



Town of Bridgewater
Budget & Finance Committee

April 14, 2025

7:00 PM

Joint Meeting with Budget & Finance and Finance Committee

66 Central Square
Academy Building
Council Chambers/2nd Floor

MEETING AGENDA

A quorum of the council may be in attendance.

- A. Call to Order**
- B. Approval of Meeting Minutes**
- C. Public Comment**
- D. Legislation Referred**
 - a) Order O-FY25-049: Order Approving a Tax Increment Financing (TIF) Agreement for the Development Project at 70-86 Broad Street
 - b) Order O-FY25-050: Acceptance of Donation - Bridgewater Firefighter's Association
 - c) Order O-FY25-051: Transfer Order - Flag Pole
 - d) Order O-FY25-052: Acceptance of Executive Office of Energy & Environmental Affairs MVP Grant for Hanson Farm Conservation Restriction Purchase
 - e) Order O-FY25-053: Acceptance of Grant - High Street Dam - Town River Restoration
 - f) Order O-FY25-054: Transfer Order - Conservation Easement/Restriction - Hanson's Farm
 - g) Order O-FY25-055: Proposition 2 1/2 Ballot Question
 - h) Budget Order O-FY26-001: FY2026 Annual Town Budget
 - i) Budget Order O-FY26-002: FY26 Water Enterprise Fund
 - j) Budget Order O-FY26-003: FY26 Sewer Enterprise Fund
 - k) Budget Order O-FY26-004: FY26 Transfer Station Enterprise Fund
 - l) Budget Order O-FY26-005: Authorization of Revolving Funds
- E. Public Comment**
- F. Adjournment of Meeting**



Bridgewater Town Council

Introduced By: Johnny Loreti, Councilor
Paul Murphy, Councilor
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-049: Order Approving a Tax Increment Financing (TIF) Agreement for the Development Project at 70-86 Broad Street

WHEREAS, the Company is a Massachusetts corporation with its principal office at 175 Portland Street, Floor 4, Boston, MA 02114, and is authorized to do business in Massachusetts; and

WHEREAS, the Property Owner is a Massachusetts corporation, authorized to do business in Massachusetts, with an office at 175 Portland Street, Floor 4, Boston, MA 02114; and

WHEREAS, the Town of Bridgewater is a Massachusetts municipal corporation, acting through its Town Council, with its principal offices at 66 Central Square, Bridgewater, MA 02324; and

WHEREAS, the Project, consisting of the construction and operation of an estimated 86,000-square-foot facility at 70-86 Broad Street, Bridgewater, Massachusetts, as shown on Town Assessors Map 21, Parcel 97 and Map 21, Parcel 96, represents a significant economic development opportunity within the Central Business District – Redevelopment Zone; and

WHEREAS, the Project is expected to result in an estimated capital investment of \$31 million, including \$27 million in construction costs, \$2.3 million in land acquisition, and \$200,000 in new equipment and personal property by the Company; and

WHEREAS, the Project will create an estimated 50 new permanent full-time jobs, open to qualified residents of Bridgewater and the Commonwealth of Massachusetts, contributing to local employment growth; and

WHEREAS, the Property is located within the Bridgewater Economic Target Area (ETA) under Massachusetts General Laws, Chapter 23A, Section 3D, making it eligible for economic development incentives; and

WHEREAS, the Company intends to apply for status as a Certified Project under Massachusetts General Laws, Chapter 23A, Section 3F, further enhancing its economic impact on the Town; and

NOT FOR ACTION - FIRST READING

WHEREAS, the Town supports smart growth development and mixed-use projects, which enhance economic vitality while maintaining a balanced approach to infrastructure and municipal services; and

WHEREAS, the Project has been designed in full compliance with the Town’s Form-Based Code, ensuring that it aligns with Bridgewater’s urban planning vision, promotes walkability, encourages mixed-use development, and enhances the character of the Central Business District; and

WHEREAS, the Project is expected to generate substantial long-term tax revenue growth, with an estimated 24-fold increase in annual property tax revenue, from approximately \$251,000 at Year 15 to \$2.35 million, and from \$338,000 at Year 30 to \$8.03 million, a 2,285% increase, strengthening the Town’s financial standing; and

WHEREAS, the Project will provide significant economic and community benefits, including:

New Housing Development – A total of 77 housing units, including 53 one-bedroom and 24 two-bedroom apartments, which will meet local demand while ensuring minimal burden on the school system, as national data indicates a projected 4.4 school-age children from this development.

Commercial and Retail Growth – Over 6,200 square feet of commercial space, attracting businesses and strengthening the local economy.

Infrastructure and Municipal Benefits – The project will contribute permit fees, excise taxes, meals taxes, and other revenues projected at approximately \$2.7 million at Year 15 and \$9.3 million at Year 30, with approximately \$780,000 paid in year 1.

Water and Utility Capacity – The project’s estimated demand of 14,475 gallons per day represents only 3.6% of the available capacity, ensuring minimal strain on town resources.

Emergency Services Readiness – The Fire Department and Police Department have been actively engaged in planning, confirming that the development does not present a significant burden on emergency response services.

WHEREAS, the Town strongly supports development that aligns with its Master Plan and economic development goals, promoting mixed-use growth in the Central Business District while preserving fiscal responsibility and infrastructure sustainability; and

NOW, THEREFORE, BE IT ORDERED, that the Bridgewater Town Council approves the Tax Increment Financing (TIF) Agreement for the Project at 70-86 Broad Street, with a fifteen-year phased tax exemption schedule, beginning in the first fiscal year after the issuance of a certificate of occupancy; and

BE IT FURTHER ORDERED, that the Town Manager is authorized to execute the TIF Agreement and take all necessary steps to ensure the successful implementation of this development project in a manner that maximizes economic benefits to the Town of Bridgewater and its residents.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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Attachments: 1. Bridgewater TIF Summary_Final_4-1

What is a Tax Increment Financing (TIF) Agreement?

A Tax Increment Financing (TIF) agreement is a tool used by cities and towns to encourage private investment in underdeveloped or blighted areas. A TIF helps make a project financially feasible by temporarily reducing property taxes on the property improvement, allowing developers to reinvest more money into the project. TIF's are another avenue to finance redevelopment in partnership with the community.

How Does a TIF Work?

1. **Baseline Taxes:** Before development, a property generates a certain amount of real estate taxes for the town
2. **New Development:** When a developer improves the property, its value increases, leading to higher tax revenue
3. **Tax Incentive:** In Lieu of the full tax increase going into the town's budget immediately, TIFs offer a tax abatement on the added value to the property
4. **Long-Term Benefit:** Set for a specific period, between 5 and 25 years. Over time, the development is completed, the tax benefits phase out, and the town benefits from consistent increased revenue.

Why is a TIF Used?

- **Encourages Growth:** Helps make projects feasible in areas that may not otherwise be a viable investment
- **Increases Tax Revenue:** Enables redevelopment of a site and creates immediate revenue streams. After the TIF expires, the town receives full tax benefits from a higher property value in addition to new revenue streams (excise and meals tax).
- **Boosts Economic Activity:** Leads to new businesses, job creation, and increased revenue in underdeveloped and challenging areas

70-86 Bridgewater TIF Agreement

Tax Increment Schedule: Fifteen years, starting the fiscal year after the certificate of occupancy. The fiscal impact detail can be found in Exhibit A and Exhibit B

Project Overview: Direct feedback from the public was taken into consideration and the project has been entirely redesigned to comply with all requirements outlined in the form-based code. Design elements include historic style mansard roof lines with improved facades and mature landscaping.

The proposed TIF agreement outlines the following benefits:

1. **Housing Development:** The project will deliver 53 1-bedroom and 24 2-bedroom new housing units
2. **Economic Growth:** The project will deliver over 6,200 square feet of commercial and retail space. The development will stimulate the local economy by attracting new residents, creating jobs during and after the construction phase, and supporting nearby businesses.
3. **Increased Revenue:** The Town will benefit from increased property tax revenues, as well as significant revenue from permit fees, utility fees, excise tax, meals tax, etc. A 15- and 30-year impact is below. See Exhibits A, and B for a detailed summary.

	Annually	15 Years
Current Conditions	\$ 14,276	\$ 251,821
Post-Development	\$ 105,583	\$ 2,350,487
Total Additional Revenue	\$ 91,307	\$ 2,098,666
	Annually	30 Years
Current Conditions	\$ 14,276	\$ 338,918
Post-Development	\$ 105,583	\$ 8,083,837
Total Additional Revenue	\$ 91,307	\$ 7,744,919

*Inclusive of permit/linkage fees in year 1

4. **School District Impact:** The project will drive significant revenue, while not burdening the school district, which is facing significant budget deficits.
 - National average is 7.7 school age children/100 1-bedroom apartments.
 - Per national data, that number decreases as the area median income increases – Bridgewater is 27% above the national average AMI, decreasing the 7.7 average.
 - The average also decreases for new construction vs. existing construction, further reducing the 7.7 average.

- The project consists of 53 units. $7.7/100 = 7.7\% \times 53 \text{ units} = 4 \text{ students}$. Then, adjust for AMI and new construction, projecting 1.2 school age children in the 1-bedroom units + estimated 3.2 school aged children in the 2-bedroom units.

5. **Water Capacity:** The following data is pulled from the most recent report from Environmental Partners, the utility consultant for the Town of Bridgewater. With the project required 14,475 GPD at the time of completion, that is 3.6% of the existing and 2025 planned capacity. The figures below do not include the planned available capacity with an approval to increase DEP withdrawal limits.

	Gallons/Day
2024 Average Daily Demand	1,575,000
Daily Withdrawal Limit (DEP)	1,980,000
Available Average Daily Capacity	405,000
Project Demand	14,475
% of Available capacity	3.6%

6. **EMS Impact:** A project of this size is not a meaningful burden on EMS. The Fire Department has been consistently consulted on the project development and input was incorporated to optimize safety. See Exhibit C

7. **Traffic Impact:** The data below is referenced directly from the Oct. 2023 Old Colony Planning Traffic Study Report
- Average daily traffic (ADT) – 14,377 vs. 15,234 ADT in 2015– 6% reduction in volume
 - Lowest speed and 2nd lowest % heavy vehicles throughout the entire route 18 corridor
 - Central square intersection received an “E” score – signal and traffic flow design are in obvious need of improvement
 - Proposed development would increase vehicle volume by less than 1% as compared to observed ADT

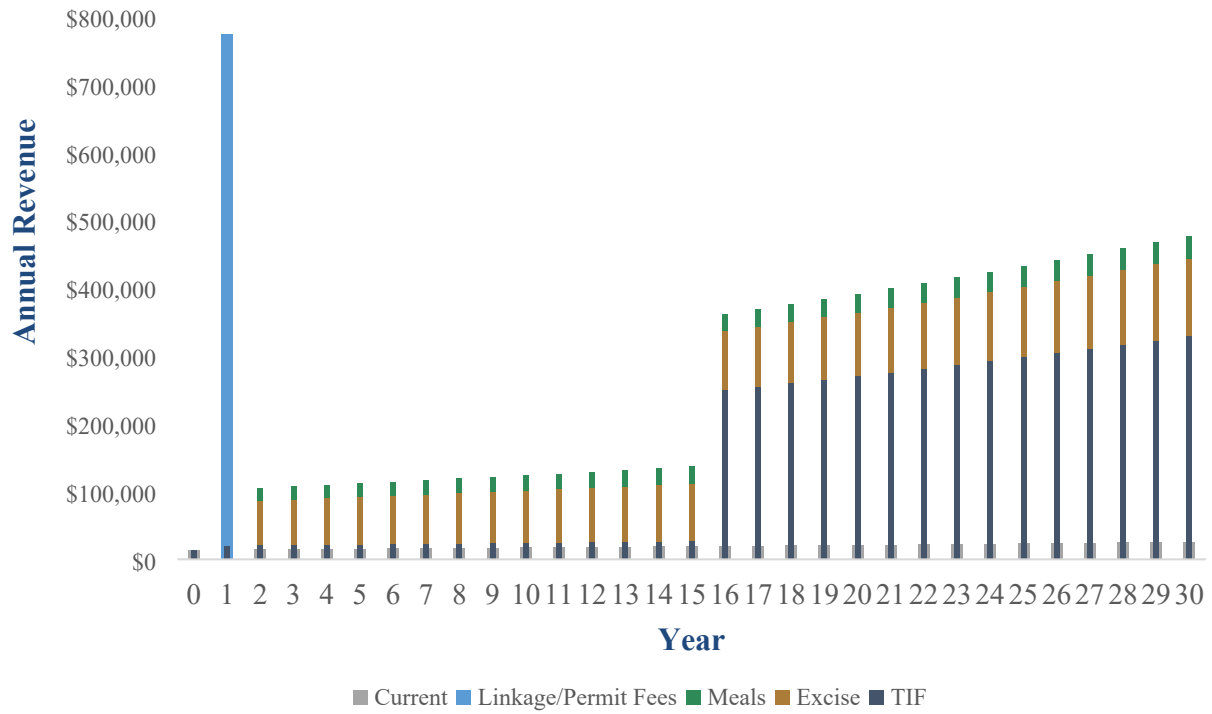
Exhibits

Exhibit A – 30-Year Revenue Impact

Proposed TIF Agreement - 70-86 Broad St									
Year	Current Tax	Linkage Fees	Permit Fees	TIF Tax	Excise Tax	Meals Tax	Total Revenue	Revenue Growth	Revenue Growth %
0	\$ 14,276				\$ -	\$ -	\$ -	\$ 14,276	0%
1	\$ 14,562	\$ 539,754	\$ 233,800	\$ 20,000	\$ -	\$ -	\$ 793,554	\$ 778,992	5350%
2	\$ 14,853			\$ 20,400	\$ 65,675	\$ 19,508	\$ 105,583	\$ 90,730	611%
3	\$ 15,150			\$ 20,808	\$ 65,675	\$ 19,898	\$ 106,381	\$ 91,231	602%
4	\$ 15,453			\$ 21,224	\$ 65,675	\$ 20,296	\$ 107,195	\$ 91,742	594%
5	\$ 15,762			\$ 21,649	\$ 65,675	\$ 20,702	\$ 108,025	\$ 92,263	585%
6	\$ 16,077			\$ 22,082	\$ 65,675	\$ 21,116	\$ 108,872	\$ 92,795	577%
7	\$ 16,399			\$ 22,523	\$ 65,675	\$ 21,538	\$ 109,736	\$ 93,338	569%
8	\$ 16,727			\$ 22,974	\$ 65,675	\$ 21,969	\$ 110,618	\$ 93,891	561%
9	\$ 17,061			\$ 23,433	\$ 65,675	\$ 22,408	\$ 111,516	\$ 94,455	554%
10	\$ 17,403			\$ 23,902	\$ 65,675	\$ 22,856	\$ 112,433	\$ 95,031	546%
11	\$ 17,751			\$ 24,380	\$ 65,675	\$ 23,313	\$ 113,368	\$ 95,618	539%
12	\$ 18,106			\$ 24,867	\$ 65,675	\$ 23,780	\$ 114,322	\$ 96,217	531%
13	\$ 18,468			\$ 25,365	\$ 65,675	\$ 24,255	\$ 115,295	\$ 96,828	524%
14	\$ 18,837			\$ 25,872	\$ 65,675	\$ 24,740	\$ 116,288	\$ 97,451	517%
15	\$ 19,214			\$ 26,390	\$ 65,675	\$ 25,235	\$ 117,300	\$ 98,086	510%
16	\$ 19,598			\$ 248,828	\$ 65,675	\$ 25,740	\$ 340,243	\$ 320,645	1636%
17	\$ 19,990			\$ 253,805	\$ 65,675	\$ 26,255	\$ 345,735	\$ 325,745	1630%
18	\$ 20,390			\$ 258,881	\$ 65,675	\$ 26,780	\$ 351,336	\$ 330,946	1623%
19	\$ 20,798			\$ 264,059	\$ 65,675	\$ 27,315	\$ 357,049	\$ 336,252	1617%
20	\$ 21,214			\$ 269,340	\$ 65,675	\$ 27,862	\$ 362,877	\$ 341,663	1611%
21	\$ 21,638			\$ 274,727	\$ 65,675	\$ 28,419	\$ 368,821	\$ 347,183	1605%
22	\$ 22,071			\$ 280,221	\$ 65,675	\$ 28,987	\$ 374,884	\$ 352,813	1599%
23	\$ 22,512			\$ 285,826	\$ 65,675	\$ 29,567	\$ 381,068	\$ 358,556	1593%
24	\$ 22,962			\$ 291,542	\$ 65,675	\$ 30,158	\$ 387,376	\$ 364,413	1587%
25	\$ 23,422			\$ 297,373	\$ 65,675	\$ 30,761	\$ 393,810	\$ 370,388	1581%
26	\$ 23,890			\$ 303,320	\$ 65,675	\$ 31,377	\$ 400,372	\$ 376,482	1576%
27	\$ 24,368			\$ 309,387	\$ 65,675	\$ 32,004	\$ 407,066	\$ 382,698	1571%
28	\$ 24,855			\$ 315,575	\$ 65,675	\$ 32,644	\$ 413,894	\$ 389,039	1565%
29	\$ 25,352			\$ 321,886	\$ 65,675	\$ 33,297	\$ 420,858	\$ 395,506	1560%
30	\$ 25,859			\$ 328,324	\$ 65,675	\$ 33,963	\$ 427,962	\$ 402,103	1555%

Exhibit B – 30 Year Revenue Impact – Graphical Representation

Current vs. TIF, Excise Tax, Meals Tax, Permit and Linkage Fees





Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-050: Acceptance of Donation - Bridgewater Firefighter's Association

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

WHEREAS: The Town of Bridgewater has received a Donation from the Bridgewater Firefighter’s Association of \$142.40 for the purchase of an American Flag to be displayed on the Common.

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

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept and to expend the donation in accordance with stated purpose thereof.

Explanation:

The Bridgewater Firefighter’s Association has graciously donated \$142.40 to purchase a new American Flag to replace the older American Flag on the Commons.

Committee Referrals and Dispositions:

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

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Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-051: Transfer Order - Flag Pole

ORDERED, that the Town Council assembled vote to

Pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate \$25,000 below schedule:

<u>Source of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
Other One Time Stabilization Fund	80135-596100	Transfer to General Fund	\$25,000.00
Total:			\$25,000.00

<u>Use of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
INSTALLATION OF FLAGPOLE	10192225-587000	INSTALLATION FLAGPOLE	\$25,000.00
Total			\$25,000.00

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-052: Acceptance of Executive Office of Energy & Environmental Affairs MVP Grant for Hanson Farm Conservation Restriction Purchase

ORDERED, that the Town Council assembled vote to

WHEREAS: Massachusetts General Laws, Chapter 44, §53A, states as follows:

“An officer ... of any city or town ... may accept grants or gifts of funds from ... from the commonwealth ... or an agency thereof, ... and may expend such funds for the purposes of such grant or gift ... with the approval of the city manager and city council...;” and

WHEREAS: The Town of Bridgewater has received notice of a grant award of \$3,000,000 from the Executive Office of Energy & Environmental Affairs for the project Hanson Farm Conservation Restriction Purchase. Now, therefore, in accordance with Chapter 44, §53A of the Massachusetts General Laws, the Town Council votes to take the following action:

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept and to expend the grant in accordance with stated purpose thereof.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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Attachments:

- 1. Bridgewater CR 17523 w rrp comments 3 27 2025 CLEAN VERSION-1

GRANTOR: Carol H. Chaffee, and David A. Hanson and Robert J. Hanson, Trustees of the Hanson Family Realty Trust

GRANTEES: Town of Bridgewater and Wildlands Trust, Inc.

ADDRESS OF PREMISES: 600 Pleasant Street, Bridgewater, MA 02324

FOR GRANTOR'S TITLE SEE: Plymouth County Registry of Deeds at Book 10049, Page 194, and Book 10622, Page 319.

GRANT OF CONSERVATION RESTRICTION HANSON FARM CONSERVATION RESTRICTION

I. STATEMENT OF GRANT

Carol H. Chaffee, David A. Hanson and Robert J. Hanson, Trustees of the Hanson Family Realty Trust, u/d/t dated September 26, 1990 and recorded in the Plymouth County Registry of Deeds at Book 10049, Page 185, with an address at 602 Pleasant Street, Bridgewater, Massachusetts 02324, being the owner of the Premises as defined herein, constituting all of the owner(s) of the Premises as defined herein, for their successors and assigns ("Grantor"), acting pursuant to Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws, grant, with QUITCLAIM COVENANTS, to the Town of Bridgewater acting by and through its Conservation Commission by authority of Section 8C of Chapter 40 of the Massachusetts General Laws and its permitted successors and assigns ("Primary Grantee"), and Wildlands Trust, Inc, a nonprofit organization with an address of 675 Long Pond Road, Plymouth, Massachusetts, 02360, and its permitted successors and assigns ("Secondary Grantee"), for Three Million Dollars (\$3,000,000), IN PERPETUITY AND EXCLUSIVELY FOR CONSERVATION PURPOSES, the following Conservation Restriction on land located in Bridgewater containing a 71.79 acre portion (the "Premises") of a 73-acre property (the "Property"), which Premises is more particularly described in Exhibit A and shown in the attached reduced copy of a survey plan in Exhibit B, both of which are incorporated herein and attached hereto. As used herein, the terms "Grantee" and "Grantees" shall refer to the Primary Grantee and the Secondary Grantee collectively.

The Conservation Restriction was acquired utilizing, in part, Community Preservation Act funds pursuant to Chapter 44B of the Massachusetts General Laws, which funds were authorized for such purposes by a vote of the Bridgewater Town Council held on _____ an attested copy of which vote is attached hereto as Exhibit C (the "CPA Vote"). Pursuant to Section 12(b) of Chapter 44B of the Massachusetts General Laws, and pursuant to the CPA Vote, the

Conservation Restriction is under the care, custody, and control of the Conservation Commission of the Town of Bridgewater. Additionally, the Conservation Restriction was acquired by utilizing, in part, funds awarded to the Town of Bridgewater through the Commonwealth's Municipal Vulnerability Preparedness ("MVP") Grant Program as authorized by Chapter 209 of the Acts of 2018 in support of Executive Order 569.

II. PURPOSES:

This Conservation Restriction is defined in and authorized by Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws and otherwise by law. The purposes of this Conservation Restriction ("Purposes") are to ensure that the Premises will be maintained in perpetuity in its natural, scenic, or open condition and available for agricultural use, and to prevent any use or change that would materially impair the Conservation Values (as defined below).

The Conservation Values protected by this Conservation Restriction include the following:

Preservation of Land with Prime Farmland Soils

- The Premises includes approximately 29.69 acres of Prime Farmland Soils (41.2%), 16.11 acres of Statewide Soils of Importance (22.4%) and 26.16 acres of Other Soils (36%) as identified by the USDA Natural Resources Conservation Service. The protection of the Premises will promote healthy soils and healthy soils practices as such terms are defined in Chapter 358 of the Acts of 2020, which added definitions of these terms to Section 7A of Chapter 128 of the Massachusetts General Laws.

Scenic Views

- The Premises is one of the last remaining working farms in Bridgewater and provides views of a scenic agrarian landscape visible from Massachusetts State Rt. 104/Pleasant Street, a public way in the Town of Bridgewater.

Open Space Corridors/Landscape Connectivity and Ecosystem Integrity

- The Premises contributes to the protection of the scenic and natural character of Bridgewater and the protection of the Premises will enhance the open-space value of these and nearby lands. The Premises is closely proximate to two Conservation Restrictions held by the Primary Grantee Town of Bridgewater on adjacent parcels that collectively protect 62 acres (Bridgewater CR #8 and Bridgewater CR #9).

Aquifer/Drinking Water Protection

- The Premises is situated within an area identified by the Commonwealth of Massachusetts Department of Environmental Protection (DEP) as a “Zone II Wellhead Protection Area”. DEP identifies said areas as important for the protection of recharge areas around public water supply (“PWS”) sources.
- The Premises is partially within a “Medium-Yield Aquifer Area” as mapped by the Commonwealth of Massachusetts. Said areas are based on the United States Geological Survey (“USGS”) 1:48,000 hydrologic atlas series on groundwater favorability.

Wetlands Protection

- The Premises includes several distinct areas of the “Shrub Swamp”, “Wooded Swamp Mixed Trees”, “Wooded Swamp Deciduous”, and “Shallow Marsh Meadow or Fen” wetland types. Wetlands provide valuable habitat for a diverse array of wildlife species as well as provide the many other public benefits of wetlands protection recognized by the Commonwealth of Massachusetts (Section 40 of Chapter 131 of the Massachusetts General Laws).

Public Access/Passive Recreation

- Public access to the Premises will be allowed for passive outdoor recreation pursuits, including education, hiking, and nature study.

Consistency with Clearly Delineated Federal, State, or Local Governmental Conservation Policy

- Congruence with Public Policy Goals: Protection of this property advances several of the goals and objectives identified in Section 8, Goals and Objectives of the 2017 Town of Bridgewater Open Space and Recreation Plan Update, including:
 - *Pg. 119, Goal #4, To preserve and cultivate public and private agricultural lands; Objective #4, “Protect historic agricultural land by encouraging sustainable land use practices such as Conservation Restrictions (CR), Agricultural Preservation Restriction (APR), and Transfer of Development Rights (TDR)”;* *Objective #5, “Utilize state programs to support investment in continuing farm”.*
 - *Pg. 129, Goal #4, To preserve and cultivate public and private agricultural lands; Action step,, “Communicate with and encourage landowners to protect agricultural lands through CR, APR, and TDR.”.*
- Congruence with Public Policy Goals: Protection of this property advances several of the goals and objectives identified in the 2023-2050 Commonwealth of Massachusetts Farmland Action Plan, including:

- Pg. 51, Goal IA(1), *Purchase agricultural restrictions to permanently protect farmland, help increase affordability, and keep it in production.*
- Pg. 151, Goal liA(2), *Seek development of creative funding mechanisms or strategies that would significantly increase funding to support protection.*

III. PROHIBITED and PERMITTED ACTS AND USES

A. Prohibited Acts and Uses

The Grantor will not perform or allow others to perform the following acts and uses which are prohibited on, above, and below the Premises:

1. Structures and Improvements. Constructing, placing, or allowing to remain any temporary or permanent structure including without limitation any building, tennis court, landing strip, mobile home, swimming pool, asphalt or concrete pavement, graveled area, roads, sign, fence, gate, billboard or other advertising, antenna, utilities or other structures, utility pole, tower, solar panel, solar array, conduit, line, septic or wastewater disposal system, storage tank, or dam. But excluding "Pumphouse 1", "Pumphouse 2", "chicken coop" and concrete pad to be used for processing wood and not as a foundation for any structure as illustrated on the Plan attached hereto as Exhibit B;
2. Extractive Activities/Uses. Mining, excavating, dredging, withdrawing, or removing soil, loam, peat, gravel, sand, rock, surface water, ground water, or other mineral substance or natural deposit, or otherwise altering the topography of the Premises;
3. Disposal/Storage. Placing, filling, storing or dumping of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, tree and other vegetation cuttings, liquid or solid waste or other substance or material whatsoever;
4. Adverse Impacts to Vegetation. Cutting, removing, or destroying trees, shrubs, grasses or other vegetation;
5. Adverse Impacts to Water, Soil, and Other Features. Activities detrimental to drainage, flood control, water conservation, water quality, erosion control, soil conservation, natural habitat, archaeological conservation, or ecosystem function;
6. Introduction of Invasive Species. Planting or introducing any species identified as invasive by the Massachusetts Invasive Plant Advisory Group or identified as invasive in such recognized inventories as the Massachusetts Introduced Pests Outreach Project, the Northeast Aquatic Nuisance Species Panel, or

other such inventories, and any successor list as mutually agreed to by Grantor and Grantee;

7. Motor Vehicles. Using, parking, or storing motorized vehicles, including motorcycles, mopeds, all-terrain vehicles, off-highway vehicles, motorboats or other motorized watercraft, snowmobiles, launching or landing aircraft, or any other motorized vehicles, acknowledging that vehicles necessary for public safety (i.e., fire, police, ambulance, other government officials) may have a legal right to enter the Premises;
8. Subdivision. Subdividing or conveying a part or portion of the Premises (as compared to conveyance of the Premises in its entirety which shall be permitted), it being the Grantor's and Grantee's intention to maintain the entire Premises under unified ownership;
9. Use of Premises for Developing Other Land. Using the Premises towards building or development requirements on this or any parcel other than the unencumbered portion of the Property;
10. Adverse Impacts to Stone Walls, Boundary Markers. Disrupting, removing, or destroying stone walls, granite fence posts, or any other boundary markers;
11. Residential or Industrial Uses. Using the Premises for residential or industrial purposes;
12. Inconsistent Uses. Using the Premises for commercial purposes that are inconsistent with the Purposes or that would materially impair the Conservation Values, or for any other uses or activities that are inconsistent with the Purposes or that would materially impair the Conservation Values.

B. Permitted Acts and Uses

Notwithstanding the Prohibited Acts and Uses described in Paragraph III.A., the Grantor may conduct or permit the following acts and uses on the Premises, provided they do not materially impair the Purposes and/or Conservation Values. In conducting any Permitted Act and Use, Grantor shall minimize impacts to the Conservation Values to ensure any such impairment thereto is not material.

1. Vegetation Management. Maintaining vegetation, including pruning, trimming, cutting, and mowing, and removing brush, all to prevent, control, and manage hazards, disease, insect or fire damage, and/or in order to maintain the condition of the Premises as documented in the Baseline Report (see Paragraph XV.);
2. Non-native, Nuisance, or Invasive species. Removing non-native, nuisance, or invasive species, interplanting native species, and controlling species in a

manner that minimizes damage to surrounding, non-target species and preserves water quality;

3. Composting. Stockpiling and composting stumps, trees, brush, limbs, and similar biodegradable materials originating on the Premises
4. Natural Habitat and Ecosystem Improvement. With prior written approval of the Grantee, conducting measures designed to restore native biotic communities, or to maintain, enhance or restore wildlife, wildlife habitat, ecosystem function, or rare or endangered species including planting native trees, shrubs, and other vegetation;
5. Trails. Maintaining and constructing trails as follows:
 - a. Trail Maintenance. Conducting routine maintenance of trails, which may include widening trail corridors up to eight (8) feet in width overall, with a treadway up to six (6) feet in width.
 - b. New Trails. With prior written approval of the Grantee, constructing new trails or relocating existing trails, provided that any construction or relocation results in trails that conform with the width limitations above.
 - c. Trail Features. With prior written approval of the Grantee, constructing bog bridging, boardwalks, footbridges, railings, steps, culverts, benching, cribbing, contouring, or other such features, together with the use of motorized equipment to construct such features;
6. Signs. Constructing, installing, maintaining, and replacing signs and informational kiosks with respect to the Permitted Acts and Uses, the Purposes, the Conservation Values, trespass, public access, identity and address of the Grantor, sale of the Premises, the Grantee's interest in the Premises, boundary and trail markings, any gift, grant, or other applicable source of support for the conservation of the Premises;
7. Motorized Vehicles. Using motorized vehicles by persons with mobility impairments (provided however the manner of such motorized vehicle use is approved in advance by Grantee) and at any time for any Forest Management and/or Agricultural Activities (or any activities reasonably associated therewith).
8. Outdoor Passive Recreational and Educational Activities. Fishing, canoeing and other non-motorized boating, swimming, hunting, trapping, hiking, horseback riding, cross-country skiing, snowshoeing, ice-skating, nature observation, nature and educational walks and outings, outdoor educational activities, and other non-motorized outdoor recreational and/or educational activities;
9. Forest Management.

- a. Permitted Activities. Conducting sound silvicultural uses of the Premises, including the right to harvest forest products (as such term may be defined from time to time in Section 1 of Chapter 61 of the Massachusetts General Laws, or successor law) or conduct other forest management activities, reestablish historic woods roads and establish new woods roads, and the use of motorized vehicles, all as necessary to conduct such activities (“Forestry Activities”), provided that any Forestry Activities are carried out pursuant to a Forest Stewardship Plan (as defined below). All Forestry Activities shall avoid any stone structures or historical and cultural resources and shall prevent damage thereto to the extent feasible. All cutting operations shall be supervised by a licensed forester.
- b. Requirement of a Forest Stewardship Plan. Before any Forestry Activities occur on the Premises, Grantor shall submit a Forest Stewardship Plan to the Grantees, the Massachusetts Department of Conservation and Recreation (“DCR”) or appropriate successor agency, and to any other required state agencies for their approval. The Forest Stewardship Plan shall:
 - i. be prepared by a forester licensed through DCR and shall follow the “Directions for the Preparation of the Chapter 61 Forest Management Plans and Forest Stewardship Plans” (as such guidelines may be amended by DCR or its successor agency) and such statutes, regulations and directions in effect at the time of the approval of said Forest Stewardship Plan; and
 - ii. include provisions designed to comply with the recommended activities and guidelines and required best management practices established in the Massachusetts Forestry Best Management Practices Manual (Catanzaro, Fish & Kittredge, University of Massachusetts, Amherst & DCR; 2013) and subsequent versions as may be approved by the Massachusetts Bureau of Forest Fire Control and Forestry (“Forestry BMPs”); and
 - iii. address how the Forest Stewardship Plan complies with this Paragraph II.B.10; and
 - iv. be effective for a ten (10) year period and shall be resubmitted once every ten (10) years as necessary if additional Forestry Activities are desired.

10. Agricultural Activities.

- a. Permitted Activities. “Agricultural Activities” are collectively defined as “Animal Husbandry” and “Horticulture,” defined below:
 - i. Animal Husbandry. Raising animals, including but not limited to dairy cattle, beef cattle, poultry, sheep, swine, horses, ponies, mules, goats, and bees, for the purpose of using, consuming, or

selling such animals or a product derived from such animals in the regular course of business; or when primarily and directly used in a related manner which is incidental thereto and represents a customary and necessary use in raising such animals and preparing them or the products derived therefrom for use, consumption, or market.

- ii. Horticulture. Raising fruits, vegetables, berries, nuts, and other foods for human consumption, feed for animals, flowers, trees, nursery or greenhouse products, and ornamental plants and shrubs, all for the purpose of selling such products in the regular course of business; or when primarily and directly used in raising forest products under a Forest Stewardship Plan designed to improve the quantity and quality of a continuous crop for the purpose of using, consuming, or selling these products in the regular course of business; or when primarily and directly used in a related manner which is incidental to those uses and represents a customary and necessary use in raising such products and preparing them for use, consumption, or market.

- b. Requirement to Follow Best Agricultural Practices. Agricultural Activities shall be conducted in a manner consistent with generally accepted best management practices for sustainable farming as those practices may be identified from time to time by appropriate governmental or educational institutions such as the USDA Natural Resources Conservation Service (NRCS), UMass Extension, Northeast Organic Farming Association (NOFA), Massachusetts Department of Agricultural Resources, and the like, (collectively, "Best Agricultural Practices") and in a manner that promotes healthy soils and healthy soil practices, as such terms are defined in Chapter 358 of the Acts of 2020, which added definitions of these terms to Section 7A of Chapter 128 of the Massachusetts General Laws ("Healthy Soils and Practices"), and in a manner that does not hinder the ability of future generations to engage in Agricultural Activities on the Premises;

- c. Requirement for a Farm Conservation Plan. Agricultural Activities shall require a farm conservation plan, such as an NRCS Conservation Plan ("Farm Conservation Plan"), prepared for the Premises, and approved in writing by the Grantee. The Farm Conservation Plan shall be developed in accordance with generally-accepted Best Agricultural Practices, and shall, at a minimum, address the following:
 - i. establish wetland buffers and/or filter strips to prevent adverse impacts to the water quality of existing wetlands and waterways;
 - ii. in the event animal husbandry activities are proposed, establish and govern the type and number of each type of animal unit permitted on the Premises, and analyze the pasturage potential of the Premises and establish and govern the cycling of

- pasturage, and any other measures necessary to ensure the carrying capacity of the Premises is not exceeded in order to protect water quality, prevent soil erosion, and otherwise protect the Conservation Values; and
- iii. describe how Agricultural Activities will maximize soil and water conservation, and promote Healthy Soils and Practices.

d. Agricultural Structures and Improvements. Constructing and maintaining structures and improvements to conduct Agricultural Activities, provided:

- i. The total footprint (as defined herein) of all permanent structures and any temporary structures (as defined below) that have a roof shall not exceed two percent (2%) of the total area of the Premises in the aggregate. For the purposes of this Conservation Restriction, the term “footprint” shall mean that measurement encompassing the enclosed ground floor area, as measured from the exterior, at the point of contact with the ground.
- ii. Grantor must obtain prior written approval, including any necessary permitting from the Grantees, for the following improvements:
 - 1. New wells, including but not limited to artesian wells, and any irrigation structures that require subsurface installation. Maintenance or repair of the existing well shall not require Grantee’s approval.
 - 2. The maintenance, repair, and reconstruction of the four structures existing as of the effective date of this Conservation Restriction, shown as “Pumphouse 1”, “Pumphouse 2”, “any Chicken Shed” and concrete pad to be used for wood processing and not as a foundation for any future structure as shown on the plan in Exhibit B attached hereto is permitted. In the event replacement, structures shall not exceed their current footprint or height as shown in the Baseline Documentation Report, a copy of which is on file with both Grantor and the Grantee. Grantor shall provide prior written notice in advance of reconstructing said existing structures. Any such replacement structures shall be located substantially within their present locations unless otherwise approved in writing by the Grantee.
- iii. The following improvements are permitted without prior approval from the Grantees:
 - 1. Temporary Structures. Constructing, using, maintaining, repairing, and/or replacing temporary structures and improvements directly related to or in support of Agricultural Activities, including, but not limited to, fencing,

hayracks, “run-in” shelters or other three-sided shelters, hoop houses (also known as “high tunnels”), and the like. For the purposes of this Conservation Restriction, the term “temporary” shall mean any improvement without a foundation that can be constructed or removed without significant disturbance of the soil;

iv. Pond Maintenance, Enlargement, and Use.

1. Pond Maintenance. The Grantor may maintain the existing irrigation ponds (the “Ponds”) located on the Premises as documented in the Baseline Report, which maintenance may include excavation of the Ponds to maintain surface area and depth, and other activities consistent with Paragraph III.B. as necessary to maintain safe use of the Ponds and their integrity and ability to store water, and may use the Ponds in support of Agricultural Activities and/or other Permitted Acts and Uses.
2. Pond Enlargement. With prior written approval of the Grantees, the Grantor may enlarge the Ponds such that the area impacted by the Ponds, including the surface area of the water, shall not exceed 125% of their surface areas as of the Effective Date of this Conservation Restriction, as documented in the Baseline Report.
3. Pond Features. Soils excavated from the Premises in the process of enlarging and/or maintaining the Ponds may be deposited adjacent to the perimeter of the Ponds to create berms or similar features of the Ponds or may be hauled off the Premises, or, upon the approval of the Grantees, deposited in other areas of the Premises to facilitate erosion control, preservation of soils, and/or for leveling and maintenance of existing roadbeds upon the Premises. The Grantor may haul in clay or similar soils to line the bottom of the Ponds to minimize seepage.

- e. Agri-tourism. The use of the Premises for “Agri-tourism” activities, which activities shall be defined as ancillary commercial activities and events that support the financial viability of the use of the Premises for Agricultural Activities, which activities shall be limited to farm-based entertainment such as harvest festivals and farm-based education addressing the subjects of sustainable agriculture, food production and nutrition, and/or environmental conservation and ecology; with prior approval of the Grantees, Grantor may host unrelated educational activities such as painting or yoga classes, and the like, and up to four (4) recreational events, weddings, or similar types or scale of events per year, provided that said events shall be incidental and subordinate to the primary use of the Premises for Agricultural Activities.

11. Green Energy. With prior written approval of the Grantees, constructing energy producing structures and associated transmission lines that produce negligible or no pollution or carbon emissions ("Green Energy Structures") to supply power for any Permitted Acts and Uses on the Premises. In addition to the terms of Paragraph III.E., when considering whether to grant approval, the Grantees will take into consideration the energy needs related to the relevant Permitted Act(s) and Use(s). While it is agreed that some power may be fed back into the public power grid during high production periods, such Green Energy Structures shall be limited to a capacity not higher than that necessary to meet, or exceed by up to 20% at the time of installation, the power requirements of the Permitted Acts and Uses;

C. Site Restoration

Upon completion of any Permitted Acts and Uses, any disturbed areas shall be restored substantially to the conditions that existed prior to said activities, including with respect to soil material, grade, and vegetated ground cover.

D. Compliance with Permits, Regulations, Laws

The exercise of any Permitted Acts and Uses under Paragraph III.B. shall be in compliance with all applicable federal, state and local laws, rules, regulations, zoning, and permits, and with the Constitution of the Commonwealth of Massachusetts. The inclusion of any Permitted Act or Use requiring a permit, license or other approval from a public agency does not imply that the Grantees or the Commonwealth takes any position whether such permit, license, or other approval should be issued.

E. Notice and Approval

1. Notifying Grantee. Whenever notice to or approval by Grantee is required, Grantor shall notify or request approval from Grantee, by a method requiring proof of receipt, in writing not less than sixty (60) days prior to the date Grantor intends to undertake the activity in question, unless a different time period is specified herein. The notice shall:
 - a. Describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity;
 - b. Describe how the proposed activity complies with the terms and conditions of this Conservation Restriction, and will not materially impair the Purposes and/or Conservation Values;
 - c. Identify all permits, licenses, or approvals required for the proposed activity, and the status of any such permits, licenses, or approvals.
 - d. Describe any other material aspect of the proposed activity in sufficient detail to permit the Grantee to make an informed judgment as to its consistency with the Purposes and Conservation Values.

2. Grantee Review.

Where Grantee's approval is required, the Secondary Grantee, within thirty (30) days of receipt of Grantor's request, shall notify the Primary Grantee of the Secondary Grantee's decision. Within sixty (60) days of the Primary Grantee's receipt of Grantor's request, the Primary Grantee shall either affirm, amend or reverse the decision of the Secondary Grantee, shall notify the Secondary Grantee thereof in writing, and shall issue its decision to the Grantor in writing. The Primary Grantee's decision shall in all cases be the final and controlling decision binding on both Grantees. In the event that no decision is received from the Secondary Grantee within thirty (30) days, the Primary Grantee shall proceed to issue its decision within sixty (60) days of Grantor's request. Grantee's approval shall only be granted upon a showing that the proposed activity will minimize impacts to the Conservation Values and will not materially impair the Purposes and/or Conservation Values. Grantee may require Grantor to secure expert review and evaluation of a proposed activity by a mutually agreed upon party.

- IV. Resubmittal. Grantee's failure to respond within sixty (60) days of receipt shall not constitute approval of the request. Grantor may subsequently submit the same or a similar request for approval. **INSPECTION AND ENFORCEMENT**

A. **Entry onto the Premises**

The Grantor hereby grants to the Grantee, and its duly authorized agents or representatives, the right to enter the Premises upon reasonable notice and at reasonable times, for the purpose of inspecting the Premises to determine compliance with or to enforce this Conservation Restriction.

B. Legal and Injunctive Relief

1. Enforcement. The rights hereby granted shall include the right to enforce this Conservation Restriction by appropriate legal proceedings and to obtain compensatory relief, including without limitation, compensation for interim losses (i.e., ecological and public use service losses that occur from the date of the violation until the date of restoration) and equitable relief against any violations, including, without limitation, injunctive relief and relief requiring restoration of the Premises to its condition prior to the time of the injury (it being agreed that the Grantee will have no adequate remedy at law in case of an injunction). The rights hereby granted shall be in addition to, and not in limitation of, any other rights and remedies available to the Grantee for the enforcement of this Conservation Restriction.
2. Notice and Cure. In the event the Grantee determines that a violation of this Conservation Restriction has occurred and intends to exercise any of the rights described herein, the Grantee shall, before exercising any such rights, notify the Grantor in writing of the violation. The Grantor shall have thirty (30) days from receipt of the written notice to halt the violation and remedy any damage caused by it, after which time Grantee may take further action, including instituting legal proceedings and entering the Premises to take reasonable measures to remedy, abate or correct such violation, without further notice. Provided, however, that this requirement of deferment of action for thirty (30) days applies only if Grantor immediately ceases the violation and Grantee determines that there is no ongoing violation. In instances where a violation may also constitute a violation of local, state, or federal law, the Grantee may notify the proper authorities of such violation.
3. Reimbursement of Costs and Expenses of Enforcement. Grantor covenants and agrees to reimburse to Grantee all reasonable costs and expenses (including counsel fees) incurred by the Grantee in enforcing this Conservation Restriction or in taking reasonable measures to remedy, abate or correct any violation thereof. In the event of a dispute over the boundaries of the Conservation Restriction, Grantor shall pay for a survey by a Massachusetts licensed professional land surveyor and to have the boundaries permanently marked.
4. Coordination between Primary and Secondary Grantee. Whenever there is a question of whether there is a violation of this Conservation Restriction, or how to proceed in addressing the violation, the Primary Grantee shall consult with the Secondary Grantee. The Primary Grantee shall then determine whether there is a violation and how to proceed in addressing the violation. The Primary Grantee's decision shall in all cases be the final and controlling decision binding on both Grantees. In the event that no response is received from the Secondary Grantee within thirty (30) days, the Primary Grantee shall notify Grantor and proceed as provided in Paragraph IV.B.2.

C. Non-Waiver

Enforcement of the terms of this Conservation Restriction shall be at the sole discretion of Grantee. Any election by the Grantee as to the manner and timing of its right to enforce this Conservation Restriction or otherwise exercise its rights hereunder shall not be deemed or construed to be a waiver of such rights.

D. Disclaimer of Liability

By acceptance of this Conservation Restriction, the Grantee does not undertake any liability or obligation relating to the condition of the Premises pertaining to compliance with and including, but not limited to, hazardous materials, zoning, environmental laws and regulations, or acts not caused by the Grantee or its agents.

E. Acts Beyond the Grantor's Control

Nothing contained in this Conservation Restriction shall be construed to entitle the Grantee to bring any actions against the Grantor for any injury to or change in the Premises resulting from natural causes beyond the Grantor's control, including but not limited to fire, flood, weather, climate-related impacts, and earth movement, or from any prudent action taken by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Premises resulting from such causes. In the event of any such occurrence, the Grantor and Grantee will cooperate in the restoration of the Premises, if desirable and feasible.

V. PUBLIC ACCESS

Subject to the provisions of this Conservation Restriction, the Grantor hereby grants access to the Premises to the general public and agrees to take no action to prohibit or discourage access to and use of the Premises by the general public, but only for daytime use and only as described in Paragraph III.B.8, provided that such agreement by Grantor is subject to the Grantor's reserved right to establish reasonable rules, regulations, and restrictions on such permitted recreational use by the general public for the protection of the Purposes and Conservation Values. Grantor has the right to control, limit, or prohibit by posting and other reasonable means activities or uses of the Premises not authorized in Paragraph III.B.8. The Grantee may require the Grantor to post the Premises against any use by the public that results in material impairment of the Conservation Values. This grant of public access to the Premises is solely for the purposes described in Section 17C of Chapter 21 of the Massachusetts General Laws and the Grantor and Grantee hereto express their intent to benefit from exculpation from liability to the extent provided in such section.

VI. TERMINATION/RELEASE/EXTINGUISHMENT

A. Procedure

If circumstances arise in the future that render the Purposes impossible to accomplish, this Conservation Restriction can only be terminated, released, or extinguished, whether in whole or in part, by a court of competent jurisdiction under applicable law after review and approval by the Secretary of Energy and Environmental Affairs of the Commonwealth of Massachusetts, or successor official ("Secretary"), and any other approvals as may be required by Section 32 of Chapter 184 of the Massachusetts General Laws.

B. Grantor's and Grantee's Right to Recover Proceeds

If any change in conditions ever gives rise to termination, release, or extinguishment of this Conservation Restriction under applicable law, then Primary Grantee, on a subsequent sale, exchange, or involuntary conversion of the Premises, shall be entitled to a portion of the proceeds in accordance with Paragraph VI.C., subject, however, to any applicable law which expressly provides for a different disposition of the proceeds, and after complying with the terms of any gift, grant, or funding requirements. The Primary Grantee shall use its share of any proceeds in a manner consistent with the Purposes or the protection of the Conservation Values.

C. Grantee's Receipt of Property Right

Grantor and Grantees agree that the conveyance of this Conservation Restriction gives rise to a real property right, immediately vested in the Grantees, with a fair market value that is at least equal to the proportionate value that this Conservation Restriction, determined at the time of the conveyance, bears to the value of the unrestricted Premises. The proportionate value of the Grantees' property right as of the Effective Date (See Paragraph XII.) was determined to be eighty-five and seventy-one hundredths percent (85.71%). Such proportionate value of the Grantee's property right shall remain constant.

D. Cooperation Regarding Public Action

Whenever all or any part of the Premises or any interest therein is taken by public authority under power of eminent domain or other act of public authority, then the Grantor and the Primary Grantee shall cooperate in recovering the full value of all direct and consequential damages resulting from such action. All related expenses incurred by the Grantor and the Primary Grantee shall first be paid out of any recovered proceeds, and the remaining proceeds shall be distributed between the Grantor and Primary Grantee in accordance with Paragraph VI.B. and Paragraph VI.C. If a less than fee interest is taken, the proceeds shall be equitably allocated according to the nature of the interest taken. The Primary Grantee shall use its share of any proceeds in a manner consistent with the Purposes or the protection of the Conservation Values.

VII. DURATION and ASSIGNABILITY

A. Running of the Burden

The burdens of this Conservation Restriction shall run with the Premises in perpetuity, and shall be enforceable against the Grantor and the successors and assigns of the Grantor holding any interest in the Premises.

B. Execution of Instruments

The Grantee is authorized to record or file any notices or instruments appropriate to assuring the perpetual enforceability of this Conservation Restriction. The Grantor, on behalf of itself and its successors and assigns, appoints the Grantee its attorney-in-fact to execute, acknowledge and deliver any such instruments on its behalf. Without limiting the foregoing, the Grantor and its successors and assigns agree themselves to execute any such instruments upon request.

C. Running of the Benefit

The benefits of this Conservation Restriction shall run to the Grantee, shall be in gross and shall not be assignable by the Grantee, except when all of the following conditions are met:

1. the Grantee requires that the Purposes continue to be carried out;
2. the assignee is not an owner of the fee in the Premises;
3. the assignee, at the time of the assignment, qualifies under and 26.U.S.C. 170(h), and applicable regulations thereunder, if applicable, and is eligible to receive this Conservation Restriction under Section 32 of Chapter 184 of the Massachusetts General Laws; and
4. the assignment complies with Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

VIII. SUBSEQUENT TRANSFERS

A. Procedure for Transfer

The Grantor agrees to incorporate by reference the terms of this Conservation Restriction in any deed or other legal instrument which grants any interest in all or a portion of the Premises, including a leasehold interest and to notify the Grantees not less than twenty (20) days prior to the effective date of such transfer. Failure to do any of the above shall not impair the validity or enforceability of this Conservation Restriction. If the Grantor fails to reference the terms of this Conservation Restriction in any deed or other legal instrument which grants any interest in all or a portion of the Premises, then the Grantees may record, in the applicable registry of deeds, or registered in the applicable land court registry district, and at the Grantor's expense, a notice of this Conservation Restriction. Any transfer will comply with Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

B. Grantor's Liability

The Grantor shall not be liable for violations occurring after their ownership. Liability for any acts or omissions occurring prior to any transfer and liability for any transfer if in violation of this Conservation Restriction shall survive the transfer. Any new owner shall cooperate in the restoration of the Premises or removal of violations caused by prior owner(s) and may be held responsible for any continuing violations.

IX. ESTOPPEL CERTIFICATES

Upon request by the Grantor, the Grantees shall, within sixty (60) days execute and deliver to the Grantor any document, including an estoppel certificate, which certifies the Grantor's compliance or non-compliance with any obligation of the Grantor contained in this Conservation Restriction.

X. NON MERGER

The parties intend that any future acquisition of the Premises shall not result in a merger of the Conservation Restriction into the fee. The Grantor agrees that it will not grant, and the Grantees agree that they will not take title, to any part of the Premises without having first assigned this Conservation Restriction following the terms set forth in Paragraph VII.C to ensure that merger does not occur and that this Conservation Restriction continues to be enforceable by a non-fee owner.

XI. AMENDMENT

A. Limitations on Amendment

Grantor and Grantee may amend this Conservation Restriction only to correct an error or oversight, clarify an ambiguity, maintain or enhance the overall protection of the Conservation Values, or add real property to the Premises, provided that no amendment shall:

1. affect this Conservation Restriction's perpetual duration;
2. be inconsistent with or materially impair the Purposes;
3. affect the qualification of this Conservation Restriction as a "qualified conservation contribution" or "interest in land" under any applicable laws, including 26 U.S.C. Section 170(h), and related regulations;
4. affect the status of Grantee as a "qualified organization" or "eligible donee" under any applicable laws, including 26 U.S.C. Section 170(h) and related regulations, and Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws;
5. create an impermissible private benefit or private inurement in violation of federal tax law, as determined by an appraisal, conducted by an appraiser selected by the Grantee, of the economic impact of the proposed amendment;
6. alter or remove the provisions described in Paragraph VI (Termination/Release/Extinguishment);
7. cause the provisions of this Paragraph XI to be less restrictive; or

8. cause the provisions described in Paragraph VII.C (Running of the Benefit) to be less restrictive

B. Amendment Approvals and Recording

No amendment shall be effective unless documented in a notarized writing executed by Grantee and Grantor, approved by the Town of Bridgewater and by the Secretary in the public interest pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws, and recorded in the applicable registry of deeds or registered in the applicable land court registry district.

XII. EFFECTIVE DATE

This Conservation Restriction shall be effective when the Grantor and the Grantees have executed it, the administrative approvals required by Section 32 of Chapter 184 of the Massachusetts General Laws have been obtained, and it has been recorded in the applicable registry of deeds or registered in the applicable land court registry district.

XIII. NOTICES

Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage pre-paid, addressed as follows:

To Grantor: Carol H.
Chaffee, David A.
Hanson and Robert J.
Hanson, Trustees of the
Hanson Family Realty
Trust

565 Pleasant Street
Bridgewater, MA, 02324

With copy to: Robert Pellegrini, Esq.
PK Boston Law
54 Main Street
Bridgewater, MA 02324

To Primary
Grantee: Town of Bridgewater
66 Central Square
Bridgewater, MA, 02324

With copy to: Jason M. Rawlins, Esq.
Rawlins Asack, LLC.

555 Bedord Street, Suite 1
Bridgewater, MA 02324

To Secondary
Grantee: Wildlands Trust, Inc.
675 Long Pond Road
Plymouth, MA, 02360

or to such other address as any of the above parties shall designate from time to time by written notice to the other or, if notice is returned to sender, to an address that is reasonably ascertainable by the parties.

XIV. GENERAL PROVISIONS

A. Controlling Law

The interpretation and performance of this Conservation Restriction shall be governed by the laws of the Commonwealth of Massachusetts.

B. Liberal Construction

C. Any general rule of construction to the contrary notwithstanding, this Conservation Restriction shall be liberally construed in order to effect the Purposes and the policy and purposes of Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws. If any provision in this instrument is found to be ambiguous, any interpretation consistent with the Purposes that would render the provision valid shall be favored over any interpretation that would render it invalid. **Severability**

If any provision of this Conservation Restriction or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Conservation Restriction shall not be affected thereby.

D. Entire Agreement

This instrument sets forth the entire agreement of the Grantor and Grantees with respect to this Conservation Restriction and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Restriction, all of which are merged herein.

XV. BASELINE DOCUMENTATION REPORT

The Conservation Values, as well as the natural features, current uses of, and existing improvements on the Premises, such as, but not limited to, trails, woods roads, structures, meadows or other cleared areas, agricultural areas, and scenic views, as applicable, are described in a Baseline Documentation Report ("Baseline Report") prepared by Grantee with the cooperation of the Grantor, consisting of maps, photographs, and other

documents and on file with the Grantee and included by reference herein. The Baseline Report (i) is acknowledged by Grantor and Grantee to be a complete and accurate representation of the condition and values of the Premises as of the date of this Conservation Restriction, (ii) is intended to fully comply with applicable Treasury Regulations, (iii) is intended to serve as an objective information baseline for subsequent monitoring of compliance with the terms of this Conservation Restriction as described herein, and (iv) may be supplemented as conditions on the Premise change as allowed over time. Notwithstanding the foregoing, the parties may utilize any evidence of the condition of the Premises at the time of this grant in addition to the Baseline Report.

XVI. MISCELLANEOUS

A. Pre-existing Public Rights

Approval of this Conservation Restriction pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws by any municipal officials and by the Secretary, is not to be construed as representing the existence or non-existence of any pre-existing rights of the public, if any, in and to the Premises, and any such pre-existing rights of the public, if any, are not affected by the granting of this Conservation Restriction.

B. Release of Homestead

The Grantor hereby agrees to waive, subordinate, and release any and all Homestead rights pursuant to Chapter 188 of the Massachusetts General Laws it may have in favor of this Conservation Restriction with respect to any portion of the Premises affected by this Conservation Restriction, and hereby agrees to execute, deliver and/or record any and all instruments necessary to effectuate such waiver, subordination and release. In all other respects, the Grantor reserves and retains any and all Homestead rights, subject to this Conservation Restriction, pursuant to Section 10(e) of Chapter 188 of the Massachusetts General Laws.

C. No Surety Interest

The Grantor attests that there is no mortgage, promissory note, loan, lien, equity credit line, refinance assignment of mortgage, lease, financing statement or any other agreement which gives rise to a surety interest affecting the Premises.

D. Executory Limitation

If either Grantee shall cease to exist or to be qualified to hold conservation restrictions pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws, or to be qualified organization under 26 U.S.C. 170(h), and applicable regulations thereunder, if applicable, and a prior assignment is not made pursuant to Paragraph VII, then that Grantee's rights and obligations under this Conservation Restriction shall run to the other Grantee. If both Grantees shall cease to exist or to be qualified to hold conservation restrictions pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws,

or to be qualified organization under 26 U.S.C. 170(h), and applicable regulations thereunder, if applicable, and a prior assignment is not made pursuant to Paragraph VII, then their rights and obligations under this Conservation Restriction shall run to the Town of Bridgewater Conservation Commission. If the Town of Bridgewater Conservation Commission is no longer in existence at the time the rights and obligations under this Conservation Restriction would otherwise vest in it, or if the Town of Bridgewater Conservation Commission is not qualified or authorized to hold conservation restrictions as provided for assignments pursuant to Paragraph VII, or if it shall refuse such rights and obligations, then the rights and obligations under this Conservation Restriction shall vest in such organization as a court of competent jurisdiction shall direct pursuant to the applicable Massachusetts law and with due regard to the requirements for an assignment pursuant to Paragraph VII.

E. Prior Encumbrances

This Conservation Restriction shall be in addition to and not in substitution of any other restrictions or easements of record affecting the Premises.

F. The following signature pages are included in this Grant:

Grantor: Carol Chaffee, David A. Hanson and Robert J. Hanson, Trustees of the Hanson Family Realty Trust

Primary Grantee Acceptance: Town of Bridgewater Conservation Commission

Secondary Grantee Acceptance: Wildlands Trust, Inc.

Approval of Bridgewater Town Council

Approval of the Secretary of Energy and Environmental Affairs of the Commonwealth of Massachusetts.

G. The following exhibits are attached and incorporated herein:

Exhibit A: Legal Description of Premises

Exhibit B: Reduced Copy of Recorded Plan of Premises

Exhibit C: Bridgewater Town Council Vote Authorizing the Use of CPA Funds

WITNESS our hand and seal this ____ day of _____, 2025

Carol Chaffee, Trustee, Hanson Family Realty Trust

David A. Hanson, Trustee, Hanson Family Realty Trust

Robert J. Hanson, Trustee, Hanson Family Realty Trust

THE COMMONWEALTH OF MASSACHUSETTS

County, ss:

On this ____ day of _____, 2025, before me, the undersigned notary public, personally appeared Carol Chaffee as Trustee of the Hanson Family Realty Trust, and proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the preceding or attached document, is duly authorized by the Trust to execute this document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it for its stated purpose as a free and voluntary act of the Trust, before me.

Notary Public
My Commission Expires:

THE COMMONWEALTH OF MASSACHUSETTS

_____ County, ss:

On this _____ day of _____, 2025, before me, the undersigned notary public, personally appeared David A. Hanson as Trustee of the Hanson Family Realty Trust, and proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the preceding or attached document, is duly authorized by the Trust to execute this document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it for its stated purpose as a free and voluntary act of the Trust, before me.

Notary Public
My Commission Expires:

THE COMMONWEALTH OF MASSACHUSETTS

_____ County, ss:

On this _____ day of _____, 2025, before me, the undersigned notary public, personally appeared Robert J.. Hanson as Trustee of the Hanson Family Realty Trust, and proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the preceding or attached document, is duly authorized by the Trust to execute this document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it for its stated purpose as a free and voluntary act of the Trust, before me.

Notary Public
My Commission Expires:

ACCEPTANCE OF TOWN OF BRIDGEWATER CONSERVATION COMMISSION

We, the undersigned, being a majority of the Conservation Commission of the Town of Bridgewater, Massachusetts, hereby certify that at a public meeting duly held on _____, 2025, the Conservation Commission voted to approve and accept the foregoing Conservation Restriction from Carol Chaffee, David A. Hanson, and Robert J. Hanson as Trustees of the Hanson Family Realty Trust, pursuant to Section 32 of Chapter 184 and Section 8C of Chapter 40 of the Massachusetts General Laws and do hereby accept the foregoing Conservation Restriction.

TOWN OF BRIDGEWATER CONSERVATION COMMISSION:

Wendy Smith, Chair

Marilyn McDonald, Vice-Chair

Harry Bailey, Member

Eileen Prisco, Member

Mark Peterson, Member

THE COMMONWEALTH OF MASSACHUSETTS

_____ County, ss:

On this ____ day of _____, 2025, before me, the undersigned
notary public, personally appeared _____,
_____, _____, _____, and _____,
_____ and proved to me through satisfactory evidence of
identification which was _____ to be the persons whose
names are signed on the proceeding or attached document, and acknowledged to me
that they signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

ACCEPTANCE OF GRANT

The foregoing Conservation Restriction from Carol Chaffee, David A. Hanson, and Robert J. Hanson, Trustees of the Hanson Family Realty Trust, was accepted by Wildlands Trust, Inc. this _____ day of _____, 2025.

By: _____
Karen Grey

Its: President, duly authorized

By: _____
Greg Lucini

Its: Treasurer, duly authorized

THE COMMONWEALTH OF MASSACHUSETTS

_____ County, ss:

On this ____ day of _____, 2025, before me, the undersigned notary public, personally appeared Karen Grey as President of Wildlands Trust, Inc. and proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

THE COMMONWEALTH OF MASSACHUSETTS

_____ County, ss:

On this ____ day of _____, 2025, before me, the undersigned notary public, personally appeared Greg Lucini as Treasurer of Wildlands Trust, Inc. and proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

APPROVAL OF TOWN OF BRIDGEWATER TOWN COUNCIL

We the undersigned, being a majority of the Town Council of the Town of Bridgewater, hereby certify that at a public meeting duly held on _____, 2025, the Council voted to approve the foregoing Conservation Restriction from Carol Chaffee, David A. Hanson and Robert J. Hanson, Trustees of the Hanson Family Realty Trust, to the Town of Bridgewater, acting by and through its Conservation Commission, and Wildlands Trust, Inc. in the public interest pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws.

TOWN OF BRIDGEWATER TOWN COUNCIL

Kevin Perry, President

Paul Murphy, Vice President

Fred Chase

Adelene Ellenberg

Mark Linde

Johnny Loreti

Mary McGrath

Sonya Lee Striggles

THE COMMONWEALTH OF MASSACHUSETTS

_____ County, ss:

On this ____ day of _____, 2025, before me, the undersigned
notary public, personally appeared _____,
_____, _____, _____, and _____,
_____ and proved to me through satisfactory evidence of
identification which was _____ to be the persons whose
names are signed on the proceeding or attached document, and acknowledged to me
that they signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

**APPROVAL OF SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS OF
THE COMMONWEALTH OF MASSACHUSETTS**

The undersigned, Secretary of Energy and Environmental Affairs of the Commonwealth of Massachusetts, hereby approves the foregoing Conservation Restriction from Carol Chaffee, David A. Hanson and Robert J. Hanson. Trustees of the Hanson Family Realty Trust, to the Town of Bridgewater, acting by and through its Conservation Commission, and Wildlands Trust, Inc. in the public interest pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws.

Dated: _____, 2025

Rebecca L. Tepper
Secretary of Energy and Environmental Affairs

THE COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss:

On this ____ day of _____, 2025, before me, the undersigned notary public, personally appeared Rebecca L. Tepper, and proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

EXHIBIT A

Description of the Premises

The land in Bridgewater, *Plymouth County*, Massachusetts, containing 71.79 acres, +/-, shown as "Lot A", "Plot 8", "Plot 22", and "Plot 108" on a plan of land titled "Hanson Family Realty Conservation Restriction Plan of Land", dated 3/4/2025, prepared by J.K. Holmgren Engineering LLC, 1024 Pearl Street, Brockton, Massachusetts 02301, said plan recorded in the Plymouth County Registry of Deeds at Book _____, Page _____. A reduced copy of said plan is attached hereto as Exhibit B.

DRAFT

EXHIBIT B

Reduced Copy of Plan of Premises

For official full size plan see Plymouth Registry of Deeds Plan Book ____ Page ____.

DRAFT

EXHIBIT C

Attested Copy of Vote of Bridgewater Town Council

DRAFT



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-053: Acceptance of Grant - High Street Dam - Town River Restoration

ORDERED, that the Town Council assembled vote to,

WHEREAS: Massachusetts General Laws, Chapter 44, §53A, states as follows:

“An officer ... of any city or town ... may accept grants or gifts of funds from ... from the commonwealth ... or an agency thereof, ... and may expend such funds for the purposes of such grant or gift ... with the approval of the city manager and city council...;” and

WHEREAS: The Town of Bridgewater has received notice of a grant award of \$11,000 from the Division of Ecological Restoration. Now, therefore, in accordance with Chapter 44, §53A of the Massachusetts General Laws, the Town Council votes to take the following action:

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept and to expend the grant in accordance with stated purpose thereof.

Explanation:

The purpose of this project is to remove the High Street Dam to restore natural stream processes in the

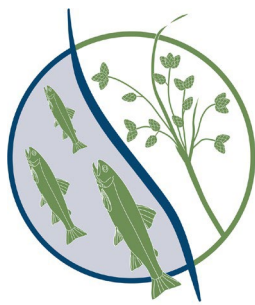
Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•
•	•

NOT FOR ACTION - FIRST READING

•	•
---	---

Attachments: 1. Town River Restoration Award Letter



Massachusetts Department of Fish and Game

Division of Ecological Restoration

Invested in Nature and Community

Beth Lambert, Director
Hunt Durey, Deputy Director



Maura T. Healey
Governor
Kimberley Driscoll
Lieutenant Governor
Rebecca L. Tepper
Secretary
Thomas K. O'Shea
Commissioner

Attn: Blythe C. Robinson
Town of Bridgewater
66 Central Square
Bridgewater, MA 02324

March 17, 2025

Dear Blythe,

Congratulations!

We are pleased to notify you that the Town of Bridgewater has been selected to receive the FY25 Priority Project Program Advancement Grant for the Town River Restoration/High Street Dam Removal Project.

You will be receiving further instructions from Division of Ecological Restoration staff on next steps. Please feel free to contact Chris Hirsch, Dam Removal Program Manager (chris.hirsch@mass.gov, 857-202-2866), if you have any questions regarding this award.

We congratulate you again on your award and are excited to work with you on this grant to collaboratively advance DER's mission to restore rivers, wetlands, and watersheds for the benefit of people, fish, and wildlife throughout the Commonwealth.

Sincerely,

Beth Lambert

Director, Division of Ecological Restoration



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-054: Transfer Order - Conservation Easement/Restriction - Hanson's Farm

ORDERED, that the Town Council assembled vote In accordance with section 6-4 of the Bridgewater Home Rule Charter, vote to appropriate \$32,138 from CPC Account #324100 - Open Space Reserve to support the acquisition of the development rights of the Hanson Family Trust Farm, 600 Pleasant Street, Bridgewater, MA 02324.

Explanation:

Please see the attached CPC Application

Committee Referrals and Dispositions:

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

Attachments: 1. Recommendation - Hansons Farm
 2. Hanson Farm CPA Application

NOT FOR ACTION - FIRST READING



Town of Bridgewater, MA

Community Preservation Committee

66 Central Square, Bridgewater, MA 02324

April 2, 2025

Ms. Blythe Robinson, Acting Town Manager
Town of Bridgewater
66 Central Square
Bridgewater, MA 02324

Re: Purchase of Conservation Easement/Restriction – Hanson's Farm

Dear Ms. Robinson:

In response to your application for the purchase of a conservation easement/restriction (CR) from the Hanson Family Trust, dated March 24, 2025, the following motion was made by Carlton Hunt and duly seconded by Pat Driscoll at the CPC's March 26th meeting for discussion. After much discussion and an amendment made by Pat Driscoll and seconded by Geoff Merriman, the following motion passed unanimously with 6 yeas and 0 nays.

Move that the Community Preservation Committee recommend Bridgewater's Town Council appropriate \$32,138 taken from the CPC Account 324100 (Open Space Reserve) to support the acquisition of the development rights of 71.79 acres of the Hanson Family Trust farm (600 Pleasant St., Bridgewater MA 02324 funded primarily with Municipal Vulnerability Grant # CT-ENV-MVPACTION041BRIDGE25 awarded 08/19/2024 for a State approved Conservation Restriction (draft submitted Jan. 29, 2025). The CPC further recommends the Town Council appropriate \$3,000,000 for the purchase which will be reimbursed under the MVP Grant award. The recommended CPA funds support the State's required 1% grant match and include funding for signage, public access trail material, production of an Environmental Assessment Report and Baseline Report, and Stewardship Endowment Costs for the Conservation Restriction holder Wildlands Trust, Plymouth Massachusetts.

To summarize the amount recommended, the Councilors should be made aware of the following. As shown in the application, the total cost for the project is \$3,034,138. However, thanks to the work of the Town Manager's Office, the Town was fortunate to receive a Municipal Vulnerability Protection (MVP) grant in the amount of \$3m which required a 1% town match. The Town was allowed to apply staff costs of \$2000 for developing the CR as part of the match. The net CPA funds recommended, after these two funding sources, is \$32,138.

Please see that this information is placed on the Town Council agenda for their next meeting and that the attached application and related documents are forwarded to the Council members as backup to the order. We are happy to answer any questions the Council may have regarding this recommendation.

I would appreciate if you would let me know when the Council acts on the order so we can prepare the award letter.

Sincerely,

A handwritten signature in black ink that reads "Gina Guasconi". The signature is written in a cursive, flowing style.

Gina Guasconi, Chair
Community Preservation Committee

cc: Josh McGraw
Laurie Guerrini
Kevin Perry
Debra Ward
Carlton Hunt



Project Application

Community Preservation Committee

Bridgewater, MA

Cover Sheet

An electronic copy of this application and all supporting materials should be submitted to the CPC Chair at cpc@bridgewaterma.org and the CPC's administrative assistant (McGraw, Joshua <JMCRAW@bridgewaterma.org>). Applications should be submitted **no later than 4:00PM at least two weeks prior to the CPC's meeting (the CPC meets on the fourth Wednesday of each month).**

Complete applications received by this date will be reviewed at the next CPC meeting and considered for recommendation to the Town Council. Applications received after this will be reviewed at the following month's meeting, unless you receive an exception from the CPC chair for cases related to real estate purchase opportunities.¹ Projects may have timelines extending to a maximum of five years.

Projects will be favored by the CPC where:

- The project addresses at least one goal of the current CPC 5-yr. plan <https://www.bridgewaterma.org/DocumentCenter/View/2928/Community-Preservation-Committee-Plan?bidId=>
- the applicant has site control of the proposed project parcel or involvement of the site owner.
- there is demonstrated community support for the project from elected officials, abutters, user groups, civic associations, and community organizations.
- applicants can demonstrate their capacity to implement their project and have a plan for ongoing maintenance and stewardship. projects occur on public space or private space with public access.

- Applicant Signature: Blythe C. P. R. Date Submitted: 3/24/25

¹ For cases related to real estate purchase opportunities, the CPC may consider emergency requests for funding outside of their regular meeting schedule. If you think you might be eligible for emergency consideration, please contact the CPC Chair. The CPC Chair has the authority to accept exceptions or extensions. They will consider such requests on a case-by-case basis and is under no obligation to grant any requested extensions or exceptions.



Project Application

Community Preservation Committee

Bridgewater, MA

Complete Application Check List

Please submit the application in this order:

- ☐ Project Application Cover Page (signed)
- ☐ Project Narrative and Timeline
- ☐ Budget Narrative and cost breakdown
- ☐ Required Project Attachments including:
 - ☐ Documentation of who has site control on the property (if other than the applicant)
 - ☐ Photographs of project site (at least three (3))
 - ☐ Map of project site showing nearest major roads or intersections
 - ☐ Letters of support from relevant Town departments, officials, and boards/commissions
 - ☐ Letters of commitment (from any organizations or individuals providing funding to the project)
- ☐ Other attachments as applicable and available to your project.

Note: Applicants may be required to submit additional supporting materials and documentation, as requested by the CPC, to aid the committee in their decision-making process.



Project Application

Community Preservation Committee

Bridgewater, MA

GENERAL INFORMATION

Project Name: Hanson Farm Conservation Restriction

Project Location (address and neighborhood): 600 Pleasant Street

Legal Property Owner of Record: Hanson Family Trust

CPA Program Area (check all that apply):

☒ Open Space ☐ Historic Preservation ☐ Community Housing ☒ Recreation

PROJECT DESCRIPTION

Short Project Description: Purchase of the development rights through a conservation restriction of 71.79 acres of farmland

Estimated Start Date: May 1, 2025

Estimated Completion Date: June 30, 2025

PROJECT CONTACT

Contact Person: Blythe C. Robinson

Telephone: 508-697-0919

Email: townmanager@bridgewaterma.org

Project Sponsor/Organization (check one below):

☒ Town Committee or Department ☐ Public Charity/Non-Profit ☐ Private

Have you or this organization applied for or received CPA funding before? ☒ Yes ☐ No

If yes, what project and when? Various Projects

ASSURANCE

I, Blythe Robinson hereby certify under the penalties of perjury the

following application information is true and correct to the best of my knowledge and I am legally able to enter into a contract on behalf of Town of Bridgewater (with the Town of Bridgewater for Community Preservation Funds.



Project Application

Community Preservation Committee

Project Narrative

Use as much space as needed and refer to the CPC's Project Application Guidance for requirements

1. **PROJECT DESCRIPTION, TASKS, & ANTICIPATED OUTCOME:** See attachment
2. **CPC GOALS AND PRIORITIES:** See attachment
3. **COMMUNITY NEEDS:** See attachment
4. **COMMUNITY SUPPORT:** List of Letters of Support

Name <i>(committee, department, official, organization, etc.)</i>	Date Requested	Date Submitted
Open Space Letter of Support		

5. **IMPLEMENTATION AND TIMELINE:** A purchase & sale agreement has been executed and the draft Conservation Restriction has been submitted to the State for approval. The P&S is effective 9//24. Per the MVP Grant, the CR must be finalized by June 30, 2025.
6. **ORGANIZATIONAL EXPERIENCE AND CAPACITY:** The Town is an institutional applicant.
7. **MAINTENANCE:** No Town funded maintenance is anticipated.
8. **MULTI-YEAR PROJECTS:** This Project is not a multi-year project.



Project Application

Community Preservation Committee

Bridgewater, MA

Project Application Attachments (see Application Guidance)

1. **SITE CONTROL**
2. **COMMUNITY SUPPORT**
3. **VISUAL MATERIALS:**
4. **MAPS:**
5. **FUNDING SUPPORT REQUIREMENTS**
 - a. Historic Preservation Proposals
 - b. OPEN SPACE PROPOSALS
 - c. RECREATION PROPOSALS
 - d. COMMUNITY HOUSING PROPOSALS
 - e. Proposals Involving Real Property
 - f. Proposals Involving Design and Construction

Check out the CPC's webpage for more information:

<https://www.bridgewaterma.org/1353/Community-Preservation-Committee>

If you have questions, please contact the Community Preservation Committee Chair at cpc@bridgewaterma.org.



Project Application

Community Preservation Committee

Bridgewater, MA

Project Budget Narrative

PROJECT COST:

Project Budget Overview

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$3,034,138	\$32,138	\$3,002,000	1.0%

LEVERAGING FUNDING:

Sources of Funding Overview

Source <i>(private, federal, state, or local government)</i>	Amount	Status <i>(received, pending, will apply)</i>
State funding – MVP Grant	\$3,000,000	Grant awarded, reimbursement will be sought once CR is in place and Town Council & Cons. Commission approve
Match for Town Staff Work	\$2,000	
CPC Contribution	\$32,138	
	\$	
	\$	

BONDING AGAINST CPA FUNDS: No bonding anticipated unless grant funding falls through

ANTICIPATED PROJECT EXPENSES: See Summary

PROJECT COST ASSUMPTIONS: Purchase of development rights with MVP Grant. Staff time work after MVP Grant award, e.g., negotiation of CR etc. Signage includes trail map and required CPA funding sources, equipment is estimated cost of trail materials for passages over wet areas, e.g., bog bridge

ACQUISITION OF AN INTEREST IN REAL ESTATE: Yes, Conservation Restriction by purchasing the development rights of the farm



Project Application

Community Preservation Committee

Bridgewater, MA

Project Budget Attachment

BUDGET OVERVIEW

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$3,034,138	\$32,138	\$3,002,000	1.0%

INCOME – OTHER SOURCES OF PROJECT FUNDING

Source (private, federal, state, or local government)	Amount	Status (received, pending, will apply)
State Funding – MVP Grant	\$3,000,000	Grant awarded, reimbursement will be submitted by July 30, 2025
Match for Town Staff Work	\$2,000	
	\$	
	\$	
	\$	

SUMMARY OF PROJECT EXPENSES²

	CPA Funds	Other Funding	Total
Personnel	\$	\$2,000.00	\$2,000.00
Equipment	\$9,500.00	\$	\$9,500.00
Supplies	\$	\$	\$
Design and Contracts	\$22,638.00	\$	\$22,638.00
Construction	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$32,138.00	\$2,000.00	\$34,138.00

² Equipment is generally defined as an item with a useful life expectancy of more than one year. Supplies are defined as an item with a useful life of less than one year. Construction means all types of work done on a particular property or building including erecting, altering or remodeling.



Project Application

Community Preservation Committee

Bridgewater, MA

DETAILED PROJECT EXPENSES

Personnel

	CPA Funds	Other Funding	Total
	\$	\$	\$
Personnel Time	\$	\$2,000.00	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$2,000.00	\$2,000.00

Equipment³

	CPA Funds	Other Funding	Total
	\$		
Signage	\$7,500.00	\$	\$7,500.00
Trails	\$2,000.00	\$	\$2,000.00
	\$	\$	\$
TOTAL	\$9,500.00	\$	\$9,500.00

Supplies⁴

	CPA Funds	Other Funding	Total

Design and Contracts

	CPA Funds	Other Funding	Total
Recording Fees	\$1,500.00		\$ 1,500.00
Wildlands Trust	\$17,138.00	\$	\$17,138.00
Env. Site Assessment/Baseline Documentation	\$4,000.00	\$	\$4,000.00
	\$	\$	\$
TOTAL	\$22,638.00	\$	\$22,638.00

³ Equipment is generally defined as an item with a useful life expectancy of more than one year.

⁴ Supplies are defined as an item with a useful life of less than one year.

Project Description, Tasks and Anticipated Outcome:

The Project will purchase a conservation easement over approximately 71.79 acres of farmland and provide public benefits as outlined in the draft Conservation Restriction. This Project is very similar to the Murray/Needs CR purchase in 2015.

CPC Goals and Priorities:

The project will achieve various CPC Plan, Open Space & Recreation Plan, and MVP Plan goals:

FY25-FY29 Community Preservation Plan:

- **Page 8: GOALS: Open Space and Passive Recreation**
- **Chapter 4: Open Space:**
 - **Goal #1:** Preserve Bridgewater's farms and agricultural lands to protect the town's agricultural heritage, support local food production, and maintain its scenic open spaces and community charm.
 - **Goal #3:** Preserve and acquire strategic private open space properties along water resources and river corridors to improve water quality and to protect priority wildlife habitats and critical natural landscapes from development.

2017 Open Space & Recreation Plan

- *Page 19: Between 1971 and 2013, acreage of farmland in Bridgewater declined from close to 3,000 acres to just over 1,000 acres. This project will prevent further decline of farmland through the conservation easement.*
- *Page 23: Working farms include the Murray and Needs properties on North Street and the Hanson Farm on Route 104. These agricultural areas and the acres of non-forested wetland make up most the town's open vistas.*
- *Page 20: On the ecological side the extensive paving accompanying such a build-out would increase runoff, decreasing recharge and depressing water tables unless most development is done as Low Impact Development (LID). This would feature a maximum of recharge and integration of vegetation into storm water management. This project prevents the impact of future development to the land.*

MVP Plan

- **Goal #12: Protect agricultural land** - Continue to implement Open Space and Recreation Plan
- **Community Needs:**
 - The Project accomplishes a long-term municipal goal of securing the development rights to the Hanson Farm property to create open space and recreation while addressing concerns of adverse impacts if the land was developed.

February 22, 2024

Town of Bridgewater
66 Central Square
Bridgewater, MA 02324

Subject: Hanson Farm Conservation Restriction

To Whom It May Concern:

The Open Space Committee of Bridgewater submits this letter to express its enthusiastic support for the Town's purchase of a conservation restriction on the approximately 72-acre Hanson Farm located on Pleasant Street (Route 104). This project, initiated by Hanson Farm, will allow for the acquisition of the development rights for the property and ensure its continued use for agricultural purposes. We strongly support the efforts of the Town to seek Community Preservation funds, as well as funds from other available grant programs, for this purchase.

Hanson Farm is a Bridgewater landmark and a local treasure. It has been actively farmed by the Hanson family since the 1930s. It continues to provide fresh eggs and locally grown vegetables to the Bridgewater community, and at a reasonable price. It is a scenic property bordering Route 104, providing pastoral vistas on both sides of the road. It is a gathering spot for all ages who come to purchase Christmas trees and decorations, Halloween pumpkins and hay bales, ice cream, and to visit the farm animals.

The farm property provides numerous public benefits as one of the last existing ties to the agricultural history of Bridgewater. The 2018 Bridgewater Open Space and Recreation Plan (pg 3) identifies the following Goal and Objectives, which are directly relevant to this purchase.

Goal: To preserve and cultivate public and private agricultural lands.

Objectives:

1. Protect historic agricultural land by encouraging sustainable land use practices such as Conservation Restrictions (CR), Agricultural Preservation Restriction (APR), and Transfer of Development Rights (TDR).
2. Utilize state programs to support investment in continuing farm operations

The 2018 Open Space Plan notes that Bridgewater has lost a significant percentage of its agricultural properties to development. The loss of agricultural land continues. Placing a conservation restriction on the Hanson Farm property is crucial to preserving what is left of the town's agricultural land and farming culture.

Thank you for your consideration of our comments.

On behalf of the Bridgewater Open Space Committee
Eileen Hiney, Chair

TOWN OF BRIDGEWATER PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
DATE

RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

5/5/2023
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

THE INTENT OF THIS PLAN IS TO REDVIDE PLOTS 10 AND 18 INTO 2 LOTS SHOWN AS LOTS A + B.

GENERAL NOTES :

ASSESSORS MAP : 60 PLOT : 10 & 18

LOCUS DEED REFERENCE : BOOK 10049, PAGE 194

PLAN REFERENCE: PLAN 8873
6 888
BK 33 PG 1015
BK 32 PG 101
BK 18 PG 1043
BK 18 PG 210
BK 14 PG 1051
BK 42 PG 117
BK 25 PG 62
BK 25 PG 63
BK 50 PG 791
BK 41 PG 616
BK 25 PG 719
BK 33 PG 1184
BK 29 PG 235
BK 6 PG 688

APPLICANT/OWNER :
CHAFFEE CAROL & HANSON DAVID E
TRUSTEES HANSON FAMILY REALTY
600 PLEASANT STREET
BRIDGEWATER, MA 02324

Assessors Map: 60 Plot: 10 & 18
600 Pleasant Street, Bridgewater, Massachusetts

PREPARED FOR

HANSON FAMILY REALTY

TITLE

PLAN OF LAND

J.K. HOLMGREN ENGINEERING, LLC.

Registered Professional Engineers and Land Surveyors
1024 Pearl Street, Brockton, MA. 02301
Phone - (508) 583-2595
Email : sfaria@jkholmgren.com

J.K. Holmgren Engineering
Registered Professional
Engineers & Land Surveyors

100 0 100 200
SCALE IN FEET

SCALE: 1" = 100'

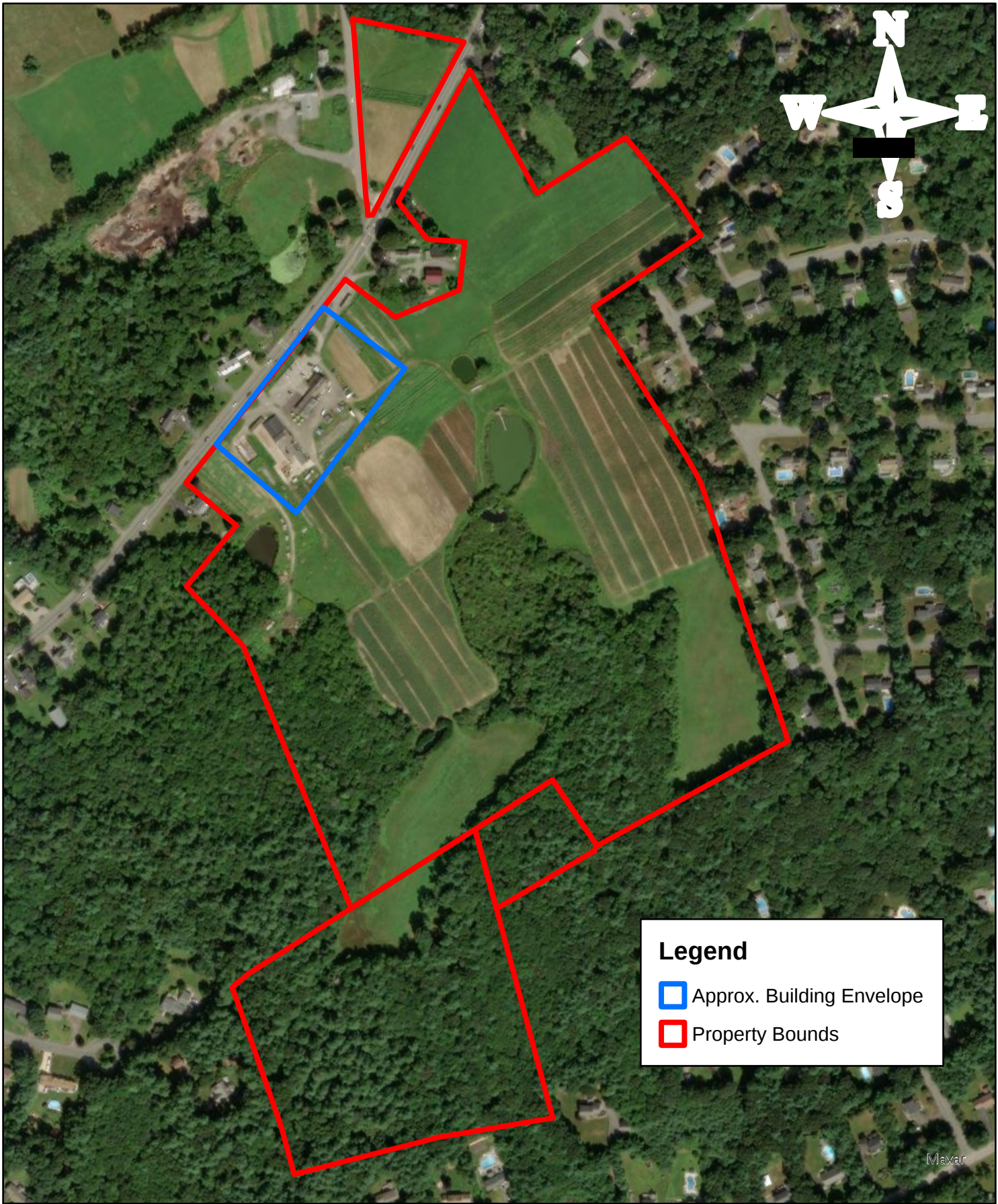
DATE: 04/21/2023

NO.	BY	DATE	REMARKS

C-1

DRAWING NUMBER

H:\2021\2021-039 Hanson Farms, 600 Pleasant St., Bridgewater\SURVEY\2021-039GPS2(FUTURE).dwg
2021-039



Date Exported: 1/28/2025
Total Property Acres: 71.97
0 0.03 0.07 0.13 Miles

Aerial Map
Hanson Farm CR
Bridgewater CR #
Map Center: 70°59'42"W 41°58'30"N



Bridgewater Town Council

Introduced By: Kevin Perry, Councilor
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-055: Proposition 2 1/2 Ballot Question

ORDERED: (1) that the Town of Bridgewater, pursuant to G.L. c. 59, § 21C(g), shall seek voter approval at the special election on June 21, 2025 to assess taxes in excess of the amount allowed pursuant to G.L. 59 § 21C for the purposes of funding the operating budgets of the Town and the Public Schools for the fiscal year beginning July 1, 2025;

(2) to that end the Town Clerk is hereby directed to place the following question on the ballot:

Shall the Town of Bridgewater be allowed to assess an additional \$10,758,097.67 in real estate and personal property taxes for the purposes of funding the operating budgets of the Town and the Public Schools for the fiscal year beginning July 1, 2025?

Yes _____ No _____

Explanation:

This ballot question deals with the Town's Operating budget to support services. A "yes" vote will allow the Town to correct a FY26 budget deficit, maintain and restore critical services and fund the schools budget. A "no" vote will require the Town to make deep reductions across many departments which will result in the layoff of positions across Town Departments and the Bridgewater-Raynham School District.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

•	•
•	•

- Attachments:

1.

Copy of FY26 Override request - Summary Worksheet

2.

Additional funds for road improvements

Town of Bridgewater - FY2026 Override Considerations

OVERRIDE DESCRIPTON	DESCRIPTION	AMOUNT
BRIDGEWATER SCHOOL COMMITTEE	TO FUND RECOMMENDED BUDGET OF \$106,205,849	\$6,034,614.95
TOWN OF BRIDGEWATER DPW	TO FUND CRITICAL ROADWAY REPAIRS	\$2,000,000.00
TOWN OF BRIDGEWATER GEN GOVERNME	TO RESTORE BUDGETARY CUTS SERVICES FY2026	\$723,296.10
TOWN OF BRIDGEWATER GEN GOVERNME	TO ADD SERVICES TO MEET COMMUNITY DEMANDS	\$2,000,186.62
Total of considerations		\$10,758,097.67

Town of Bridgewater -FY2026 Positions and Cuts Restore - Removed from Budget and Budget requests

Classification Title	Description of Needs			BASE Hourly	Base Weekly	Base Annual	*Educationa l Pay	EMT/Paramedi c 17.5%	*Annual Compensation	Health Insurance CostTown Share	Clothing Cleaning Stipend	Annual Costs* not including Medicare/other Misc
Firefighter/Paramedic	Restore vacancy	FF	1.00	27.4814	1,154.22	60,019.38	4,500.00	10,503.39	75,022.77	27,398.40	1,500.00	103,921.17
Police Officer Cadet	Restore vacancy	CADET	1.00	21.0000	840.00	43,848.00	0.00	0.00	43,848.00	0.00	1,500.00	45,348.00
Special Asst to TM/Committees	Restore 5 hours weekly	N UN	0.25	33.2300	166.15	8,673.03	0.00	0.00	8,673.03	0.00	0.00	8,673.03
Finance Analyst	Restore PT Position for Office Coverage	N UN	0.46	35.9100	646.38	34,473.60	0.00	0.00	34,473.60	0.00	0.00	34,473.60
Deputy Building Inspector	Restore vacancy	USW	1.00	36.6800	1,467.20	76,294.40	0.00	0.00	76,294.40	25,686.00	0.00	101,980.40
Mechanic	DPW Restore Vacancy (split to	AFSME	0.33	37.4100	498.68	26,037.36	0.00	0.00	26,037.36	8,476.38	0.00	34,513.74
Hvy Equip Operator	Restore vacancy	AFSME	1.00	29.3200	1,172.80	61,220.16	0.00	0.00	61,220.16	25,686.00	0.00	86,906.16
									325,569.32	87,246.78	3,000.00	415,816.10
EXPENSES												
Town Council	Restore Conferences/Postage & Advertising Expenses			2,200.00								2,200.00
Town Manager	Restore Professional Services/Dues & Memberships/Travel Inc			5,476.00								5,476.00
Assessors	Restore CAI GIS/other			13,405.00								13,405.00
Law Offices	Misc Expenses			3,780.00								3,780.00
HR	Compensation Classification and Salary Study			60,000.00								60,000.00
IT	Various Expenses			18,973.00								18,973.00
Town Building - St Lts	Various Expenses			98,045.00								98,045.00
Police	Various Expenses			36,860.00								36,860.00
Fire	Various Expenses			37,241.00								37,241.00
COA	Various Expenses			1,500.00								1,500.00
Library	Various Expenses			30,000.00								30,000.00
												307,480.00
Cuts to Budget & Department Requests												723,296.10

Town of Bridgewater - Proposed Positions Needed as Identified to Service General Government (currently not funded)

Classification Title	Description of Needs	Grade	Step	BASE Hourly	Base Weekly	Base Annual	*Educational Pay	EMT/Paramedic 17.5%	Night Shift	*Annual Compensation	Health Insurance Cost/Town Share	Clothing Cleaning Stipend	Pension Assessment * Avg by Dept	Annual Costs* not including Medicare/other Misc
Firefighter/Paramedic	New Fire Station 3 person Engine min manning	FF	1.00	27.48	1,154.22	60,019.38	4,500.00	10,503.39	0.00	75,022.77	27,398.40	1,500.00	30,000.00	133,921.17
Firefighter/Paramedic	New Fire Station 3 person Engine min manning	FF	1.00	27.48	1,154.22	60,019.38	4,500.00	10,503.39	0.00	75,022.77	27,398.40	1,500.00	30,000.00	133,921.17
Firefighter/Paramedic	New Fire Station 3 person Engine min manning	FF	1.00	27.48	1,154.22	60,019.38	4,500.00	10,503.39	0.00	75,022.77	27,398.40	1,500.00	30,000.00	133,921.17
Firefighter/Paramedic	New Fire Station 3 person Engine min manning	FF	1.00	27.48	1,154.22	60,019.38	4,500.00	10,503.39	0.00	75,022.77	27,398.40	1,500.00	30,000.00	133,921.17
Police Officer	Meet public safety demands of growing community	PTLM	1.00	28.7464	1,149.86	62,667.12	12,533.42	0.00	6,016.04	81,216.59	27,398.40	1,500.00	30,000.00	140,114.99
Police Officer	Meet public safety demands of growing community	PTLM	1.00	28.7464	1,149.86	62,667.12	12,533.42	0.00	6,016.04	81,216.59	27,398.40	1,500.00	30,000.00	140,114.99
Police Officer WEB Invest	Improve/Expand current demands & investigations	PTLM	1.00	28.7464	1,149.86	62,667.12	12,533.42	0.00	6,016.04	81,216.59	27,398.40	1,500.00	30,000.00	140,114.99
Police Officer SRO Schools	Improve/Expand School Presence, programs	PTLM	1.00	28.7464	1,149.86	62,667.12	12,533.42	0.00	6,016.04	81,216.59	27,398.40	1,500.00	30,000.00	140,114.99
Mental Health Clinician	Improve/Expand mental health responses to Community	NEW	1.00	28.7464	1,149.86	62,667.12	12,533.42	0.00	6,016.04	81,216.59	27,398.40	1,500.00	30,000.00	140,114.99
Asst DPW Director	Manage multiple projects	NEW	1.00		0.00	0.00	0.00	0.00	0.00	125,000.00	25,686.00	0.00	26,000.00	176,686.00
Procurement/Grant Coordinator	Procurement and state, local, federal grants mgt	NEW	1.00		0.00	0.00	0.00	0.00	0.00	75,000.00	25,686.00	0.00	22,643.00	123,329.00
Facilities Director	Oversight, planning, coordination of Town Buildings	NEW	1.00		0.00	0.00	0.00	0.00	0.00	95,000.00	25,686.00	0.00	17,500.00	138,186.00
Library Assistant	Support additional hours and patron needs	LIB	1.00		0.00	0.00	0.00	0.00	0.00	55,000.00	25,686.00	0.00	14,000.00	94,686.00
Librarian	Enable Library to be open more/meet program demands	LIB	0.75		0.00	0.00	0.00	0.00	0.00	41,000.00	25,686.00	0.00	11,025.00	77,711.00
COA Social Worker - Clinician	Meet and Manage vulnerable residents, mental health demands	NEW	1.00		0.00	0.00	0.00	0.00	0.00	75,000.00	25,686.00	0.00	22,643.00	123,329.00
COA Transportation	Elimination of Micro DOT Grant for transportation	NEW	1.00		0.00	0.00	0.00	0.00	0.00					0.00
Park Steward - Full time	37% increase acreage of Parks/demands of park needs	add'l	0.50		0.00	0.00	0.00	0.00	0.00	25,000.00	0.00	0.00	0.00	25,000.00
Groundskeeper - Recreation	Meet demands of community, maintenance of parks/playgrounds	add'l	0.50		0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	5,000.00

***based on bachelors**

Categories

Police/Fire	1,236,259.62
DPW/Facilities	438,201.00
Library	172,397.00
COA	123,329.00
Parks/Recreation	30,000.00
	2,000,186.62

***based on highest plan**

Based-Pensionable Wage schedule

Additional funds for road improvements

An annual appropriation of an additional **\$2.0 million into the roadways** will facilitate the rehabilitation and reconstruction of roads annually under the following scenarios:

Scenario #1: Targeting roadways that only require milling and paving will achieve 5.7 miles of roadway improvement (this will be the equivalent of two times the length of Pleasant Street [Rte. 104] from South Street to Route 24.

Scenario #2: roadways that involve full depth reconstruction will achieve 3.5 miles of roadway improvement, the equivalent of 1.5 times the length of Pleasant Street from South Street to Route 24.

Caveats:

- These scenarios assume DO NOT include the Town's Chapter 90 funding which is currently approximately \$740,000/year and is proposed by the Governor this year to increase the Town's allocation \$1.1 million/year. This funding can either be used to pave additional roads, crack sealing to extend the life of a road, or other State DOT approved uses.
- Sidewalks & drainage work – these figures include asphalt sidewalks, but not drainage repairs. Where drainage repairs or replacement is needed, the number of miles to be repaved could be less.
- Granite curbing: If the Town considered adding vertical granite curb, this essentially would reduce the mileage under either scenario to approximately half the distance if it needed to added the entire length or replaced in kind. Adding or replacing granite curbing would be evaluated on a case-by-case basis and might only require limited replacement.
- Neither of these include any consideration for water main replacement installation but focuses on roadways improvements only. Not all roadways require water and/or sewer work, but it would have an impact in some cases to be paid for from the appropriate enterprise fund.
- The estimates are based on the current cost of mill and paving and full depth reclamation, both which may be higher in future years. Currently the cost of milling & paving is \$348,322/mile, and full depth reclamation is \$570,926/mile.

Results: Under scenario #1, an annual local cash infusion over a 5-year period will improve 28.5 miles of roadways (more than a quarter of the total mileage of roadways in the town); and under scenario #2, an annual local cash infusion over a 5-year period will improve 17.5 miles of roadways.



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Budget Order O-FY26-001: FY2026 Annual Town Budget

Ordered that to provide for the payment of certain expenses of the Town for the fiscal year ending June 30, 2026;

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

Ambulance Receipts Reserved the amount of	\$2,184,000
Title V the amount of	\$128,326
Enterprise Funds the amount of	\$727,457
Conservation Receipts Reserved the amount of	\$30,000
Energy Funds the amount of	\$150,000
Elm Street DIF	\$768,813
Golf	\$400,000
Other Financing Source Total	\$4,388,596

For the operation of the Town and further such appropriation in the sum of \$74,054,906 be fore personal services, general expenses, principal and interest, for such purposes, each department and group being considered a separate appropriation shown attached.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

•	•
•	•

Attachments: 1. FY26 GF Budget Order 04.01.25

Town of Bridgewater
Town Manager's
FY 2026 General Fund Operating Budget
04/01/25

DEPT #	DEPARTMENT	GROUP	GROUP DESCRIPTION	Sum of FY 2026 TM BUDGET
111	TOWN COUNCIL	1.0	SLRY/WGS/BNFTS	69,386
		2.0	EXPENSES	10,300
	TOWN COUNCIL Total			79,686
123	TOWN MANAGER	1.0	SLRY/WGS/BNFTS	507,527
		2.0	EXPENSES	51,497
	TOWN MANAGER Total			559,024
132	RESERVE FUND	2.0	EXPENSES	60,000
	RESERVE FUND Total			60,000
133	FINANCIAL ADMINISTRATION	1.0	SLRY/WGS/BNFTS	507,567
	FINANCIAL ADMINISTRATION Total			507,567
135	ACCOUNTANT	1.0	SLRY/WGS/BNFTS	523,033
		2.0	EXPENSES	69,100
	ACCOUNTANT Total			592,133
141	ASSESSORS	1.0	SLRY/WGS/BNFTS	239,214
		2.0	EXPENSES	85,345
	ASSESSORS Total			324,559
145	TREASURER	1.0	SLRY/WGS/BNFTS	398,658
		2.0	EXPENSES	55,872
	TREASURER Total			454,530
151	LAW	1.0	SLRY/WGS/BNFTS	107,625
		2.0	EXPENSES	30,330
	LAW Total			137,955
152	HUMAN RESOURCES	1.0	SLRY/WGS/BNFTS	90,804
		2.0	EXPENSES	42,250
	HUMAN RESOURCES Total			133,054
155	IT	1.0	SLRY/WGS/BNFTS	305,604
		2.0	EXPENSES	489,330
	IT Total			794,934
161	TOWN CLERK	1.0	SLRY/WGS/BNFTS	228,046
		2.0	EXPENSES	74,170
	TOWN CLERK Total			302,216
166	PARKING	1.0	SLRY/WGS/BNFTS	15,375
		2.0	EXPENSES	750
	PARKING Total			16,125
182	CED	1.0	SLRY/WGS/BNFTS	325,844
		2.0	EXPENSES	36,515
	CED Total			362,359
192	TOWN BUILDINGS	1.0	SLRY/WGS/BNFTS	38,861
		2.0	EXPENSES	569,328
	TOWN BUILDINGS Total			608,189
210	POLICE	1.0	SLRY / WGS / BNFTS	6,685,175
		2.0	EXPENSES	319,501
	POLICE Total			7,004,676
220	FIRE	1.0	SALRY / WGS / BENFT	6,518,179

Town of Bridgewater
Town Manager's
FY 2026 General Fund Operating Budget
04/01/25

DEPT #	DEPARTMENT	GROUP	GROUP DESCRIPTION	Sum of FY 2026 TM BUDGET
220	FIRE	2.0	EXPENSES	379,998
	FIRE Total			6,898,177
240	INSPECTIONAL SVCS	1.0	SLRY/WGS/BNFTS	371,604
		2.0	EXPENSES	13,250
	INSPECTIONAL SVCS Total			384,854
292	ANIMAL CONTROL	2.0	EXPENSES	75,000
	ANIMAL CONTROL Total			75,000
300	B/R REGIONAL DIST	2.0	EXPENSES	38,194,498
	B/R REGIONAL DIST Total			38,194,498
301	BRISTOL AGRICULTURAL	2.0	EXPENSES	772,381
	BRISTOL AGRICULTURAL Total			772,381
302	BRISTOL PLYMOUTH	2.0	EXPENSES	3,092,812
	BRISTOL PLYMOUTH Total			3,092,812
303	NORFOLK CNTY AGI	2.0	EXPENSES	267,892
	NORFOLK CNTY AGI Total			267,892
410	TOWN ENGINEER	1.0	SLRY/WGS/BNFTS	67,989
		2.0	EXPENSES	20,225
	TOWN ENGINEER Total			88,214
420	HWY DEPARTMENT	1.0	SLRY/WGS/BNFTS	1,067,106
		2.0	EXPENSES	507,775
	HWY DEPARTMENT Total			1,574,881
421	SNOW & ICE	1.0	SLRY/WGS/BNFTS	41,000
		2.0	EXPENSES	41,100
	SNOW & ICE Total			82,100
424	STREET LIGHTING	2.0	EXPENSES	75,818
	STREET LIGHTING Total			75,818
510	HEALTH DEPT	1.0	SLRY/WGS/BNFTS	133,728
		2.0	EXPENSES	18,100
	HEALTH DEPT Total			151,828
541	COUNCIL ON AGING	1.0	SLRY/WGS/BNFTS	236,981
		2.0	EXPENSES	9,800
	COUNCIL ON AGING Total			246,781
543	VETERANS AGENT	1.0	SLRY/WGS/BNFTS	77,289
		2.0	EXPENSES	83,350
	VETERANS AGENT Total			160,639
610	LIBRARY	1.0	SLRY/WGS/BNFTS	550,833
		2.0	EXPENSES	204,284
	LIBRARY Total			755,117
630	RECREATION	1.0	SLRY/WGS/BNFTS	212,366
		2.0	EXPENSES	73,490
	RECREATION Total			285,856
710	DEBT PRINCIPAL	7.0	DEBT SERVICE	36,000
		7.1	DE: DEBT SERVICE	185,000
		7.2	TTLV: DEBT SERVICE	121,126
		7.3	DIF: DEBT SERVICE	250,000
		7.4	GOLF DEBT	27,000
		7.5	FIRE STATION PLEASANT ST	470,000
	DEBT PRINCIPAL Total			1,089,126
751	INTEREST ON LTD	7.0	DEBT SERVICE	405

Town of Bridgewater
Town Manager's
FY 2026 General Fund Operating Budget
04/01/25

DEPT #	DEPARTMENT	GROUP	GROUP DESCRIPTION	Sum of FY 2026 TM BUDGET
751	INTEREST ON LTD	7.1	DE: DEBT SERVICE	58,050
		7.2	TTLV: DEBT SERVICE	7,200
		7.3	DIF: DEBT SERVICE	118,813
		7.4	GOLF DEBT	3,391
		7.5	FIRE STATION PLEASANT ST	939,150
	INTEREST ON LTD Total			1,127,009
820	STATE & COUNTY ASSESSMENTS	2.0	EXPENSES	395,419
	STATE & COUNTY ASSESSMENTS Total			395,419
830	COUNTY ASSESSMENTS	2.0	EXPENSES	74,777
	COUNTY ASSESSMENTS Total			74,777
911	RETIREMENT	1.0	SLRY/WGS/BNFTS	5,891,692
	RETIREMENT Total			5,891,692
912	WORKERS COMP	1.0	SLRY/WGS/BNFTS	165,744
	WORKERS COMP Total			165,744
913	UNEMPLOYMENT	1	SLRY/WGS/BNFTS	20,000
	UNEMPLOYMENT Total			20,000
914	MED/LIFE/FICA	1.0	SLRY/WGS/BNFTS	4,493,651
	MED/LIFE/FICA Total			4,493,651
919	OTHER BENEFITS	1.0	SLRY/WGS/BNFTS	4,000
		2.0	EXPENSES	35,640
	OTHER BENEFITS Total			39,640
945	LIABILITY INSURANCE	2.0	EXPENSES	331,785
	LIABILITY INSURANCE Total			331,785
950	VEHICLE MAINTENANCE	2.0	EXPENSES	6,000
	VEHICLE MAINTENANCE Total			6,000
	GAS & OIL FOR TOWN VEHICLES	2.0	EXPENSES	235,000
	GAS & OIL FOR TOWN VEHICLES Total			235,000
				78,913,698
			Adjust for State/County Charges	(470,196)
			Total Appropriation	78,443,502



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Budget Order O-FY26-002: FY26 Water Enterprise Fund

ORDERED, that the Town Council vote to appropriate **\$4,879,348** from the Water Enterprise receipts to defray Water direct costs, and that **\$419,040** as appropriated under Order O-FY26-001 be used for Water indirect costs, all to fund the total costs of operations of the Water Enterprise as follows:

SALARIES/WAGES/BENEFITS	\$ 2,072,808
OPERATING EXPENSES	\$ 1,355,564
DEBT SERVICES	\$ 1,445,976
TRANSFER TO TRUST FUNDS OPEB	\$ 5,000
APPROPRIATED for DIRECT COSTS	\$ 4,879,348
TRANSFER TO GF	\$ 24,768
INDIRECT COSTS - GENERAL FUND	\$ 394,272
TOTAL COST - WATER EF	\$ 5,298,388

Committee Referrals and Dispositions:

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

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Budget Order O-FY26-003: FY26 Sewer Enterprise Fund

ORDERED, that the Town Council assembled vote to appropriate **\$4,092,917** from the Sewer Enterprise receipts and **\$500,000** from Retained Earnings to defray Sewer direct costs, and that **\$266,159** as appropriated under Order O-FY26-001 be used for Sewer indirect costs, all to fund the total costs of operations of the Sewer Enterprise as follows:

SALARIES/WAGES/BENEFITS	\$ 1,430,676
OPERATING EXPENSES	\$ 612,011
DEBT SERVICES	\$ 2,045,230
TRANSFER TO TRUST FUNDS OPEB	\$ 5,000
APPROPRIATED for DIRECT COSTS	\$ 4,092,917
TRANSFER TO GF	\$ 24,768
INDIRECT COSTS - GENERAL FUND	\$ 241,391
TOTAL COST - SEWER EF	\$ 4,359,076

Committee Referrals and Dispositions:

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

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Budget Order O-FY26-004: FY26 Transfer Station Enterprise Fund

ORDERED, that the Town Council assembled vote to appropriate **\$374,742** from Transfer Station Enterprise receipts and **\$47,000** from Retained Earnings to defray Transfer Station direct costs, and that **\$42,258** as appropriated under Order O-FY26-001 be used for Transfer Station indirect costs, all to fund the total costs of operations of the Transfer Station Enterprise as follows:

SALARIES/WAGES/BENEFITS	\$ 140,505
OPERATING EXPENSES	\$ 281,237
APPROPRIATED for DIRECT COSTS	\$ 421,742
INDIRECT COSTS - GENERAL FUND	\$ 42,258
TOTAL COST - TRANSFER STATION EF	\$ 464,000

Committee Referrals and Dispositions:

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

Attachments: None

NOT FOR ACTION - FIRST READING



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Budget Order O-FY26-005: Authorization of Revolving Funds

ORDERED, that the Town Council vote to establish revolving funds for certain Town Departments under the provisions of G.L. c.44, §53E ½ for the fiscal year beginning July 1, 2025, with specific receipts credited to each fund, the purposes for which each fund may be spent, and the maximum amount that may be spent from each fund for FY2026 as follows:

Spending Authority	Fund	Receipts	Ependitures	FY2026 Spending Limit
Town Clerk	Street Listing	Sales of street lists; sale of bylaws/zoning bylaws; sale of subdivision rules; sale of zoning maps	Printing and other costs with publications/books sold to public.	\$5,000
Recreation Director	Recreation	Fees associated with recreation programs	Salaries/benefits of fulltime staff, part-time seasonal staff, recreation programs, facility expenses and other expenses related to programs.	\$150,000
Council on Aging	COA Revolving	Fees and Rentals	Programs for Seniors & Community	\$25,000
Library Director	Library Revolving	Fines & Fees	Programs & supplies for Community	\$25,000

NOT FOR ACTION - FIRST READING

Committee Referrals and Dispositions:

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

Attachments: None