce the number of units to ensure that impacts generated by the project on:

    • quality of the land and locations of wetlands, vernal pools, and all other resources and buffer zones as indicated by review of the Conservation Commission;

    • public water and sewer capacity; and

    • capacity and safety of associated roadways and infrastructure (extended stopping distances, sight line distances, and other similar traffic and circulation issues, etc.) are adequately addressed.

4) One lot shall be reserved for amenity structures and/or areas. The amenity structures and areas may exceed the size of one lot but shall not reduce the number of residential units. This lot on which amenity structures are situated shall not be included in the determination

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of the number of residential units to be constructed. It shall be built in accordance to Amenity Structures and Uses.

5) Structures within an AH development may be located either on individual lots or on a common lot.

a) When structures are placed on individual lots the following shall apply:

1) The size of the individual lot shall allow the residential unit to meet the requirements set forth in Table Four: AH Project Design. However, such spacing shall be measured from the exterior walls of a structure rather than the parcel lines of the individual AH residential structure lots.

2) Single Family, Townhouse, and/or Duplex structures shall be permitted to have zero lot lines on the side of the structure where the common/party/firewall exists. However, non-common/party/firewalls and rear walls of the structure shall conform to the requirements set forth above.

3) Deeds shall include references to the recorded ownership of the Preservation Area and establishment of a Homeowner's Trust or Association and to the existence and recorded ownership of amenity structures within the entire project.

4) Each building shall face either upon an existing street or upon a public or private way constructed within said Development.

b) When structures are placed on a common lot the following shall apply:

1) Each individual structure shall contain an EUA.

2) Deeds shall include references to the EUA in addition to the established Homeowner's Trust or Association.

3) Each building shall face either upon an existing street or upon a public or private way constructed within said Development.

7) Amenity Structures and Uses

a. Amenity structures shall be designed to allow for a variety of passive and active recreational activities that support the residents of the AH development. Uses that may be considered are community program spaces, fitness/therapeutic space, educational, recreational, and accessory space; areas for neighborhood meetings and event space; country club amenities; and any other amenities and opportunities that are intended to create and promote an integrated neighborhood type environment. All projects shall include minimally one amenity structure on-site.

b. A clubhouse may contain a space for personal services, therapists (Physical, Occupational, etc.) and/or medical professionals to serve its residents.

8) Additional requirements shall include:

a) The area known as the Parcel Front Setback as outlined in Table Four is intended to retain and enhance the character of the neighborhood. The Parcel Front Setback shall be measured from the edge of the property inward prior to the division of any land. No

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structures shall be located within the Parcel Front Setback, but the SPGA may allow street trees, stonewalls, trails, sidewalks, and other nonstructural features within the Parcel Front Setback.

b) The Parcel Side Setback shall contain no structures, roadways, or infrastructure. No vegetation in this buffer may be disturbed, destroyed, or removed, except for normal maintenance, such as mowing, replacement of dead vegetation, or of a similar nature. The Parcel Side Setbacks shall be measured from the edge of the parcel inward prior to the division of any land. The area known as the Parcel Side Setback is intended to be retained as a “no disturbance” area.

c) Once the number of residential units has been determined and the Preservation Area has been located, the Applicant shall utilize Table Four for the placement of structures within the AH development.

8.7.4 Applicability.

The Planning Board may grant a special permit for a Senior Village/Active Adult Community as defined as set forth in the Table of Use Regulations, subject to the requirements of this Section.

8.7.5 Procedures.

Active Adult/Senior Village Development (referenced herein as “Development”) may be authorized upon the issuance of a special permit by the Planning Board. Applicants for a Development shall file with the Planning Board seven (7) copies of the following:

1. A site plan conforming to the requirements for a preliminary plan as set forth in the Subdivision Rules and Regulations of the Planning Board. Additionally materials are subject to Bridgewater Zoning Ordinance Sections 10.6.4 &10.6.5 Procedures and Contents of Plan shall be required with the exception of receipt of seven (7) copies of Plans instead of five (5) copies.

8.7.6 Design Standards

1. Unit Makeup
    a) The development should include a mixture of architectural styles (e.g., Cape Cod, Colonial, or Ranch design houses, Duplexes, Triplexes, & other multiunit Townhouses) that are blended and dispersed throughout the site.
    b) Exterior material and colors of structures are required to be varied and to complement colors used in the surrounding area. One color palette should not dominate the development.
    c) Roofs of structures within a Development are encouraged to incorporate architecturally diverse styles (examples may include cornices, dormers, gabled roofs, mansard roofs, etc.)
    d) All roof top mechanical equipment for all structures shall be screened, with the exception of chimneys. No roofs tops shall be flat.
2. Aging-in-Place Design

a) For the purposes of creating an active adult community, all residential structures shall be constructed with universal design principles and construction design that can be easily modified for accessibility. The original owner may request specific accessibility features on the ground floor level, such as a zero-step entry and grab bars. A minimum of 50 percent of

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the units shall be initially designed with a zero-step or no-step entry from an accessible path. All structures shall include the following:

1) A master bedroom with an accessible in suite bathroom located on the same floor as the kitchen, living room, and dining room.

2) Doorways shall be a minimum of 36 inches wide throughout the first floor.

3) A minimum of one entrance that is easily modifiable to be transformed into a temporary or a permanent no-step entry from an accessible path between the driveway or street and the door.

4) Reinforced blocking within the walls of the first-floor bathroom to provide for installation of grab bars and other accessible bath features.

5) A minimum of one indoor/garaged parking space for each unit.

b) Outside facilities such as walkways, gardens and recreation areas shall be designed for universal access.

c) Walkways are strongly encouraged to be publicly accessible and shall connect the development with abutting open space parcels, trail networks, water resources, sidewalks, public amenities, public ways, bicycle trails, and/or neighborhoods.

3. Porches and Decks
   a. Structures within an AH development shall be architecturally diverse through the use of farmer's porches, open porches, front porches, porticos, patios, etc.
   b. Decks shall be included within the design of all structures and located to the side or rear of the structure. Three-season or four season-rooms may be created in lieu of a deck.

4. Parking
   a. Two vehicular parking spaces shall be required per dwelling unit. This includes the one interior parking space located within a garage structure.
   b. One vehicular parking space shall be required for every four dwelling units for visitor parking. Such visitor spaces shall be located throughout the development.
   c. The Development shall include common or guest parking in proximity to any clubhouse or other facility serving residents and may be required in off-street parking areas as determined by the Planning Board.
   d. No single parking area for amenity structures and/or uses shall contain more than eight parking spaces and all such areas shall be adequately landscaped.
   e. On-street parking may be permitted on one side of one-way streets. Such on-street parking shall not be counted towards visitor off-street parking.
   f. On-street parking may be permitted on one side of one-way streets. Such on-street parking shall not be counted towards visitor off-street parking.
   g. A minimum of two parking spaces shall be provided for public use when the proposed trail system connects to a publicly accessible park or trail system. One of the two parking spaces shall be ADA compliant. "No Overnight Parking" signage shall be installed within the area designated for trail parking.

5. Garages

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a) Garages shall not dominate the frontage of a structure nor shall the garage extend more than 6 feet beyond the front of the structure.
b) Garages shall have access to the interior of building. Step-ups are permissible within garages with proper railings.

6. Landscaping
   a. Where the perimeter buffer is wooded, it shall remain in a natural, undisturbed state to preserve the natural character of the existing parcel in relation to the surrounding neighborhood.
   b. At the sole discretion of the Planning Board, a no-cut easement or conservation restriction may be required within the perimeter buffer.
   c. One street tree shall be planted in front of each residential unit. For portions of roadways where there are no residential structures, one street tree shall be planted at least every 30 feet along the roadway.
   d. Existing healthy native trees shall be retained to the greatest extent feasible. All trees over 12 inch caliper that are to be removed to accommodate construction should be replaced elsewhere on the project site with one native or hybrid species that is a minimum of a 3 inch caliper and two native shrubs as determined and approved by the Planning Board.
   e. Landscaping shall be required to be incorporated within the frontage of each unit and between buildings to provide increased privacy while minimizing the visual elements of the streetscape.

7. Infrastructure Improvements
   a) All infrastructure shall be constructed and installed in accordance with the most current version of the Bridgewater Planning Board Subdivision Regulations
   b) The Applicant should fill out a water impact form and have a discussion with DPW regarding impacts to current infrastructure.
   c) Projects should strive to incorporate sustainable and alternative energy sources into the project infrastructure and within the design and construction of all new and redeveloped buildings when feasible.

8. Roadway Improvements
   a. All roadways shall be constructed and installed in accordance with the most current version Bridgewater Planning Board Subdivision Regulations when applicable.
   b. One-way streets are strongly encouraged throughout the development. Such design should mimic roadway layout as shown within Subdivision Rules and Regulations.
   c. For all projects, sidewalks shall be incorporated and installed throughout the Development on one side of each street.
   d. Projects shall incorporate multimodal transportation approaches including Complete Streets into the project design such as sidewalks, crosswalks, and bicycle circulation facilities. Whenever feasible a Development shall accommodate and encourage multimodal transportation networking opportunities facilitating Complete Streets network connectivity such as walking trails, bicycle lanes, and related infrastructure.

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e. The principal roadway(s) serving the site shall be designed to conform with the standards of the Town based on number of residential units where the roadway is or may be ultimately intended for dedication and acceptance by the Town. Private ways shall be adequate for the intended use and vehicular traffic and shall be maintained by an association of unit owners or by the Applicant. If the applicant requests any waivers of the Planning Board's roadway standards, that road shall remain private in perpetuity.

8.7.7 Buffer Areas.

A buffer area of 20 feet shall be provided at the perimeter of the property where it abuts residentially zoned or occupied properties, except for driveways necessary for access and egress to and from the site. No vegetation in this buffer area will be disturbed, destroyed or removed, except for normal maintenance. Table

The Planning Board may waive the buffer requirement:

a. where the land abutting the site is the subject of a permanent restriction for conservation or recreation; or
b. where the land abutting the site is held by the Town for conservation or recreation purposes; or
c. the Planning Board determines that a smaller buffer will suffice to accomplish the objectives set forth herein.

8.7.8 Stormwater Management.

Stormwater management shall be consistent with the requirements for subdivisions set forth in the Rules and Regulations of the Planning Board as well as all applicable Stormwater Management requirements within the Town of Bridgewater.

8.7.9 Homeowners' Association.

The developer shall establish a homeowner's association. The Homeowner's Trust/Corporation shall operate in accordance with a Homeowner's Trust or Association Agreement establishing such association shall be review by Town Counsel, Planning Board, and CED Staff and approved by the them respectively. Review and approval of Town Staff are to be made prior to its recording or the sale of any unit or the release of the dwelling units.

The Homeowner's Trust/ or Association documents shall provide for the maintenance in perpetuity of the common area lands, open space, the drainage system of the development including any detention or retention basins, common sewage facilities, common leaching areas, streets and sidewalks, paths, common recreation and maintenance facilities, common parking structures and parking lots, and other common use areas and facilities within the development.

Snow and rubbish removal within the project limits shall be the responsibility of the project owner/developer or subsequent homeowner's association, in perpetuity, with no responsibility on the part of the municipality.

8.7.10 Age Restriction

Each dwelling in a Development shall be subject to an age restriction in compliance with Senior Housing Laws, and said age restriction shall be part of the deed, deed rider, restrictive

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covenant, and/or any other documents of record that shall be recorded at the Plymouth Registry of Deeds or filed with the Registry District of the Land Court. The age restriction shall run with the land and shall be enforceable by any or all of the owners of dwelling units in the Development or by the Town of Bridgewater.

Age restriction requirements shall apply as the following, as per Senior Housing Laws.

a. Such age restriction shall limit the dwelling units to occupancy by at least one adult who shall be 55 years of age or older. 100% of the units shall have at least one occupant who is 55 years or older with the exception below “b”.

b. In the event of the death of the qualifying owner/occupant(s), or foreclosure or other involuntary transfer of a unit in a Development, an age restriction exemption shall be allowed for the transfer of the unit to another household member for up to two years.c. Marketing of units in a Development shall comply with all Fair Housing Laws and shall include, to the extent legally allowable, a strategy for marketing units to Bridgewater residents and their immediate families.

d. The community shall create, publish and follow policies that show its intent to house age 55 and older.

e. The community shall follow HUD's regulatory requirements for age verification of residents.

8.7.11 Decision.

The Planning Board may approve, approve with conditions, or deny an application for a Senior Village Development after determining whether the Senior Village Development better promotes the purposes this Ordinance than would a conventional subdivision development of the same locus. Criteria of approval shall follow Section 10.5.2 criteria of approval of Special Permits and (Section 6.3) Performance Standards of Larger Projects where applicable.

8.7.12 Procedure for Waivers

All Development projects shall comply with Sections 8.7 of these Ordinances. The Planning Board may waive the requirements of these Ordinances in a majority vote, only if such waivers will allow for better design and/or improved protection of resources.

Table of Dimensional Requirements:

Footnote 18 from (Reserved) to

Land space and use requirements for Senior Housing Village Development are governed by Section 8.7 Senior Housing Village Development (SHV). Minimum Lot Size (single family) is applicable to unit count equation for projects.

Table of Use Regulations:

Add under Principal Uses, A. Residential Uses, (14) Senior Housing Village Development as Special Permits approval from Planning Board under Residential A/B, Residential C, and Residential D. Not allowed in any other district.

DRAFT

	Table of Uses Regulations															
	PRINCIPAL USES															
A.	RESIDENTIAL USES	RES A/B	RES C	RES D[i]	CBD		SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC	Pkg. Code
14	Senior Housing Village Development (See Section 8.7)	PB	PB	PB	N	N	N	N	N	N	N	N	N	N	N	B

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Bridgewater Town Council

Introduced By:	Mary McGrath
Date Introduced:	9/10/2024
First Reading:	9/10/2024
Second Reading:	12/3/2024
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Zoning Ordinance D-FY25-003: Proposed Amendment to Central Business District (CBD-S), Density Bonuses 9.6.7

Whereas, in accordance with the provisions of Section 2-7 of the Bridgewater Home Rule Charter relative to the adoption and amendment of measures;

Whereas, the Town Council wishes to amend Section 9.6.7 of the Town of Bridgewater's Zoning Ordinances;

Whereas, the current Section 9.6.7 of the Town of Bridgewater's Zoning Ordinance as amended reads:

"The allowed residential density under this Section is 18 units per acre. For a mixed use or multi-family residential development in the CBS-S, Density Bonusses 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 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 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 of Green Roofs if allowed under the Town's zoning ordinance-1 unit for the construction of solar energy or green roof for each building."

Whereas, the Town Council wishes to amend the last sentence of paragraph one of Section 9.6.7 to read:

"The Planning Board may allow for density bonuses of additional residential units until the total residential density reaches up to 22 units per acre for the following:"

Ordered that the Town Council assembled votes to amend Section 9.6.7 of the Town of Bridgewater's Zoning

Ordinances to the following:

"The allowed residential density under this Section is 18 units per acre. For a mixed use or multi-family residential development in the CBS-S, Density Bonusses 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 public at large. The Planning Board may allow for density bonuses of additional residential units until the total residential density reaches up to 22 units per acre for the following:

4. Preservation of Historic Structures-2 units for preservation of 1 Structure.

5. 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.

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

Committee Referrals and Dispositions:

Referral(s)	**Disposition(s)**
• Town Council	• 9/10/24: Referred to CED and Planning Board
• CED and Planning Board	• 10/16/24: Joint Public Hearing held. Planning Board and CED voted not to recommend.

Attachments: None

REFER TO ADVERTISING - VOICE VOTE REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Bridgewater Town Council

Introduced By:	Paul Murphy
Date Introduced:	9/10/2024
First Reading:	9/10/2024
Second Reading:	12/3/2024
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Proposed Ordinance D-FY25-006: Bridgewater Town Charter Amendment for Gender Neutral Language

ORDERED, that the Town Charter shall be amended by replacing "his" with "their" for the following:

Article II Legislative Branch

Section 2-2. General Powers and Duties
(c) Powers and Duties:
(3) The council president shall be recognized as the official head of the town for all ceremonial purposes and the council president, or ***his (change to: their)*** designee, shall represent the town in its relations with other units of government.

Section 2-12. Prohibitions; Term Limits
(a) Prohibitions - No councilor shall, while a member of the town council, hold any other town office or position. Elected charter commission membership shall not be considered to be a town office or position. No former councilor shall hold any compensated appointive town office or town employment until 1 year after the expiration of ***his (change to; their***) service on the town council. This provision shall not prevent a town officer or employee who has taken a leave of absence from such duties in order to serve as a member of the town council from returning to such office or employment following service as a member of the town council. Any councilor who has been
finally convicted of a criminal offense involving misconduct in any elective or appointive public office, trust or employment at any time held by him shall be deemed to have vacated office and shall not be eligible to serve in any other elective or appointive office or position in the town.

Article VI. Financial Management

Section 6-1. Annual Budget Policy
The council president shall call a joint meeting of the town council, the regional school committee chairman, or ***his (change to: their***) designee, the finance committee, the town manager and any other committee

established for the budget process, before the commencement of the budget process to review the financial condition of the town, revenue and expenditure forecasts and other relevant information in order to develop a coordinated budget

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:
9/10/24: Town Council Referred to Rules & Procedures

Attachments: None

REFER TO ADVERTISING - VOICE VOTE REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Bridgewater Town Council

Introduced By:	Kevin Perry, Councilor
Date Introduced:	9/17/2024
First Reading:	9/17/2024
Second Reading:	12/3/2024
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Proposed General Ordinance D-FY25-007: Acceptance of MGL c.33, Section 59 Military Service on Salary, Seniority and Leave Allowances for Public Employees

Whereas, Town employees serving in the armed forces or a reserve component of the armed forces of the United States, shall be entitled to receive pay during service in the uniformed services or annual training; and

Whereas, the Town Council wishes to adopt a mechanism to grant public employees the appropriate state law provision to compensate all active reserve military service members; and

Whereas, the provisions of MGL c.33, Section 59 compensates all active reserve military service members up to 40 days per year.

ORDERED that pursuant to Article II, Section 2-2 of the Bridgewater Town Charter, the Town Council accepts the provisions of MGL c.33, section 59 and further authorizes the Town Manager to carry out the provisions contained therein.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• Rules & Procedures	• 11/13/24: Voted 3-0 to recommend

Attachments: None

REFER TO ADVERTISING - VOICE VOTE REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Bridgewater Town Council

Introduced By:	Kevin Perry, Councilor
Date Introduced:	10/15/2024
First Reading:	10/15/2024
Second Reading:	12/3/2024
Amendments Adopted:	
Third Reading:	
Date Adopted:	
Date Effective:	

Ordinance D-FY25-009: Veterans Volunteer Services Program (Work-off)

WHEREAS, the Veteran Volunteer Program provides a mechanism to allow veterans or a spouse of a veteran in the case where the veteran is deceased or has a service-connected disability, to volunteer to reduce the real property tax obligations on the tax bill in exchange for volunteer services, and;

WHEREAS, the program will allow an approved representative for persons physically unable to provide such services to the Town of Bridgewater;

ORDERED, that the Town Council assembled to vote the acceptance of Massachusetts General Laws, Chapter 59, §5N, and available and effective in fiscal year 2026,

Explanation:
This ordinance is equivalent to the Senior Associates Volunteer Program (SAVE) that the Town of Bridgewater adopted which has proven to be successful. The program will provide a valuable source of volunteer labor to the Town of Bridgewater while providing a beneficial reduction in the Veteran's tax bill.

Committee Referrals and Dispositions:

Disposition(s)	
• Rules & Procedures	• Meeting 12/2/24.

Attachments: None

REFER TO ADVERTISING - VOICE VOTE REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Bridgewater Town Council

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

Order O-FY25-032: Acceptance of Non Recurring Revenue to Capital - Department of Corrections

ORDERED, that the Town Council assembled vote to

WHEREAS: Massachusetts General Laws, Chapter 40, §5B requires the Town Council to accept and authorize the expenditure of revenue sources that are deemed one-time revenue or take any other action relative thereto and

WHEREAS: The Town of Bridgewater has received a payment of $249,037.82 from the Department of Corrections' FY 2025 budget earmarked for cities and towns hosting correctional facilities.

ORDERED: that the Town Council of Bridgewater, Massachusetts in Town Council assembled to vote to accept payment of $249,037.82 into the Capital Stabilization Funds to appropriate for Capital needs.

Explanation:
This order accepts one time non-recurring revenues from the DOC earmarked 2025 budget to the Capital Stabilization Fund for Capital Appropriations for the Towns/Schools Capital Needs

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•
•	•

NOT FOR ACTION - FIRST READING

Attachments: 1. DOC FY2025 Earmark $249037.82 11.20.24

The Commonwealth of Massachusetts
Executive Office of Public Safety & Security
Department of Correction
50 Maple Street, Suite 3
Milford, MA 01757
Tel: (508) 422-3300
www.mass.gov/doc

MAURA T. HEALEY
Governor

KIMBERLEY DRISCOLL
Lieutenant Governor

TERRENCE M. REIDY
Secretary

SHAWN P. JENKINS
Commissioner

CHRISTOPHER NICHOLS
MITZI S. PETERSON
THOMAS J. PRESTON
Deputy Commissioners

November 20, 2024

Mr. Michael Dutton
Town Manager
Municipal Office Building
66 Central Square
Bridgewater, MA 02324

Dear Mr. Dutton:

The Department of Correction's FY 2025 operating budget contains funds earmarked for cities and towns hosting correctional facilities.

Based on the average state inmate population housed in your community from July 1, 2023, through June 30, 2024, a payment in the amount **$249,037.82** will be processed for the City of Bridgewater. This payment will be issued via the State Treasurer's Office and sent to your local Treasurer by electronic transfer. This payment has a scheduled disbursement date of November 25, 2024.

If there are any questions, I can be reached at 508-422-3332.

Sincerely,

Thomas Brennan
Budget Director

Cc: Shawn Jenkins, Commissioner
Thomas J. Preston, Deputy Commissioner Administration
Matthew Dailey, Executive Director of Admin Services
Thomas Simeone, Director of Legislative Affairs
Kristine Marcotte, Director, Fiscal Services