



Town of Bridgewater

Town Council

April 22, 2025

7:00 PM

66 Central Square

Academy Building

Council Chambers/2nd Floor

The Town Council meeting is being streamed Live via You Tube.

Go to the Town of Bridgewater Facebook Page for the link.

MEETING AGENDA

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

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- a) April 8, 2025 Meeting Minutes

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

- a) Recognition of Lt. Scott Hile of the Bridgewater Police Department
- b) Arbor Day: April 25, 2025

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

- a) Joshua Earley - DEIB Term of 2025-2026
- b) Kathleen Reid - SAVE Committee Term of 2025-2028
- c) Amanda Metell - Zoning Board of Appeals Alternate Member Term of 2025-2028
- d) Jane Marochino - Elder Affairs Commission Term of 2025-2028
- e) Stephen Dempsey - Tree Committee Term of 2025-2028
- f) Thomas Pratti - Planning Board Term of 2025-2030

F. HEARINGS

- a) Order O-FY25-036: Laying Out and Accepting a Private Way - Firefly Lane
Public Hearing: *Advertised in the 4/11/25 Enterprise. Planning Board recommended with a condition at their 2/19/25 meeting.*

- b) Petition P-2025-020: Petition for National Grid and Verizon New England Inc. Joint or Identical Pole Location – Stetson Street
Public Hearing: Advertised in the 4/11/25 Enterprise
- c) Proposed Zoning Ordinance D-FY25-014: Zoning Amendment for Accessory Dwelling Units
Public Hearing: Advertised in the 4/11/25 Enterprise.

G. LICENSE TRANSACTIONS

H. PRESENTATIONS

I. TOWN MANAGER'S REPORT

- a) Fire Station Update

J. DISCUSSIONS

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

- a) Order O-FY25-048: Contract Ratification - Town Manager
- b) Order O-FY25-049: Order Approving a Tax Increment Financing (TIF) Agreement for the Development Project at 70-86 Broad Street
- c) Order O-FY25-050: Acceptance of Donation - Bridgewater Firefighter's Association
- d) Order O-FY25-051: Transfer Order - Flag Pole
- e) Order O-FY25-052: Acceptance of Executive Office of Energy & Environmental Affairs MVP Grant for Hanson Farm Conservation Restriction Purchase
- f) Order O-FY25-053: Acceptance of Grant - High Street Dam - Town River Restoration
- g) Order O-FY25-054: Transfer Order - Conservation Easement/Restriction - Hanson's Farm
- h) Order O-FY25-055: Proposition 2 1/2 Ballot Question
- i) Order O-FY25-056: 2025 Special Election Warrant - June 21, 2025
- j) Resolution R-FY25-009: A Resolution in Recognition of Pride Month
- k) Resolution R-FY25-010: A Resolution Honoring Juneteenth
- l) Resolution R-FY25-011: A Resolution Honoring Purple Heart Month

M. OLD BUSINESS

N. NEW BUSINESS

- a) Order O-FY25-057: BAA Collective Bargaining Contract Ratification
- b) Order O-FY25-058: BAA Collective Contract Appropriation Transfer
- c) Order O-FY25-059: Acceptance of Hanson Farm Conservation Restriction
- d) Resolution R-FY25-012: Resolution on FY26 School District Budget Funding

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

- a) Executive Session under MGL Chapter 30A, Section 21(a) (3) to discuss strategy with respect to collective bargaining with the Bridgewater Administrative Association as an open meeting may have a detrimental effect on the bargaining position of the public body.

R. ADJOURNMENT



Town of Bridgewater

Town Council

April 8, 2025

7:00 PM

66 Central Square

Academy Building

Council Chambers/2nd Floor

The Town Council meeting was streamed Live via BTV Television You Tube page.

MEETING MINUTES

CALL TO ORDER

Town Council to order at 7:10pm on Tuesday, April 8, 2025 in the Council Chambers.

Present: Fred Chase, Sonya Striggles, Mary McGrath, Kevin Perry, Mark Linde, Adelene Ellenberg, Johnny Loreti and Paul Murphy.

Also in attendance was Acting Town Manager Blythe Robinson and Town Attorney Jason Rawlins.

Councilor Perry read the names of veterans who have recently passed away and held a moment of silence:

- Leon "Skip" St. George, US Army. Passed away on March 16, 2025
- John Flaherty, US Marine. Passed away on March 27, 2025

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) March 18, 2025 Meeting Minutes

Councilor Chase made a motion to approve the meeting minutes from March 18, 2025, which was seconded by Councilor Loreti.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0.

ANNOUNCEMENTS FROM THE PRESIDENT

Town Clerk Tina Larson made an announcement regarding the Town Election. Thanked the candidates who stepped up and noted that ballots will not be mailed unless they were requested. To request vote by mail last day is . Vote in April 22nd. Also can vote absentee from tomorrow until 4/25/25. The cost of running an election is \$18k.

Council President Perry noted that sound budgets have been put together every year. Have a strong bond rating. Sharp increase in school funding, increased transportation, special education and insurance costs. Council bringing an order to propose an override to bring to the voters. Number set is a working number.

State budgets may not be fully funded leaving towns with the burden to fund departments. This override will help with funding the departments. 19 other MA communities are looking at overrides. Ask for constructive feedback.

PROCLAMATIONS

- a) Recognizing Bridgewater Television (BTV) for Its Dedication to Local Programming and Citizen Access

Dr. Perry read the proclamation and presented a proclamation to BTV Jeff Fowler, Al Lacerda and John Luck.

CITIZEN OPEN FORUM

- Greg Martin, High Street: spoke about the Purple Heart Project and the signs that were installed around the Town. Formal request in front of council tonight for the raising of the Purple Heart Flag. If approved, May 1st there will be a ceremony with a flag raising. Selling Purple Heart yard signs, \$20, reach out to Veterans office. Property tax exception also on the agenda. Year 1 cost is \$3k
- Bill Wood, Hayward Street: Spoke about the flying of the Juneteenth and Pride flags. Urged the council to fly those flags for the 5th year. Spoke about 2010 override, does not stop growing. Urge caution on the \$11M increase.
- Sean Kennedy, 487 Summer Street: congratulated BTV. Spoke about the town override. Wants an audit of the school and town. Desi finds Special education out of compliance. Should not spend \$13k on a book or \$25k for a flagpole. Communication is key and need a five year budget.
- Marilee Hunt, 80 Austin Street: spoke about the presentation by Mr. Cormier conducted at the Greyhound tavern, first project using the form based code. Noted that a TIF would not benefit the town and a DIF would be a better option, such as Elm Street.
- Jim Wilder, 180 Curve Street: spoke about flags and they shouldn't fly. Does not like override. Town needs to support downtown, plan would cost nothing out of pocket, DIF would cost money.
- Lacey, Student at BR: spoke about behavior in the classroom with the number of kids and one teacher. Look at the override as a moral point of view.
- Senior at BR who lives at 2 Parkhill Lane: spoke about the importance of the Pride flag and was asked to speak two years ago during the ceremony.
- William Senesi, Student at BR: spoke about the override and how classes need to be smaller.
- Janet Hanson, Pleasant Street: spoke about the \$13k for the book and how it is funded with CPC monies and is not in favor of the override.
- Carlton Hunt, Austin Street: wants the difference between a TIF and a DIF from Finance Department.
- Anna Mitchell, 272 Flagg Street, sophomore at BR: spoke about the passion of learning and the need for funding for the schools.
- Mary Cambria, 3rd grader at Williams School: spoke about the size of the classrooms and how the teachers can't help her. Need to pass this override.
- Brad McKinnon, Spring Street: thanked Blythe for stepping up, how great Town Attorney is. Spoke about the homeless man at Friendly's and how the Town stepped up. April 19th is Town Clean up day at Town River Landing. Challenged all the candidates to bring a support group to clean portions of the town. Time not set in stone yet.
- Steve Black, 145 Lincoln Street: spoke about the division in the town and how Bridgewater needs to come together.

- Francis Sousa, Main Street: spoke about the Accessory Dwelling Ordinance and how they are needed to possibly generate income for someone to stay in their home but it needs to be 900 square feet not 800 square feet.
- Sidney Ellis, 760 North Street, 7th grade at middle school: spoke about the size of classrooms and the need for the override.
- Cynthia Bruce, 14 Heather Lane: sat silent for 45 seconds and spoke about LGPTQ youth attempting suicide and the problems they face in the schools and the Town.
- Mike Manter, Vernon Street: Spoke in support of the TIF agreement, net positive impact even with the TIF. Difficult to get financing today.
- Kristin Frechette, 1160 South Street: thanked the council about the discussions around town. Supports the override to go to the town for the vote.
- Jennifer Pimental, 10 Casey Circle: daughter is in 4th grade at Williams and now suffers from PTSD from her 3rd grade class, in favor of the override.
- Sam Baumgarten, 60 Short Street: thanked the councilors for their patience and kudos to the members of the students at BR for speaking. Noted that the welcoming resolution was tabled because we were welcoming. So the resolutions on the Pride and Juneteenth flags should be voted yes.
- Ashley Mallard, 270 Grange Park: spoke about the number for the override and why roads were added. Number is too high, fear you put in extra.

Councilor Linde made a motion to suspend the Council rules to allow Rachel King to speak, this was seconded by Councilor Striggles.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0.

- Rachel King, lives in Raynham on School Committee: School Committee open and transparent, the community is concerned about class size, special education. Budget is what is needed right now.
- Christine Behkne, 36 Magnolia Way: spoke about the 6,000 students that are not being heard and their needs are not being met. Need an override to be successful.
- Kelsey Pickering, 40 Paul Joseph Lane: spoke in support of the override.
- Chrstine McStowe, 26 Magnolia Way: in favor of an override, has a 3rd grader at the Williams. People won't buy homes in Bridgewater, people will move out and home values will decrease because of the school system.
- Erin Ellis, 760 North Street : lives in Bridgewater, has 3 children in the school system and is a teacher at the Williams School; spoke in favor of the override.
- Dr. Michael Thomas, 72 Magnolia Way: in favor of the override, wants each department to give a line item of where the money is going to go so people can see where the money is going. Need strong schools to have a strong town.
- MJ Spagone, 5 Lakeshore Center: spoke about the \$13k for the book and the money that was received from CPC; also spoke about the Pride flag.

Recess from 8:40pm to 8:45pm

APPOINTMENTS

- a) Board of Registrars: Reappointment Christina Porter (R) 2025 – 2028
Councilor Striggles made a motion to re-appoint Christina Porter to the Board of Registrars, this was seconded by Councilor Chase.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0.

- b) DEIB Committee: Ashley Hansen-Brown 2025 – 2026
Councilor Striggles made a motion to appoint Ashley Hansen-Brown to the DEIB committee, this was seconded by Councilor Chase.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0.

Councilor Linde requested that address not be redacted from resumes.

HEARINGS - None

LICENSE TRANSACTIONS - None

PRESENTATIONS

- a) Broad Street Project Update: Bob Cormier
Bob Cormier, Project Partner at Churchhill James, gave an update of the Broad Street Project. Resident of Bridgewater for 30 years, wife is a teacher in the district. Very challenging site. Two residents are on the cross-functional team, invested in the community.

Tax Increment Financing Agreement Proposal: not a familiar concept. An investment from the community in partnership with a private developer to encourage growth, increase tax revenue and boost economic activity. Requesting a 15 year TIF. Do not need to give a TIF for everyone. State specific guidelines for a residential mixed use TIF. Framingham approved a 15 year TIF. Showed the revamped design of the building(s). Cannot commit to commercial tenants but goal is to target a tap room brewery with common seating, an old school general store. Rear space – nice gym, physical therapy.

Community impact for school district for this type of project is low because of the closeness to a main road; projection is 4 – 6 students.

Councilor McGrath noted that she liked the change but had a few concerns about water, fire calls and police calls. Also spoke about what the project would pay for taxes over the 15 years.

Councilor Linde asked if a shorter TIF would work. Mr. Cormier noted that they are asking for what they need.

Councilor Murphy thanked Mr. Cormier for meeting with people and holding the forum and asked what would happen if the TIF does not pass? Mr. Cormier noted that he would 1) have to go back to the investors and they would pull money out and sell the parcel, 2) they could wait and sit on that lot until the Town changes; or 3) they could build it out and sell it cheap.

Councilor Ellenberg noted that she favors this as there is a blight downtown and asked what the parking situation is. Mr. Cormier noted that parking requirements for this project is 128 and they have 129. They also have parking options within 500 feet of the property.

Councilor Loreti asked about the importance of cash set aside to attract commercial business. Mr. Cormier noted that it is something that is required with the bank and they are going to want to know what the tenant improvement is.

Councilor Striggles noted that she has known Mr. Cormier for a long time and she proud of him and thanked him for believing in our town and our future.

TOWN MANAGER'S REPORT - None

DISCUSSIONS- None

COMMITTEE REPORTS - None

L. LEGISLATION FOR ACTION

- a) Order O-FY25-042: Transfer Order - CPC Purchase and Restoration of Samuel Edson's Coroners Book
Budget & Finance voted 3-0 to recommend at their 3/18/25 meeting. Finance Committee voted 5-0 to recommend at their 3/24/25 meeting.

Councilor Chase made a motion to approve Order O-FY25042 which was seconded by Councilor Murphy.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0.

- b) Proposed Zoning Ordinance D-FY25-014: Zoning Amendment for Accessory Dwelling Units
Planning Board voted to recommend with amendments at their 2/19/25 meeting. Community and Economic Development meeting 4/7/25.

Councilor Perry noted that this item will be postponed until 4/22/25 because of issues with the 4/7/25 CED meeting.

OLD BUSINESS - None

NEW BUSINESS

- a) Budget Order O-FY26-001: FY2026 Annual Town Budget
Town Manager Robinson gave a presentation of the FY26 budget. Noted the FY2026 Budget Objectives. This year our revenues cannot support the cost we are facing and it is not just because of the schools. Expenses on the town side of the budget will be cut. We are not alone. Other communities are looking at overrides. Noted the budget preparation and review process.

Noted that capital expenses are not counted in the key budget and other funding sources make up about 6% of the revenue.

Discussed the expenses including the State and County Assessments, ie. Mosquito control and MBTA.

54% of the budget goes to all of the schools and the rest goes to the town side. 82% is spent on people and the services they provide.

Debt Service Payments in FY26: voters were asked and voted yes. Listing of all debt service payments being made in FY26.

Budget challenges for FY26: most of the budget is people, salary and benefits. Expenses of utilities, gasoline, fix the buildings, janitorial services, annual audit, etc. The town will be dropping 6 positions in FY26.

School expense increases are above revenues.

Councilor Linde made a motion to extend the meeting past 10:00pm which was duly seconded by Councilor Ellenberg.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0.

Steps taken to balance the budget: some hours were cut; reduce spending for expenses when it can be done.

Efficiency Measures taken over the years: contracted out animal control; shared conservation agent with Halifax; contracted out the Golf course; use SAVE and Veterans volunteers.

Capital Projects are planned and paid for from the Capital Stabilization fund – pay as you go. Include major repairs to buildings, vehicles, equipment, computers, etc.

Status of Union contract: Town has three year contracts with six unions (Police, fire, united steel workers, Library, BAA).

Service impact from Budget cuts: one firefighter/paramedic; one police cadet; Public Works – lost of mechanic and laborer; inspectional services – loss of additional help; town manager's office – less hours for one position.

Expense reductions: building supplies, training materials, conferences, janitorial services in various buildings, etc.

Proposed override details: understand impact on the residents is important but felt besides what the school needs other items should be considered.

Councilor Linde asked if more information would be given with the sewer rate increase.

Councilor Loreti asked what the current contribution for the insurance was. Ms. Robinson noted that it is 75%/25%.

Councilor McGrath asked if we have heard back from the prison on the money that they owed the Town. Ms. Robinson noted that they did meet and there were 3 different entities handling the billing. Should resolve itself.

Councilor McGrath asked why the Town stopped giving out hunting and fishing licenses? Ms. Robinson did not know.

Councilor Linde made a motion to refer Budget Order O-FY26-001 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Striggles.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- b) Budget Order O-FY26-002: FY26 Water Enterprise Fund
Councilor Linde made a motion to refer Budget Order O-FY26-002 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Striggles.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- c) Budget Order O-FY26-003: FY26 Sewer Enterprise Fund
Councilor Linde made a motion to refer Budget Order O-FY26-003 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Chase.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- d) Budget Order O-FY26-004: FY26 Transfer Station Enterprise Fund
Councilor Linde made a motion to refer Budget Order O-FY26-004 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Chase.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- e) Budget Order O-FY26-005: Authorization of Revolving Funds
Councilor Linde made a motion to refer Budget Order O-FY26-005 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Striggles.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- f) Order O-FY25-048: Contract Ratification - Town Manager
Councilor Striggles made a motion to retain Order O-FY25-048 at Town Council, which was duly seconded by Councilor Chase.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

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

Councilor Chase made a motion to refer Order O-FY25-049 to Budget and Finance, Finance Committee and Community and Economic Development, which was duly seconded by Councilor Striggles.

Councilor Perry noted that he would also like the opinions of DPW, Town Attorney and CED Director. Attorney Rawlins noted that specific questions should be vetted and asked.

A roll call vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- h) Order O-FY25-050: Acceptance of Donation - Bridgewater Firefighter's Association
Councilor Linde made a motion to refer Order O-FY25-050 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Chase.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- i) Order O-FY25-051: Transfer Order - Flag Pole
Town Manager Robinson noted the transfer is on the agenda because in order for the town to contract with someone we need to have a transfer. To have it ready by June 1st had to get it on the agenda. Realize there is a fundraising effort taking place but if the town wants this to be done then a transfer needs to be done.

Councilor Perry noted that fundraising has raised approximately \$2,500 to date.

Councilor Linde made a motion to refer Order O-FY25-051 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Chase.

A voice vote was taken with the results as follows: Loreti – No; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 7-1

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

Town Manager Robinson noted that this is for a grant for \$3M from the State for the purchase and development rights for Hanson Farm. Will be matched by 1% from CPC funds.

Councilor Linde made a motion to refer Order O-FY25-052 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Chase.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- k) Order O-FY25-053: Acceptance of Grant - High Street Dam - Town River Restoration
Councilor Linde made a motion to refer Order O-FY25-052 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Chase.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- l) Order O-FY25-054: Transfer Order - Conservation Easement/Restriction - Hanson's Farm
Councilor Linde made a motion to refer Order O-FY25-054 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Ellenberg.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- m) Order O-FY25-055: Proposition 2 1/2 Ballot Question
Councilor Perry gave a brief update of the request for the override.

Councilor Striggles noted that councilors have been using the word override for several months and there has been a lot of work behind the scenes and that this is a first reading, it is a working number.

Councilor Murphy noted that he has little faith in referring this to Budget & Finance. Feels the roads need more like a debt exclusion down the road, believes school should be the priority and would just like to see that number on the override.

Councilor Linde noted that he thinks the council has an obligation to the voters to put it on the ballot. Wants the Budget and Finance meeting posted as a full in-person meeting and roads need to be a debt exclusion.

Councilor McGrath noted that we may want to hold off on the vote until after the new Town Manager starts. Let him have a say in this.

Councilor Loreti noted that an \$11M override with no discussion is fiscally irresponsible, no 5 year operating plan from school committee, need bi-weekly work sessions, attain 5 year forecast, host community input sessions and wants a third party audit.

Councilor Chase noted that the degree of due diligence that Councilor Loreti suggested is perfectly fine if the time allowed and have agreed that the school funding is what we need to address, need to advance it.

Councilor Murphy noted that he has met with our State Senator and State Representative and we need to keep going to the State. Improve our tax revenue and need the support from the tax payers in an override.

Councilor Striggles noted that she has been work with Councilwoman Riley in Raynham and they are bringing it to a vote to their voters on May 19th.

Councilor Perry noted that he would like more time but up against a time limit and wanted to get it on an agenda.

Councilor Linde made a motion to refer Order O-FY25-055 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Chase.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- n) Order O-FY25-056: 2025 Special Election Warrant - June 21, 2025
Councilor Ellenberg made a motion to retain Order O-FY25-056 at Town Council, which was duly seconded by Councilor Striggles.

Councilor Striggles noted that she would like to have the special election the day as Raynahm.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- o) Ordinance D-FY25-019: Adoption of Clause 22I of Massachusetts General Laws, Chapter 59, Section 5 (“HERO Act”)
Councilor Striggles made a motion to refer Ordinance D-FY25-019 to Rules and Procedures, which was duly seconded by Councilor Murphy.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- p) Resolution R-FY25-009: A Resolution in Recognition of Pride Month
Councilor Striggles made a motion to retain Resolution R-FY25-009 at Town Council, which was duly seconded by Councilor Linde.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- q) Resolution R-FY25-010: A Resolution Honoring Juneteenth
Councilor Striggles made a motion to retain Resolution R-FY25-010 at Town Council, which was duly seconded by Councilor Ellenberg.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

- r) Resolution R-FY25-011: A Resolution Honoring Purple Heart Month
Councilor Chase made a motion to retain Resolution R-FY25-011 at Town Council, which was duly seconded by Councilor Striggles.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0

CITIZEN COMMENTS

- Eric Hoy, 120 Oakridge Lane: Teacher at the HS, urge to stick for June override vote. Major issue is retaining talent. Thanked Councilor Chase for acting now.

- Sean Kennedy, 487 Summer Street: on 4/23/25 there will be a meeting of SEPAC, for parents who have children on IEPs.
- Brady Thomas, 95 Magnolia Way: echo Councilor Murphy's frustration and reviewing information, the time for that was when the school brought up that information. Schools underfunded for years. This is not a wish list, it is a need.
- Ashley Mallard, 270 Grange Park: joint meeting held last year, the school sent an email in November, Covid money dried up. When have the police and fire taken cuts.
- Janet Hanson, Pleasant Street: not sure I would go for the override, just stick with the school. Voting – stay with Saturday.
- Elizabeth Sharp, 1000 South Street: thanked the councilors and Town Manager Robinson. The budget is \$4M short in level funding budget in having enough teachers to have 30 to 33 kids in class. Not something we can put off.
- Dan 15 Cherry Lane: In favor of an override and in favor of making the Broad Street project happen.
- MJ Spagone, 5 Lakeshore Center: budget presentation was a sobering conversation on the FY26 budget, look forward to working with the B&F committee. Recommend to the public to attend the meeting.

Councilor Linde made a motion to suspend the Council rules to allow Rachel King to speak, this was seconded by Councilor Striggles.

A voice vote was taken with the results as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea. Motion passed 8-0.

- Rachel King, lives in Raynham on School Committee: . If one town does not pass the override this would require a 40+ staff reduction. Retirements not filled. Average class size 30 to 40 students. HS – 30 to 45 students. Special Ed would be out of compliance. Loss of electives. Need to be partners in this and work together.
- Phillip Mallard, 270 Grange Park: Ashley has come to the meetings to explain what is needed, she has passion. She loves the schools, students and colleagues.
- Natalie Muurisepp, 45 Starr Road: fought hard for her children, special need twins. We need the June date for the vote.

Dr. Perry thanked everyone for coming out and speaking.

COUNCIL COMMENTS

- Councilor Loreti: thanked everyone for staying and appreciate the passion. Performance audit is an appropriate thing and we should consider it. How are we addressing rising yearly expenses. If passed this year what do we do next year.
- Councilor Ellenberg:: how can we increase revenue, I favor the TIF because it will bring revenue to the town in the long run. I support the override to the extent that it goes to the voters. Need more money out of the state.
- Councilor Murphy: would like the number to be \$7M or \$8M. Thanked former Councilor McKinnon for scheduling the Town Clean up Day. Fire for Effect will be 4/26 same as election day. Great t-shirts and sweatshirts for sale. Push everyone to check it out. Thanked Mr. Cormier for his presentation and outreach. Thanked the students and parents who continue to come out. We

need to move on this and that there is a ballot in June. Thanked Councilor McGrath for the incredible job that she has done.

- Councilor Linde: did not receive the November letter from the Superintendent. We cannot do behind the scenes work, there are open meeting laws.
- Councilor Chase: thanked everyone who came out this evening and those that are still here. Will be meeting with citizens at Bridgewater Bagel on Saturday from 9am to 11am and encourage people to stop by.
- Councilor Striggles: how we treat each other does matter. How we behave in this room matters, decorum matters. Emotions are very high. Been working since January to make sure I was well educated and understood every line item.
- Councilor McGrath: enjoy being a councilor to listen to the residents. April 19th is a cleanup at the Nip. Ironworks Park cleanup is the same day. Councilor Striggles represented us well, Wants Citizens Advisory Committee come before the council.
- Dr. Perry: thanked everyone for coming tonight. None of this is happening at an ideal time frame. There is not enough money in the pie. Last override passed in 2010. On the lower side of what we spend.

EXECUTIVE SESSION

- a) Executive Session under MGL Chapter 30A, Section 21(a) (2) to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel.

Councilor Perry noted that he will entertain a motion to move into Executive Session under Executive Session under MGL Chapter 30A, Section 21(a) (2) to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel.

Councilor Chase made a motion to move into Executive Session, which was duly seconded by Councilor Striggles.

A Roll-Call Vote was taken with the results recorded as follows: Loreti – Yea; Ellenberg – Yea; Murphy – Yea; Perry – Yea; Linde – Yea; Chase – Yea; Striggles – Yea; McGrath – Yea;
Motion passes 8-0

ADJOURNMENT

Dr. Kevin Perry
Councilor-At-Large
President

Paul Murphy
Councilor-At-Large
Vice President

Mark Linde
District 2 Councilor

Adelene Ellenberg
Councilor-At-Large

Town of Bridgewater

OFFICE OF THE TOWN COUNCIL



Sonya Striggles
District 1 Councilor

Johnny Loreti
Councilor-At-Large

Mary McGrath
Councilor-At-Large

Fred Chase
District 3 Councilor

PROCLAMATION

WHEREAS, Lieutenant Scott R. Hile has served the Bridgewater Police Department with distinction for 18 years; and

WHEREAS, Lieutenant Hile is recognized as an impressive leader, demonstrating exceptional abilities in both operations and administration; and

WHEREAS, in recognition of his outstanding leadership, Lieutenant Hile was selected to attend the prestigious FBI National Academy in Quantico, Virginia with other exceptional police leaders from other parts of the country, and around the world; and

WHEREAS, the 10-week academy program included challenging coursework on various topics in policing and the rigorous Yellow Brick Road, a 6.1-mile run through rugged terrain and obstacles established by the U.S. Marine Corps; and

WHEREAS, Lieutenant Hile successfully completed the program and graduated from the FBI National Academy, Session 293, on March 13, 2025; and

WHEREAS, Lieutenant Hile is only the third Bridgewater Police Department executive to be selected for and graduate from this esteemed program in the past 20 years;

NOW, THEREFORE, the Town Council of the Town of Bridgewater, Massachusetts, does hereby recognize and commend Lieutenant Scott R. Hile for his outstanding service, dedication to the Bridgewater Police Department and the community, and his graduation from the FBI National Academy.

Adopted this 22nd day of April, 2025.

Dr. Kevin Perry
Councilor-At-Large
President

Mary McGrath
Councilor-At-Large

Mark Linde
District 2 Councilor

Paul Murphy
Councilor-At-Large
Vice President

Johnny Loreti
Councilor-At-Large

Adelene Ellenberg
Councilor-At-Large

Sonya Striggles
District 1 Councilor

Fred Chase
District 3 Councilor

Dr. Kevin Perry
Councilor-At-Large
President

Paul Murphy
Councilor-At-Large
Vice President

Mark Linde
District 2 Councilor

Adelene Ellenberg
Councilor-At-Large

Town of Bridgewater

OFFICE OF THE TOWN COUNCIL



Sonya Striggles
District 1 Councilor

Johnny Loreti
Councilor-At-Large

Mary McGrath
Councilor-At-Large

Fred Chase
District 3 Councilor

PROCLAMATION

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

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

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

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

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

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

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

NOW, THEREFORE, the Town Council of the Town of Bridgewater, Massachusetts, does hereby proclaim April 25, 2025, as ARBOR DAY in the Town of Bridgewater, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

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

Dr. Kevin Perry
Councilor-At-Large
President

Mary McGrath
Councilor-At-Large

Mark Linde
District 2 Councilor

Paul Murphy
Councilor-At Large
Vice President

Johnny Loreti
Councilor-At-Large

Adelene Ellenberg
Councilor-At-Large

Sonya Striggles
District 1 Councilor

Fred Chase
District 3 Councilor

Online Form Submittal: Board/Committee/Commission Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Fri 3/7/2025 12:51 PM

To Committees <committees@bridgewaterma.org>

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Board/Committee/Commission Application

Board/Committee/Commission (B/C/C) Application

Select the Board,
Commission, or Committee
applying for

Other

If Other, Which B/C/C are
you applying?

DEIB Committee

Personal Information

First Name

Joshua

Middle Name

Tyler Takashi

Last Name

Erley

Address1

17 Caswell way

City

Bridgewater

State

MA

Zip

02324

Primary Number

[REDACTED]

Alternate Phone

[REDACTED]

Email Address

[REDACTED]

Are you presently, or have
you ever served on a Board,
Committees, or Commission
in Town of Bridgewater?

No

Are you Applying for
reappointment?

No

How did you hear about this vacancy?	Other
If other How did you hear about this vacancy?	Internet search
Please Attach Resume	<u>Joshua Earley Resume civ.docx</u>
In addition to providing a resume, please detail below experience and skills relevant to the B/C/C to which you are applying. List work/volunteer experience, technical skills or other abilities which will make a positive contribution to the B/C/C.	I have worked all over the world with a variety of people both in the U.S and abroad. I believe strongly in DEIB and have seen it in action. I believe that there are many misconceptions about DEIB and I feel like I would be a very valuable addition to this committee. I am a strong supporter of equality and equity for all people. I am proficient with technology and social media. Social Justice has always been a passion of mine and I believe that people have the right to exist in society as their authentic selves. I believe in and support the LGBTQ+ community to include Transgender people. I am a completely against social prejudice and bullying in any form. We all are born with dignity and should be treated as such whatever our composition may be. Thank you for reading. respectfully, J Earley

Please be advised that the applicants being considered for appointment to a B/C/C in the Town of Bridgewater, MA may be subject to background investigations and financial disclosure.

I understand that participation in a board or committee is strictly voluntary and is not subject to compensation. I further understand that the Town of Bridgewater does not discriminate its selection process for committee members based on race, color, religion, national origin, disability, gender, age, military status, sexual orientation, or genetic history.

Signing below indicates my understanding of the above disclosures and certifies that the information provided above to me is true and accurate to the best of my ability.

Electronic Signature Agreement	I agree.
Electronic Signature	joshua earley
Date	3/7/2025

Email not displaying correctly? [View it in your browser.](#)

Joshua Tyler Takashi Earley
17 Caswell Way Bridgewater MA 02324

Technical Competencies

- ArcPro, ArcGIS, AutoCAD, Microstation, Analysis, Drone2Map, Presenting, Public Speaking, Data Collection, Remote Sensing, ERDAS, LiDAR, Digital Mapping, Data & Intelligence Analytics

Work Experience

Eversource Energy

May 2022-Present

Geographic Information systems specialist. Utilize G.I.S (Geographic information systems) to digitally map electric infrastructure such as Telephone poles and electric transformers and conductors to ensure the constant flow of electricity to customers. During storms I locate and identify power outages and assess damage that can be stopping the flow of electricity to customers and aid in resolving the power outage as fast as possible while maintaining safety standards.

AeroTek

January 2022-May 2022

AutoCAD Technician

Works independently to utilize Computer Aided Drafting software to digitize engineering schematics and plans into maps that are used by field crews to install fiber optic internet facilities for telecommunications clients nationwide. Supports engineering and construction crews by providing accurate data derived from digital mapping measurement and analysis of imagery. Successfully completed individual assignments with set deadlines to ensure jobs continue on schedule.

Salem State University

Fall 2019 - Summer 2021

GIS Research Assistant

Worked as a research assistant for the Great Marsh GIS Sea-Level Rise Project for Summer 2021. Independently responsible for mapping sea level rise in Salem, MA as part of a product for Salem city planners. Demonstrated a solid understanding of ArcPro and data acquisition from OLIVER and MassGIS. Successfully reclassified LiDAR data and manipulated ArcPro

geospatial tools such as queries and expressions. Extensively used raster calculator and utilized symbology to create clarity and convey meaning easily to the consumer.

- Conducted data collection in a field environment by piloting drones and utilizing digital maps resulting in the ability to create data useful to build digital terrain models and layers.
- Built maps using cartographic principles for presentation to city-level planners and decision-makers.
- Demonstrated a solid understanding of remote sensing platforms like NDVI (Normalized Difference Vegetation Index) and LiDAR (Light Detection and Ranging).
- Demonstrated a thorough understanding of location, place, movement, human environment interaction and region.

Linxx Global Solutions

August 2015 – May 2019

Weapons-Based/Expeditionary Combat Skills Instructor

Naval Construction Battalion Gulfport, MS

Planned and delivered curriculum to an average of 65 US Navy personnel on a weekly basis, preparing oral and hands-on instruction and training in Counter Improvised Explosive Devices (C-IED) and Counter Remote Electronic Warfare systems training (CREW). Effectively organized and delivered instruction in both a classroom and a dynamic outdoor training environment. Worked as a member of a team of instructors and served as the subject matter expert in Combat Mindset/Judgement Based Engagement training (J.E.T Program), and safely employed simulation ammunition in real world scenarios to deliver an uncomfortable, realistic, intense, and high stress training experience. SAMI and line coach qualified and experienced as a range safety.

US Army

2012 - 2014

All-Source Intelligence Analyst - Fort Hood, TX

Supervised, performed, and coordinated collection management, analysis, processing, and dissemination of strategic and tactical intelligence as an Army Intelligence Analyst and Fusion Cell Team Leader. Prepared, reviewed, and briefed all-source intelligence products to support higher echelons in conducting the Military Decision-Making Process (MDMP) and operations planning. Utilized ArcMap and ArcGIS to create intelligence products which were briefed to management to aid in operational decision-making.

US Army
2005 - 2012
Supervisor/Team Leader/Squad Leader Infantryman

Instructor and advisor in the matters of small arms weapons. Supervised tactical deployment of assigned element in the role of advising and assisting elements of the Iraqi Army while in an austere environment. Issued orders, coordinated operations of his team with adjacent and support elements, organized and supported fire power. Analyzed terrain, conducted tactical operations for a squad, maintained operational security, and ensured collection and proper reporting of intelligence data to unit. C.B.R.N (Chemical Biological Nuclear radiological) defense noncommissioned officer in charge.

Education

- **Master's Degree – Geographic Information Systems & Cartography – Projected Graduation Date 2023**
Salem State University, Salem, MA 01907
GPA 3.6
- **Bachelor's Degree – Geographic Information Systems & Cartography – 2019 to 2021**
Salem State University, Salem, MA 01970
GPA 3.6
- **Associate's Degree – Firearms Technology – 2018 to 2019**
Sonoran Desert Institute, Tempe, AZ 85281
GPA 3.75
- **Certificate of Completion - 2014**
SubSea Robotics, Temple, TX 76501

Certifications

Intelligence Analyst Advanced Leader Course, US Army 6 May 2013
Fort Huachuca, AZ 85613-6000

All-Source Intelligence Analyst Course, US Army 13 December 2012
Fort Huachuca, AZ 85613-6000

Journeyman Instructor Training NEC 9502, Tidewater Community College 7 August 2015
4902 Marvin Shields Blvd, Gulfport, MS 39501

Small Arms Marksmanship Instructor and Line Coach Qualification, 2007- 2019
4902 Marvin Shields Blvd, Gulfport, MS 39501

NRA Law Enforcement Firearms Instructor Certificate Pistol and Shotgun, National Rifle Association 14 August 2015, Lewis County Sheriff's office, Chehalis, WS

Expeditionary Combat Skills Course Certificate, US Navy 11 September 2015
4902 Marvin Shields Blvd, Gulfport, MS 39501

Awards & Achievements

- Gamma Theta Upsilon, International Honor Society in Geography
- Dean's List Salem State University
- Meritorious Service Medal
- Iraq Campaign Medal w/Campaign Star
- Combat Infantryman Badge
- Purple Heart
- Army Commendation Medal

References

Keith Ratner
Ph. D. Professor, Geography and Sustainability Department
978.542.6226

Anthony Smith
Linxx Global Solutions/US Navy, Retired, Special Warfare Combat Crewman
Expeditionary Combat Skills Phase 4 Team Leader
919.985.1953

David Gohlich
US Army, Captain
610.585.9167



Bridgewater Citizen's Advisory Committee Applicant Recommendation Form

Name of Applicant: Joshua Earley

Board/Committee/Commission Applied for: DEIB Committee

Date of Interview: 03/25/25

Summary of qualifications the applicant will bring to the committee:

Candidate is a 10-year military veteran who was awarded the Purple Heart. Very passionate about equality for all. Strong educational background.

Summary of why the committee would like to recommend the applicant:

Candidate discussed personal experiences from his life that drive his passion for equality. After being wounded and because he was a veteran, he was able to benefit from DEI programs which allowed him to overcome his injuries and succeed in life. His views and experiences were very educational when it comes to DEI.

Were there other candidates to consider? No

Additional Comments: He is very educated and aware of what is currently happening with many DEI programs in our nation.

Date Citizen's Advisory Committee Vote Taken: 03/25/25

Vote Results: 4-0 to recommend

Completed by: Keith Buohl

Online Form Submittal: Board/Committee/Commission Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Wed 2/12/2025 10:27 PM

To Committees <committees@bridgewaterma.org>

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Board/Committee/Commission Application

Board/Committee/Commission (B/C/C) Application

Select the Board,
Commission, or Committee
applying for

Other

If Other, Which B/C/C are
you applying?

SAVE

Personal Information

First Name

Kathleen

Middle Name

Murray

Last Name

Reid

Address1

115 Forest Drive

City

Bridgewater

State

MA

Zip

02324

Primary Number

[REDACTED]

Alternate Phone

Field not completed.

Email Address

[REDACTED]

Are you presently, or have
you ever served on a Board,
Committees, or Commission
in Town of Bridgewater?

No

Are you Applying for
reappointment?

No

How did you hear about this vacancy?	Existing B/C/C member
--------------------------------------	-----------------------

Please Attach Resume	KMR Resume.pdf
----------------------	--------------------------------

In addition to providing a resume, please detail below experience and skills relevant to the B/C/C to which you are applying. List work/volunteer experience, technical skills or other abilities which will make a positive contribution to the B/C/C.	I have spent most of my professional life working with senior citizens. After graduation from Boston College, I worked in programming in a nursing home. I then gained experience in an assisted living residence and senior independent housing. I really found professional satisfaction working with seniors in the community. As my career progressed, I learned how to manage programs with strong organizational skills. I am a team player all around and enjoy working on projects with like minded individuals. If my skills match what you are looking for, I would like to help make the SAVE program available to seniors in our community.
---	---

Please be advised that the applicants being considered for appointment to a B/C/C in the Town of Bridgewater, MA may be subject to background investigations and financial disclosure.

I understand that participation in a board or committee is strictly voluntary and is not subject to compensation. I further understand that the Town of Bridgewater does not discriminate its selection process for committee members based on race, color, religion, national origin, disability, gender, age, military status, sexual orientation, or genetic history.

Signing below indicates my understanding of the above disclosures and certifies that the information provided above to me is true and accurate to the best of my ability.

Electronic Signature Agreement	I agree.
--------------------------------	----------

Electronic Signature	Kathleen M. Reid
----------------------	------------------

Date	2/12/2025
------	-----------

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Kathleen M. Reid

115 Forest Drive, Bridgewater, MA 02324



Experience

Massasoit Community College, Brockton, MA 1997 – 2018

Director of Student Life

11/2010 -6/2018 (Retired)

- Managed and developed relevant programming for students attending MCC
- Worked with student leaders in 35 clubs to organize, develop and plan events
- Responsible for managing the student life budget and ensuring that expenditures support the mission of the department
- Developed student leaders through the Presidential Student Ambassador Program

Senior Center and SeniorNet Learning Center Coordinator

1/1997 - 11/2010

- Managed and developed a senior center committed to lifelong learning for senior citizens in the Massasoit service area
- Established and developed the SeniorNet Learning Center at MCC, a program dedicated to providing computer classes for seniors on the south shore
- Developed and maintained the SeniorNet Board of Directors comprised of senior volunteers who planned and managed the daily operation of the computer lab

Town of Bridgewater, Department of Elder Affairs

9/1996– 6/1997

Volunteer Coordinator

- Hired under a one year grant to increase awareness of and participation in the town senior center. Goals were met through direct outreach to seniors by volunteers and special programming, including intergenerational programming with local schools.

Education

Concordia University-Portland, Portland, OR

2013-2014

Master of Education (MEd) Educational Leadership and Administration, General

Boston College, Chestnut Hill, MA

1974-1978

Bachelor of Arts (BA) English and Communications, cum laude

Awards

29 Who Shine Mentor <i>Issued by the MA Department of Higher Education</i>	2016
The Dean Marguerite A Donovan Student Development Award <i>Issued by Massasoit Community College</i>	2016
Outstanding Public Service Award <i>Issued by the Rotary Club of Brockton</i>	2015
29 Who Shine Mentor <i>Issued by the MA Department of Higher Education</i>	2015
SeniorNet Chairman's Award <i>Issued by the MA Department of Higher Education</i>	2009
Massasoit Community College Outstanding Performance Award <i>Issued by Massasoit Community College</i>	2005

References

Furnished upon request

Linkedin

www.linkedin.com/in/kathleen-reid-8aa2ab10a



**Bridgewater Citizen's Advisory Committee
Applicant Recommendation Form**

Name of Applicant: Kathleen Reid

Board/Committee/Commission Applied for: SAVE Committee

Date of Interview: 03/25/25

Summary of qualifications the applicant will bring to the committee: Both professional and volunteer experience working with seniors.

Summary of why the committee would like to recommend the applicant: Was the Director of the Massasoit Senior Center and worked at the Bridgewater center also.

Were there other candidates to consider? no

Additional Comments: Worked with and recommend by Lorraine Carozza.

Date Citizen's Advisory Committee Vote Taken: 03/25/25

Vote Results: 4-0 to recommend

Completed by: Keith Buohl

Online Form Submittal: Board/Committee/Commission Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Wed 1/29/2025 4:44 PM

To Committees <committees@bridgewaterma.org>

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Board/Committee/Commission Application

Board/Committee/Commission (B/C/C) Application

Select the Board, Commission, or Committee applying for

Planning Board

Personal Information

First Name Amanda

Middle Name R

Last Name Metell

Address1 307 Cherry St.

City Bridgewater

State MA

Zip 02324

Primary Number

Alternate Phone

Email Address

Are you presently, or have you ever served on a Board, Committees, or Commission in Town of Bridgewater?

No

Are you Applying for reappointment?

No

How did you hear about this vacancy?

Town Website

Please Attach Resume	<u>Amanda Metell Resume.pdf</u>
In addition to providing a resume, please detail below experience and skills relevant to the B/C/C to which you are applying. List work/volunteer experience, technical skills or other abilities which will make a positive contribution to the B/C/C.	Relevant experiences: Litigation Associate: In my current role as an associate for intellectual property litigation, I am required to have strong communication skills, think analytically, solve complex problems, work cohesively with diverse teams, and traverse complex legal frameworks. Additionally, I am well-versed at managing several projects at once, as well as balancing clients' interests with budgetary constraints and relevant laws. Veterans' Legal Clinic: Every other month, I help run and staff a clinic at the Brockton VA Hospital to help financially-struggling veterans with various legal problems. This clinic allows me to empathetically connect to my clients as well as brainstorm and effectively come up with a legal plan for whatever problem they are facing. The areas of law I aid in span anywhere from evictions, family law disputes, and substance abuse-related problems, to upgrading discharges, and receiving disability benefits. Community Volunteer/Engagement: In the various locales I have lived, I try to give back to the community in varying ways - whether that is in organizing fundraisers or volunteering in shelters, food pantries, or local schools. I have recently moved to Bridgewater almost a year ago - and I look forward to seeing what community involvement I can contribute to here. Relevant skills: Legal Skills and Background: Although I am an intellectual property litigator, I have wide knowledge of both local, state, and federal law, including that of land use, property, and zoning laws. Event/Trip Planning: I have amassed a large amount of amateur experience planning various events for friends and family - spanning from bridal showers and graduation parties - to several week-long international and domestic trips. This skill requires me to be able to quickly and effectively communicate with vendors, research, and manage several (often complicated) moving parts.

Please be advised that the applicants being considered for appointment to a B/C/C in the Town of Bridgewater, MA may be subject to background investigations and financial disclosure.

I understand that participation in a board or committee is strictly voluntary and is not subject to compensation. I further understand that the Town of Bridgewater does not discriminate its selection process for committee members based on race, color, religion, national origin, disability, gender, age, military status, sexual orientation, or genetic history.

Signing below indicates my understanding of the above disclosures and certifies

that the information provided above to me is true and accurate to the best of my ability.

Electronic Signature
Agreement

I agree.

Electronic Signature

Amanda R. Metell

Date

1/29/2025

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AMANDA METELL

Bridgewater, Mass. | [REDACTED]

BAR ADMISSIONS

New Hampshire State Court	May 2023
U.S. District Court for the District of New Hampshire	May 2023
Massachusetts State Court	November 2023
U.S. District Court for the District of Massachusetts	February 2024
U.S. Court of Appeals for the Federal Circuit	April 2024

EDUCATION

The University of New Hampshire Franklin Pierce School of Law | Concord, N.H.

J.D. Candidate (2023)

GPA: 3.75 (**Top 10%**)

- Activities: Patent Law Forum (President)
- IP Coursework: Fundamentals of IP, Patent Law

The University of Virginia | Charlottesville, Va.

M.Sc. Chemistry (2019)

GPA: 3.60

- Activities: Learning through Experiments and Demonstrations (Member)
- Graduate Coursework: Advanced Biochemistry, Organic Chemistry VI, Bioanalytical Chemistry

Randolph-Macon College | Ashland, Va.

B.Sc. Chemistry & History (2017)

GPA: 3.67

- Activities: Semester Abroad in Wroxton, England (*GPA: 3.84*), Phi Beta Kappa, Cum Laude
- Major Coursework: Biochemistry, Physical Chemistry, Organometallics Chemistry

LEGAL EXPERIENCE

Mintz Levin | Boston, Mass.

September 2023 - Present

Associate

- Perform legal research for patent and trademark cases, draft claims for continuation patent applications, provide analysis for patent invalidity opinions

United Nations - World Intellectual Property Organization | Geneva, Switzerland

Intern

January 2023 – April 2023

- Worked with the Hague Registry Operations, drafted industrial design examiner internal practice manual, corresponded with industrial design applicants and national IP offices

Serco | Harrisonburg, Va.

January 2020 – August 2020

Patent Classifier

- Assigned U.S. Patent Classification and Cooperative Patent Classification codes to complex chemistry subject matter

SCIENTIFIC WORK EXPERIENCE

University of Virginia Department of Chemistry

2017 – 2018

Teaching Assistant

- Led lectures; evaluated and graded examinations, assignments, and lab reports

Randolph-Macon College Department of Chemistry

2015 – 2016

Laboratory & Teaching Assistant

- Worked with students one-on-one; helped solve problems they were having with the lab material

RESEARCH EXPERIENCE

Inhibiting Replicative Immortality in Mutant Glioblastoma

2017 – 2019

- Developed a protein-protein interaction inhibitor of GABP α and GABP β to decrease the expression of TERT, leading to a decrease in glioblastoma tumor size

Synthesis of a Water-Soluble Cubic Porphyrin-Based Metallocomplex

2015 – 2017

- Synthesized cubic iron-metallocomplexes with high solubility in aqueous and organic solvents

SKILLS & INTERESTS

- Computer and Professional Skills: Microsoft Office, ChemDraw, MestreNova, Adobe Photoshop CS5, Adobe Illustrator, NMR Pipe, CCP NMR, Origin Software, Legal/Administrative Writing, Legal and Scientific Analysis, Spanish (intermediate)
- Instrument/Practical Skills: NMR, UV-VIS, IR, GC-MS, chemical synthesis, protein purification, molecular assays, gel electrophoresis
- Interests: Hiking, Equestrian, Baking, True Crime, Long-Distance Walking, Thrill-seeking, Card Games



**Bridgewater Citizen's Advisory Committee
Applicant Recommendation Form**

Name of Applicant: Amanda Metell

Board/Committee/Commission Applied for: Zoning Board of Appeals
Alternate Member

Date of Interview: 03/25/25

Summary of qualifications the applicant will bring to the committee: Associate Attorney with wide knowledge of local and state laws. Very strong resume.

Summary of why the committee would like to recommend the applicant:
Obviously the candidate is well educated but while only being a resident for 1 year is very enthusiastic about giving back to the community. Her resume is filled with volunteer experience. We feel she will be an asset for this committee.

Were there other candidates to consider? If yes, how many? no

Additional Comments:

Date Citizen's Advisory Committee Vote Taken: 03/25/25

Vote Results: 4-0 to recommend

Completed by: Keith Buohl

Online Form Submittal: Board/Committee/Commission Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Wed 3/5/2025 2:28 PM

To Committees <committees@bridgewaterma.org>

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Board/Committee/Commission Application

Board/Committee/Commission (B/C/C) Application

Select the Board,
Commission, or Committee
applying for

Other

If Other, Which B/C/C are
you applying?

Elderly Affairs Commission

Personal Information

First Name Jane

Middle Name F

Last Name Marochino

Address1 40 Alverona Rd

City Bridgewater

State MA

Zip 02324-3536

Primary Number

[REDACTED]

Alternate Phone

[REDACTED]

Email Address

[REDACTED]

Are you presently, or have
you ever served on a Board,
Committees, or Commission
in Town of Bridgewater?

No

Are you Applying for
reappointment?

No

How did you hear about this vacancy?	Other
If other How did you hear about this vacancy?	<i>Field not completed.</i>
Please Attach Resume	<u>Marochino Jane Resume.docx</u>
In addition to providing a resume, please detail below experience and skills relevant to the B/C/C to which you are applying. List work/volunteer experience, technical skills or other abilities which will make a positive contribution to the B/C/C.	Resident of Bridgewater since 1975 and an elderly person myself Former member and officer of Bridgewater Lions - worked with elderly members of the community Volunteered in memory care facility and nursing home for memory care Team building, conflict resolution and other group activities Resume speaks to my degree in Communications and background in the legal field and human resources

Please be advised that the applicants being considered for appointment to a B/C/C in the Town of Bridgewater, MA may be subject to background investigations and financial disclosure.

I understand that participation in a board or committee is strictly voluntary and is not subject to compensation. I further understand that the Town of Bridgewater does not discriminate its selection process for committee members based on race, color, religion, national origin, disability, gender, age, military status, sexual orientation, or genetic history.

Signing below indicates my understanding of the above disclosures and certifies that the information provided above to me is true and accurate to the best of my ability.

Electronic Signature Agreement	I agree.
Electronic Signature	Jane F. Marochino
Date	3/5/2025

Email not displaying correctly? [View it in your browser.](#)

JANE F. MAROCHINO

40 Alverona Road • Bridgewater, Massachusetts 02324



HUMAN RESOURCES: BUSINESS PARTNER, MANAGER

Dynamic and forward-thinking professional with nearly 20 years of experience directing full-cycle employee relations for diverse HR organizations, with a strong track record of developing and delivering programs that optimize the work environment and contribute to overall corporate stability and success. Expertly manages all facets of basic and enhanced human resource activities, with a reputation for building morale, boosting retention, and serving as a key partner to top-level management teams.

HR Management Consulting • Organizational Development • Change Management • Communication
Employee Relations • Staff Development & Motivation • Performance Management • Client Management
Coaching • Process Improvement • Employee Retention • Training/Development • Succession Planning
Employment Negotiations & Agreements • Labor Relations Workshops • Presentations

PROFESSIONAL EXPERIENCE

AHLSTROM FILTRATION, LLC, Bellingham, Massachusetts • 2007-2008

Leading manufacturer of filter media, with 2007 net sales of \$2.4B.

Manager, Human Resources

Directed HR activities for company in process of relocation – as member of senior management team, tasked with retaining employee pool prior to move, as well as all overseeing daily HR needs. Played key role in developing workforce for new location, from analyzing personnel needs, writing job descriptions, and evaluating compensation to negotiating and preparing retention, transfer, and termination agreements. Partnered with state agency to prepare employees for unemployment and related issues, including job searches and benefit issues.

- Achieved 98% retention rate for workforce asked to continue through relocation period.
- Contributed to orderly and efficient move to new location through design and institution of a streamlined process to keep employees informed – prepared and implemented a year-long communication plan, negotiated job offers, and directed the relocation process.
- Took on progressively senior-level responsibilities as leadership team left to begin work at new facilities.
- Optimized procedures and boosted employee morale by overhauling the performance appraisal system and processing of salary increases.
- Recognized for superior management contributions with a monetary award for performance.

THE MAROCHINO GROUP, Bridgewater, Massachusetts • 1999-2007

Human resource management consulting firm, specializing in manufacturing industry.

Owner

Consulted with prospective clients to assess needs, prepared proposals, and delivered presentations. Developed marketing and resource materials. Led targeted and client-specific process improvement initiatives and conducted workshops (including train-the trainer seminars) to communicate strategies. Served as Contract Consultant for BBA Nonwovens from 1999 to 2001.

- Spearheaded manufacturing client's efforts to advance mission of becoming a peak performance achiever and innovative producer. Developed and led change management initiative for 650 employees, including a self-developed workshop and business simulation exercise.
- At client's request, designed train-the-trainer and facilitator training for partner group that became company's in-house learning team.
- Consulted with management team to diffuse and repair tensions remaining from past practices. Improved work environment and reduced claims by delivering diversity and fair employment training to lower management's exposure to risk.

Continued...

The Marochino Group, continued

- Developed and documented a process matrix – approved by union, management, and employees – that benchmarked competencies and established owners for each portion of the work process.
- Boosted employee morale by establishing rapport with employees and developing training opportunities to explore diversity in a safe environment.

BBA NONWOVENS/VERATEC, Walpole, Massachusetts • 1989-1999

Global designer/manufacture of tailored nonwoven fabric solutions. BBA purchased the Veratec Division of International Paper, a global paper and packaging company, in 1998.

Human Resource Manager – BBA Nonwoven (1998-1999)

Directed staff of 4 in HR operations for 2 sites following sale of Veratec to BBA. Managed acquisition/transition phase, serving as point of contact for all downsizing issues (severance, termination, and retention agreements) and negotiations. Requested to stay on as a consultant (as The Marochino Group) following downsizing that eliminated HR Manager position.

Communications Manager and Human Resource Generalist – Veratec Division of International Paper Company (1997-1998)

Developed and directed Communication Plan for division. Participated in preparation and presentation of quarterly employee meeting, and served as spokesperson for company during sale to BBA. Led team in facilitation of HR activities, from employee recruitment, hiring and training to oversight of compliance and performance issues.

High Performance Work Systems Facilitator and Employee Relations Representative (1995-1997)

Traveled throughout division to provide training as part of a change management program. Facilitated meetings and delivered corporate presentations.

Employee Relations Representative (1990-1997)

Managed traditional HR functions, with emphasis on conflict resolution, investigations, teambuilding, and development of employee morale programs.

- Recognized as Division champion for developing High Performance Work Teams – oversaw strategic planning, change initiatives, training, and communication. Scheduled, delivered, and managed follow-up of a successful, cost-effective 2-day workshop for 1200 employees.
- Sought after by Executive VP to serve on and facilitate companywide Communication Council.
- Instituted team-oriented, morale-boosting programs including social networking opportunities and employee recognition and learning events.
- Honored with multiple Mark of Quality and Monetary management awards for contributions.

CAREER NOTE: Previous history includes extensive experience as a paralegal.

EDUCATION & TRAINING

Graduate Courses toward Master Degree in Training and Development

Lesley University, Cambridge

Artium Baccalaureatus (A.B.) in Communication

Stonehill College, North Easton, Massachusetts

CERTIFICATIONS

Trainer – Developmental Dimensions International (DDI) • Trainer – Career Architects

TECHNICAL SKILLS

Microsoft Office • HRIS Programs • RESTRAC

PROFESSIONAL AFFILIATIONS

Society for Human Resource Management • Northeast Human Resource Association



Bridgewater Citizen's Advisory Committee Applicant Recommendation Form

Name of Applicant: Jane Marochino

Board/Committee/Commission Applied for: Elders Affairs Commission

Date of Interview: 03/25/25

Summary of qualifications the applicant will bring to the committee: Member of Bridgewater Lions Club and their involvement with elderly community members. Candidate volunteered in memory care facility and a nursing home.

Summary of why the committee would like to recommend the applicant: Candidate wants to get back involved in giving back to the community. She feels she has much to offer in ideas and energy.

Were there other candidates to consider? No

Additional Comments:

Date Citizen's Advisory Committee Vote Taken: 03/25/25

Vote Results: 4-0 to recommend

Completed by: Keith Buohl

Online Form Submittal: Board/Committee/Commission Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Wed 2/12/2025 10:39 AM

To Committees <committees@bridgewaterma.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Board/Committee/Commission Application

Board/Committee/Commission (B/C/C) Application

Select the Board,
Commission, or Committee
applying for

Other

If Other, Which B/C/C are
you applying?

Tree Committee

Personal Information

First Name Stephen

Middle Name Paul

Last Name Dempsey

Address1 80 Comfort Street

City Bridgewater

State Ma

Zip 02324

Primary Number

[REDACTED]

Alternate Phone

Field not completed.

Email Address

[REDACTED]

Are you presently, or have
you ever served on a Board,
Committees, or Commission
in Town of Bridgewater?

Yes

If yes, please provide dates of service and Identify B/C/C:	Mid 1980's
Are you Applying for reappointment?	No
How did you hear about this vacancy?	Other
If other How did you hear about this vacancy?	Committee Chair contact
Please Attach Resume	<i>Field not completed.</i>
In addition to providing a resume, please detail below experience and skills relevant to the B/C/C to which you are applying. List work/volunteer experience, technical skills or other abilities which will make a positive contribution to the B/C/C.	35+ years involvement in the tree care industry as an instructor of Arboriculture, Botany, Soil Science and in private practice as an ISA / MAA Certified Arborist. 25+ years as Arboriculture Division Head at Bristol County Agricultural High School; 10 years in school admin. (Principal through Superintendency). BS in Forestry, UMass, Amhurst; M.Ed. Fitchburg State College. Prior membership on Bridgewater Conservation Comm. and Bridgewater Improvement Assn.

Please be advised that the applicants being considered for appointment to a B/C/C in the Town of Bridgewater, MA may be subject to background investigations and financial disclosure.

I understand that participation in a board or committee is strictly voluntary and is not subject to compensation. I further understand that the Town of Bridgewater does not discriminate its selection process for committee members based on race, color, religion, national origin, disability, gender, age, military status, sexual orientation, or genetic history.

Signing below indicates my understanding of the above disclosures and certifies that the information provided above to me is true and accurate to the best of my ability.

Electronic Signature Agreement	I agree.
Electronic Signature	Stephen P. Dempsey
Date	2/12/2025

Email not displaying correctly? [View it in your browser.](#)



Bridgewater Citizen's Advisory Committee Applicant Recommendation Form

Name of Applicant: Stephen Dempsey

Board/Committee/Commission Applied for: Tree Committee

Date of Interview: 03/25/25

Summary of qualifications the applicant will bring to the committee: 35+ years in tree care as an instructor of Arboriculture. Strong educational instructor background at Bristol County Agricultural HS.

Summary of why the committee would like to recommend the applicant: Candidate is an expert when it comes to trees and Arboriculture. Wants to give back in town and will be a strong addition to this committee.

Were there other candidates to consider? No

Additional Comments:

Date Citizen's Advisory Committee Vote Taken: 03/25/25

Vote Results: 4-0 to recommend

Completed by: Keith Buohl

Online Form Submittal: Board/Committee/Commission Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Wed 2/12/2025 4:09 PM

To Committees <committees@bridgewaterma.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Board/Committee/Commission Application

Board/Committee/Commission (B/C/C) Application

Select the Board,
Commission, or Committee
applying for

Planning Board

Personal Information

First Name Thomas

Middle Name Joseph

Last Name Pratti

Address1 37 Bolton Place

City Bridgewater

State MA

Zip 02324

Primary Number

Alternate Phone

Email Address

Are you presently, or have
you ever served on a Board,
Committees, or Commission
in Town of Bridgewater?

Yes

If yes, please provide dates
of service and Identify
B/C/C:

Planning Board 2002-2012

Are you Applying for reappointment?	<i>Field not completed.</i>
How did you hear about this vacancy?	Other
If other How did you hear about this vacancy?	Through conversations around town.
Please Attach Resume	<i>Field not completed.</i>
In addition to providing a resume, please detail below experience and skills relevant to the B/C/C to which you are applying. List work/volunteer experience, technical skills or other abilities which will make a positive contribution to the B/C/C.	1999 - Designed/Developed and Constructed a 7490 Sq. Ft. Commercial Plaza which my wife and I still own. 2000-2020 Owned and operated Lisa Marie's Salon & Day Spa which was in our plaza at 1440 Pleasant St. with my wife Lisa Marie. I was the General Contractor for the construction of our home at 37 Bolton Place in 2017. Served on the Planning Board from 2002 - 2012. (Resigned in protest as Chairman)

Please be advised that the applicants being considered for appointment to a B/C/C in the Town of Bridgewater, MA may be subject to background investigations and financial disclosure.

I understand that participation in a board or committee is strictly voluntary and is not subject to compensation. I further understand that the Town of Bridgewater does not discriminate its selection process for committee members based on race, color, religion, national origin, disability, gender, age, military status, sexual orientation, or genetic history.

Signing below indicates my understanding of the above disclosures and certifies that the information provided above to me is true and accurate to the best of my ability.

Electronic Signature Agreement	I agree.
Electronic Signature	Thomas J. Pratti
Date	2/12/2025

Email not displaying correctly? [View it in your browser.](#)



Bridgewater Citizen's Advisory Committee Applicant Recommendation Form

Name of Applicant: Thomas Pratti

Board/Committee/Commission Applied for: Planning Board

Date of Interview: 03/25/25

Summary of qualifications the applicant will bring to the committee: 10 years planning board experience including chairmanship experience.

Summary of why the committee would like to recommend the applicant: We feel this candidate is stronger than the second candidate we interviewed. The experience of previously being on the board is invaluable. The candidate wants to get back involved in helping the town.

Were there other candidates to consider? If yes, how many? One additional candidate

Additional Comments: While the other candidate is currently an alternate on this board we checked to make sure that did not mean they are granted full member status to fill this open seat and were told that is not the case. The previous years of experience resonated with our committee.

Date Citizen's Advisory Committee Vote Taken: 03/25/25

Vote Results: 4-0 to recommend

Completed by: Keith Buohl



Bridgewater Town Council

Introduced By: Fred Chase (on behalf of the Petitioner)
Date Introduced: 1/21/2025
First Reading: 1/21/2025
Second Reading: 4/22/2025
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-036: Laying Out and Accepting a Private Way - Firefly Lane

WHEREAS, the owners of the subdivision known as Firefly Lane, Maroney Building & Contracting, Inc., have requested the Town of Bridgewater lay out and accept Firefly Lane as a public way; it is therefore;

ORDERED: that the common necessity and convenience of the inhabitants of the Town of Bridgewater require the laying out of Firefly Lane and for that purpose it is necessary to take an easement for Highway purposes and lay out as a public street or way of said Town of Bridgewater, said easement passing by or over lands of those persons shown on, attached hereto, and parties unknown.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• Town Council	• 1/21/25: Referred to Planning Board
• Planning Board	• 2/19/25: Voted 5-0 to recommend with conditions: A \$10,000 Maintenance Service Fee shall be required by the Department of Public Works.
• Town Council	• 4/22/25: Public Hearing Scheduled

Attachments: 1. Firefly Lane Laying Out Accepting Private Way Request
 2. Roadway As-built revised 1-9-24

Vote #1: Find that the laying out is required by common convenience

Vote #2: Approve laying out the way

Vote #1: Find that the laying out is required by common convenience
Vote #2: Approve laying out the way

November 4, 2024

Planning Board
Town of Bridgewater
66 Central Square
Bridgewater, Ma. 02324

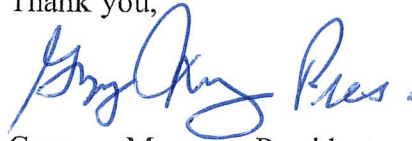
RE: Firefly Lane, Roadway Acceptance

Dear Planning Board,

Maroney Building & Contracting, Inc. has received a Completion Certification from the Bridgewater Planning Board for the Firefly Lane Subdivision off Summer Street. All work has been completed satisfactory. Maroney Building & Contracting, Inc. is now requesting for a Layout Hearing for the Firefly Lane Roadway Acceptance from the Planning Board.

If there are any questions regarding this request, please do not hesitate to call my office at (508-946-6097).

Thank you,

A handwritten signature in blue ink, appearing to read "Gregory Maroney".

Gregory Maroney, President
Maroney Building & Contracting, Inc.

Town of Bridgewater
Fiscal Year 2024 Preliminary Real Estate Tax Bill



Town of Bridgewater
Office of the Treasurer/Collector
66 Central Square
Bridgewater, MA 02324



4-5

*****SNGLP
MARONEY BUILDING & CONTRACTING
5 APPONEQUET DR
LAKEVILLE MA 02347-1934

187

POSTED

Collector of Taxes

Scott M. Bols, Treasurer/Collector

Office Hours

Pay in person during Office Hours
Mon - Thurs 8:00 AM to 4:00 PM
Friday 8:00 AM to 1:00 PM
-POSTMARKS ARE NOT ACCEPTED-

Telephone Numbers:

Collector: (508) 697-0923

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

Your Preliminary Tax for the fiscal year beginning
July 1, 2023 and ending June 30, 2024 on the
parcel of real estate described below is as follows:

Property Description	
FIRE FLY LN	
Class Code	1
Land Area	1.731 AC
Parcel ID	49-129

Bill No.	5212
Preliminary Real Estate Tax	\$81.60
Preliminary CPA	\$0.00
Total Preliminary RE Tax/CPA	\$81.60
Current Payments/Credits	\$0.00
1st Qtr. Due 8/1/2023	\$40.80
2nd Qtr. Due 11/1/2023	\$40.80

Pay Online at www.bridgewaterma.org

COLLECTOR'S COPY

Your Preliminary Tax for the fiscal year beginning
July 1, 2023 and ending June 30, 2024 on the
parcel of real estate described below is as follows:

PROPERTY DESCRIPTION	
FIRE FLY LN	
Parcel ID	49-129

Assessed owner as of January 1, 2023:
MARONEY BUILDING & CONTRACTING

MARONEY BUILDING & CONTRACTING
5 APPONEQUET DR
LAKEVILLE MA 02347-1934

Town of Bridgewater
Fiscal Year 2024
Preliminary Real Estate Tax Bill

Interest at the rate of 14% per annum will
accrue on overdue payments from the due
date until payment is made.

2nd Quarter Payment
Return This Portion With Your Payment

Bill Date	10/1/2023	Bill No.	5212
AMOUNT DUE 11/1/2023		\$40.80	

Make Check Payable and Mail To:

Town of Bridgewater
Department 7610
PO Box 4110
Woburn, MA 01888-4110

18002082024800005212600000040808

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The roadway shown as "Fire Fly Lane" as shown on the Definitive Subdivision for 438 Summer Street prepared by MBL Land Development & Permitting Corp. prepared for Greg Maroney, Maroney Building and Contracting date June 27, 2016 last revised March 15, 2018, Sheet C-4.0 ("Plan") recorded in Plymouth County Registry of Deeds Plan Book 396, Page 399, with the benefit an easement to maintain and repair a retaining wall in the "Retaining Wall Easement" located on the northwesterly side of said Lane as shown on the Plan.

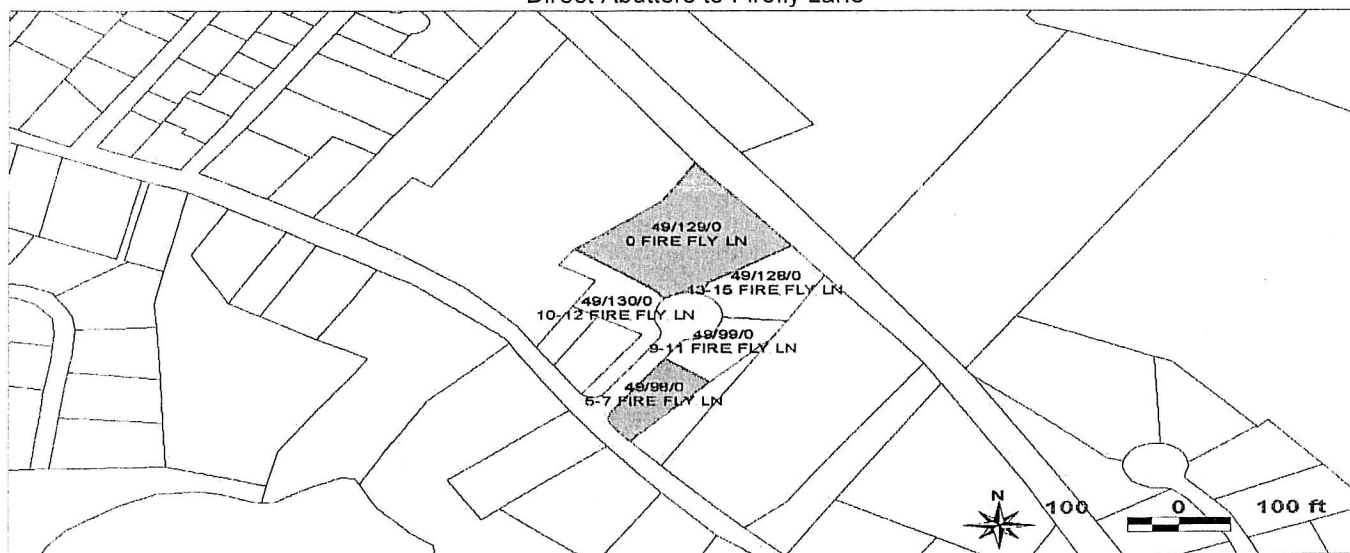
AB FIREFLY LANE DIRECT ABUTTERS
PETITIONER: MARONEY BUILDING & CONTRACTING INC.
OWNER: SAME

10/18/24
508-472-0777



TOWN OF BRIDGEWATER, MA
BOARD OF ASSESSORS
66 Central Square

Direct Abutters to Firefly Lane



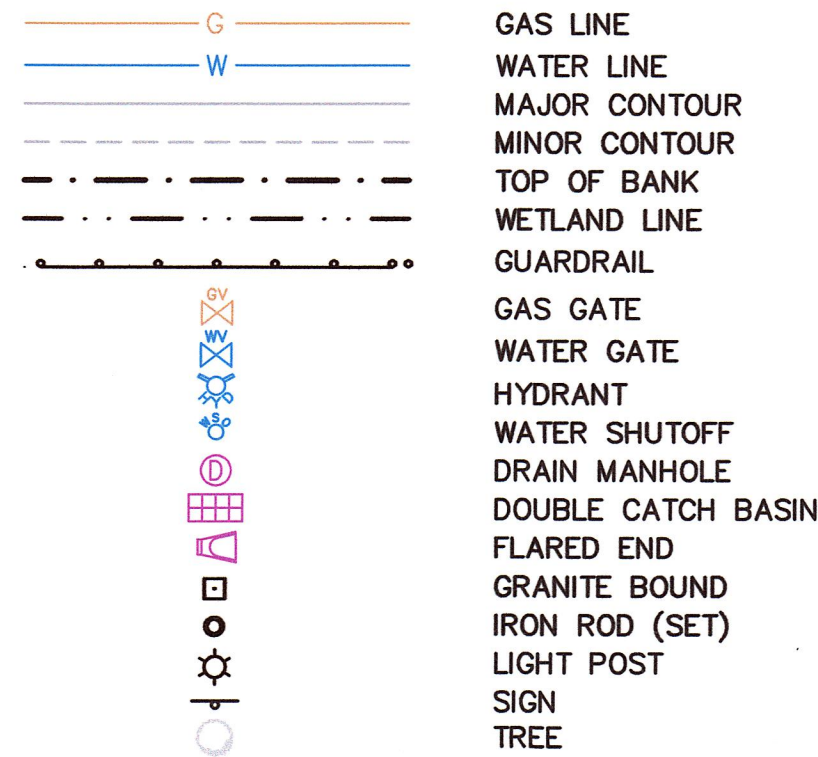
4457	49-98-0-R	MARONEY BUILDING & CONTRACTING	5-7 FIRE FLY LN	5 APPONEQUET DR	LAKEVILLE	MA	02347
4458	49-99-0-R	MARONEY BUILDING & CONTRACTING	9-11 FIRE FLY LN	5 APPONEQUET DR	LAKEVILLE	MA	02347
12284	49-128-0-R	MARONEY BUILDING & CONTRACTING	13-15 FIRE FLY LN	5 APPONEQUET DR	LAKEVILLE	MA	02347
12285	49-129-0-R	MARONEY BUILDING & CONTRACTING	0 FIRE FLY LN	5 APPONEQUET DR	LAKEVILLE	MA	02347
12286	49-130-0-R	MARONEY BUILDING & CONTRACTING	10-12 FIRE FLY LN	5 APPONEQUET DR	LAKEVILLE	MA	02347

I hereby certify this to be a true and accurate listing of owners with the most recent tax listing in the Town of Bridgewater, MA.

Shelley McCauley

Shelley McCauley, Chief Assessor MAA, RMA, CMA

LEGEND

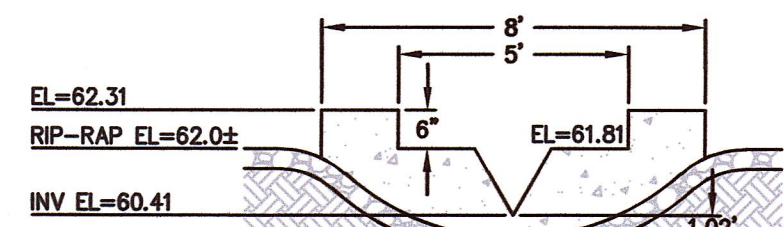


BENCHMARK:
SPIKE
ELEV. = 74.56'

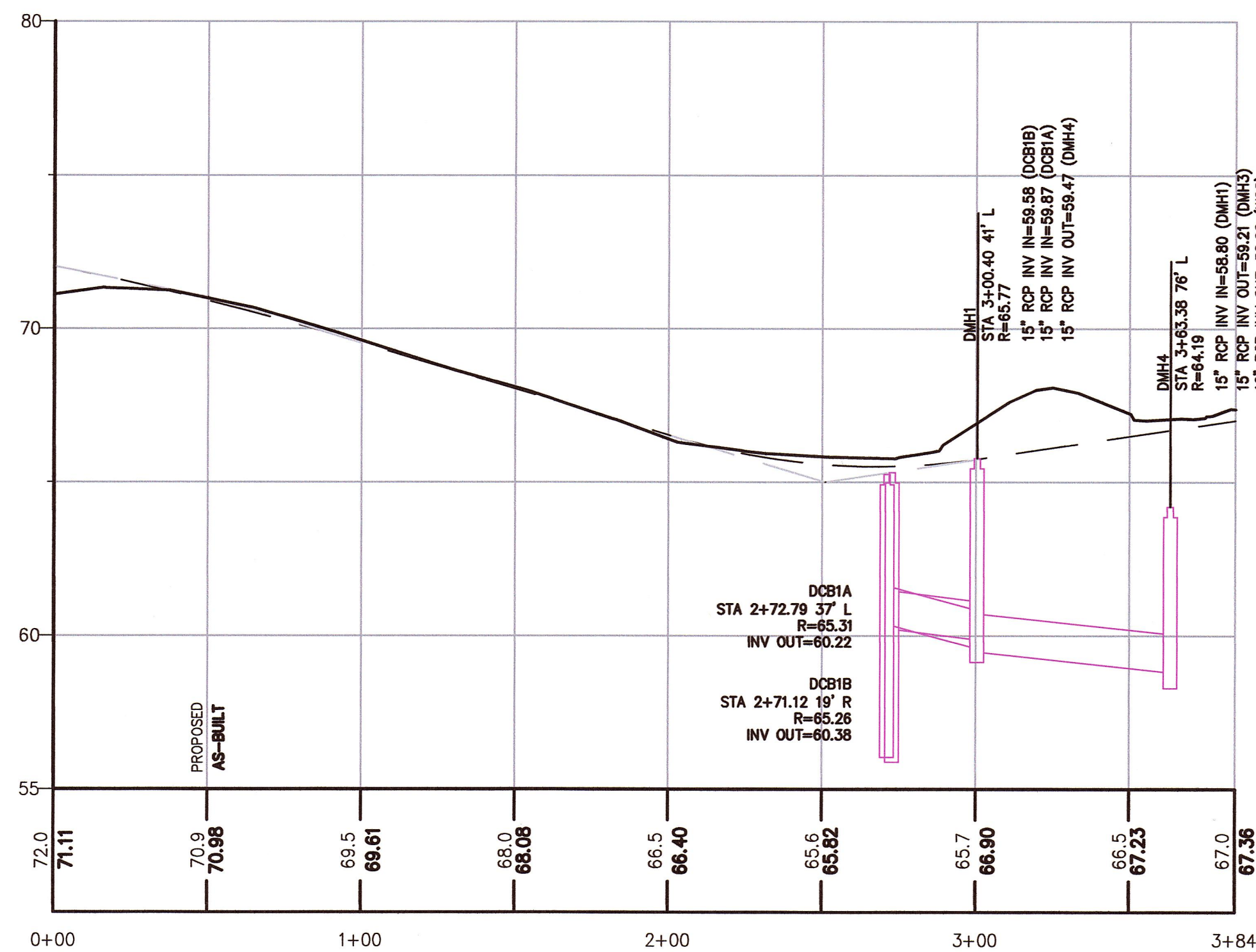
BENCHMARK:
BONNET BOLT
ELEV. = 77.14'

PLAN VIEW

SCALE: 1"=40'

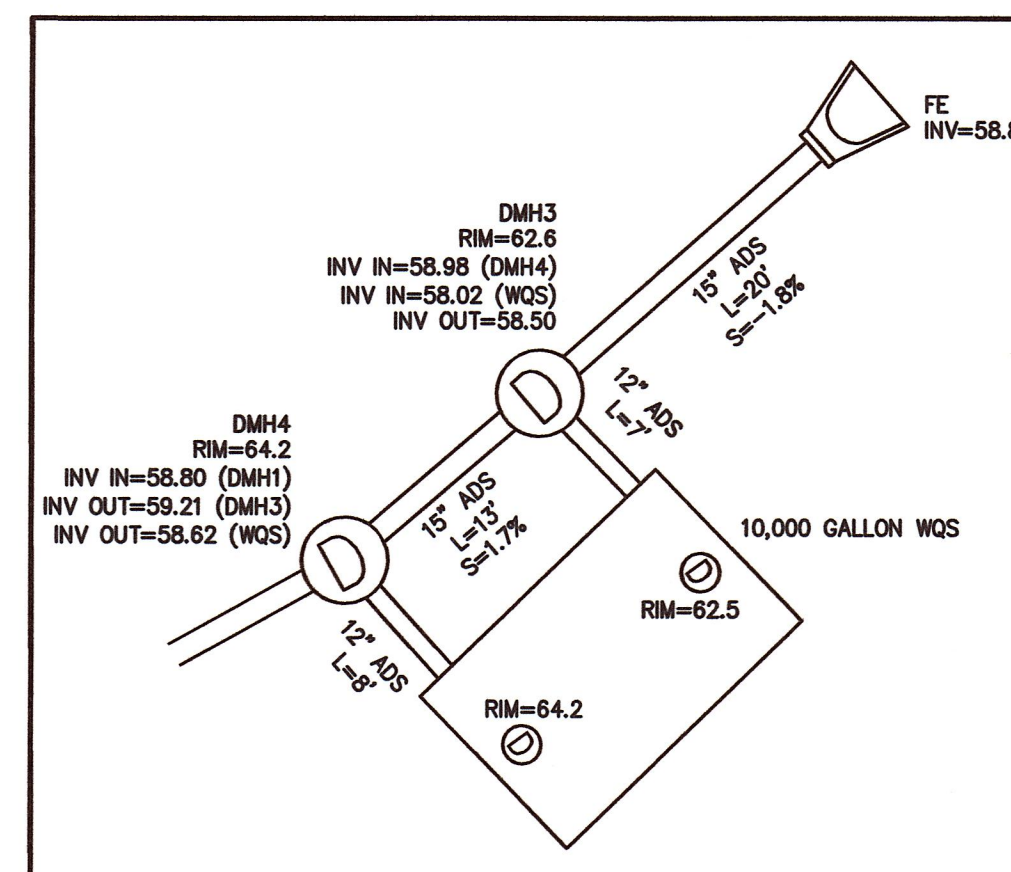


V-NOTCH WEIR CROSS-SECTION
NOT TO SCALE



PROFILE VIEW

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

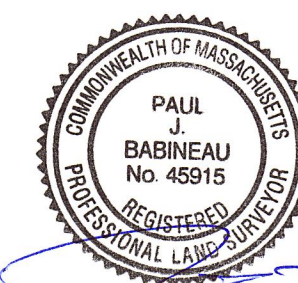


DETAIL
SCALE: 1"=10'

PER DEED BOOK 50436 PAGE 16, EASEMENT TO THE MASSACHUSETTS ELECTRIC COMPANY IS LOCATED "IN, THROUGH, UNDER, OVER, ACROSS AND UPON CERTAIN PARCELS OF LAND SITUATED ON THE EASTERLY SIDE OF SUMMER STREET, BEING MORE PARTICULARLY SHOWN AS LOT 1, LOT 2, LOT 3, DRAINAGE LOT, LOT 4, AND THE PRIVATE WAY OR ROAD NAMED FIRE FLY LANE ON A PLAN OF LAND SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. ON DECEMBER 28, 2019. ELEVATIONS ARE BASED ON PRELIMINARY AS-BUILT PLAN BY MBL LAND DEVELOPMENT & PERMITTING CORP.

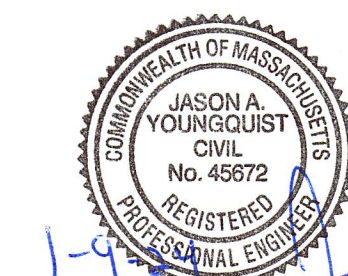
ID	TOP OF GRATE	BOT OF CHAMBER	PIPE INVERT
①	59.40	53.22	56.90
②	59.44	53.26	56.94
③	59.44	53.26	56.94
④	59.43	53.25	56.93
⑤	59.44	53.26	56.94
⑥	59.45	53.27	56.95
⑦	59.43	53.25	56.93
⑧	59.38	53.20	56.88
⑨	59.40	53.22	56.90
⑩	59.44	53.26	56.94
⑪	59.44	53.26	56.94
⑫	59.44	53.26	56.94
⑬	59.44	53.26	56.94
⑭	59.43	53.25	56.93

I CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION INFRASTRUCTURE AND TOPOGRAPHY INCLUDING INVERTS, ELEVATIONS AND LOCATIONS.



DATE: 1-9-24 PROFESSIONAL LAND SURVEYOR

I CERTIFY HEREBY THAT THE ROAD AND DRAINAGE SYSTEM HAS BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE DESIGN PLANS AND SPECIFICATIONS. THE DRAINAGE SYSTEM AS INSTALLED SHALL PERFORM AS APPROVED.



DATE: 1-9-24 PROFESSIONAL CIVIL ENGINEER



LOCUS
N.T.S.

GENERAL NOTES

- PLAN REFERENCE:
 - FOR PLAN REFERENCE SEE PLAN BOOK: 62 PAGE: 396 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
 - "PRELIMINARY AS-BUILT, FIREFLY LANE" DATED FEBRUARY 25, 2019, BY MBL LAND DEVELOPMENT & PERMITTING CORP.
 - THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. ON DECEMBER 28, 2019. ELEVATIONS ARE BASED ON PRELIMINARY AS-BUILT PLAN BY MBL LAND DEVELOPMENT & PERMITTING CORP.
- A PORTIONS OF THE SITE FALLS WITHIN ZONE "AE", ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD, AND ZONE "X" AREA OF MINIMAL FLOOD HAZARD, AS SCALED FROM THE FLOOD INSURANCE RATE MAP (MAP NUMBER: 25023C0302K, EFFECTIVE DATE: JULY 16, 2015).
- THE SITE IS NOT LOCATED WITHIN A ZONE A SURFACE WATER SUPPLY PROTECTION AREA. THIS SITE IS NOT LOCATED WITHIN A ZONE II GROUNDWATER PROTECTION AREA.
- THE SITE IS NOT LOCATED WITHIN A PRIORITY HABITAT AND IS NOT LOCATED WITHIN AN ESTIMATED HABITAT ACCORDING TO THE LATEST NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM ONLINE MAPS.
- ALL EXISTING UTILITY INFORMATION IS FROM THE BEST AVAILABLE INFORMATION SUPPLIED BY FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. AND IS TO BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL NOTIFY DIGSAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.

REVISIONS

NO.	DATE	DESCRIPTION
1	1/9/24	TOWN ENGINEER COMMENTS

OWNER & APPLICANT
MARONEY BUILDING & CONTRACTING
5 APPONEQUET DRIVE
LAKEVILLE, MA.

ROADWAY AS-BUILT

FIREFLY LANE

IN
BRIDGEWATER
MASSACHUSETTS

Outback Engineering
Incorporated

165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

DATE: DECEMBER 13, 2023

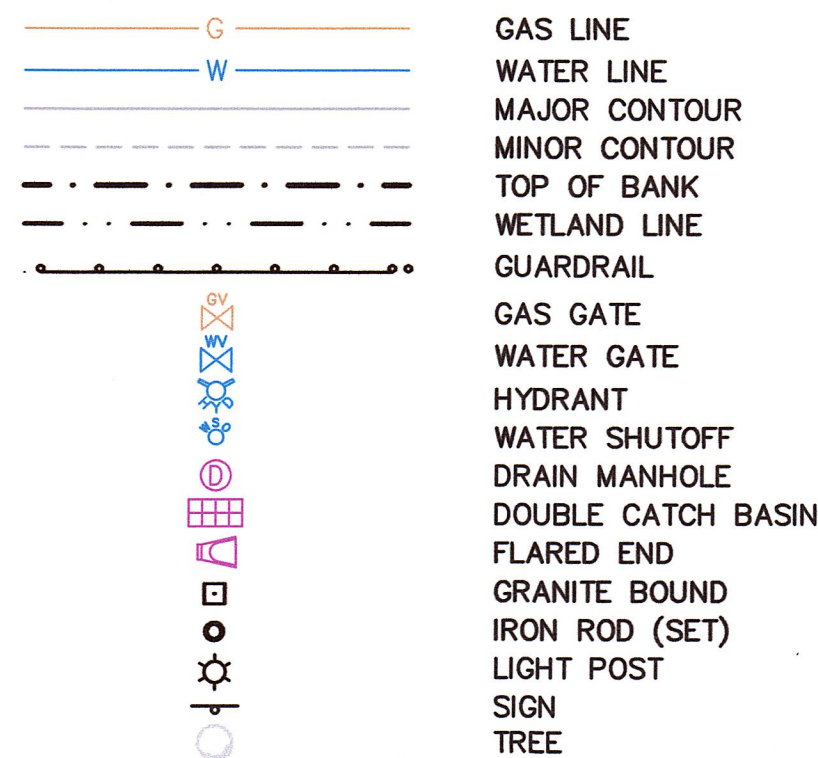
DRAWN BY: K.A.D. CHECKED BY: P.J.B.

SCALE: 1"=40' SHEET 1 OF 1

0' 40' 80' 120'

OE-3382

LEGEND

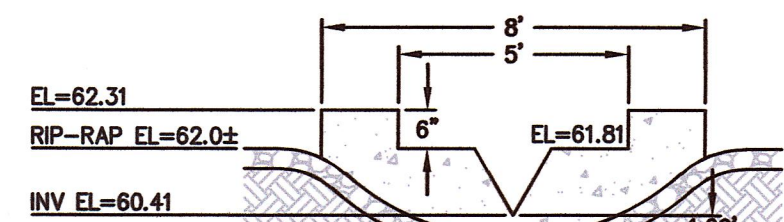


BENCHMARK:
SPIKE
ELEV. = 74.56'

BENCHMARK:
BONNET BOLT
ELEV. = 77.14'

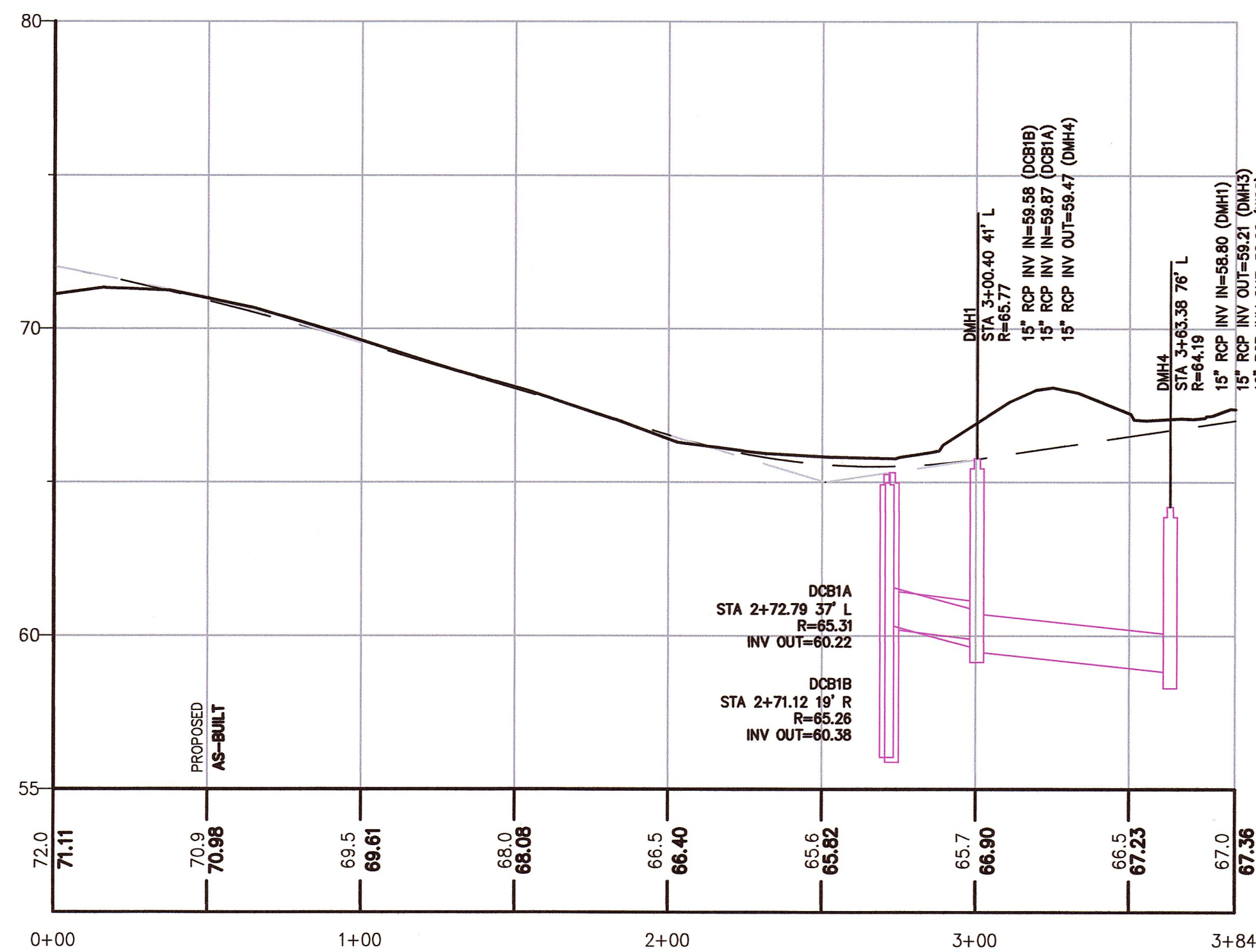
PLAN VIEW

SCALE: 1"=40'



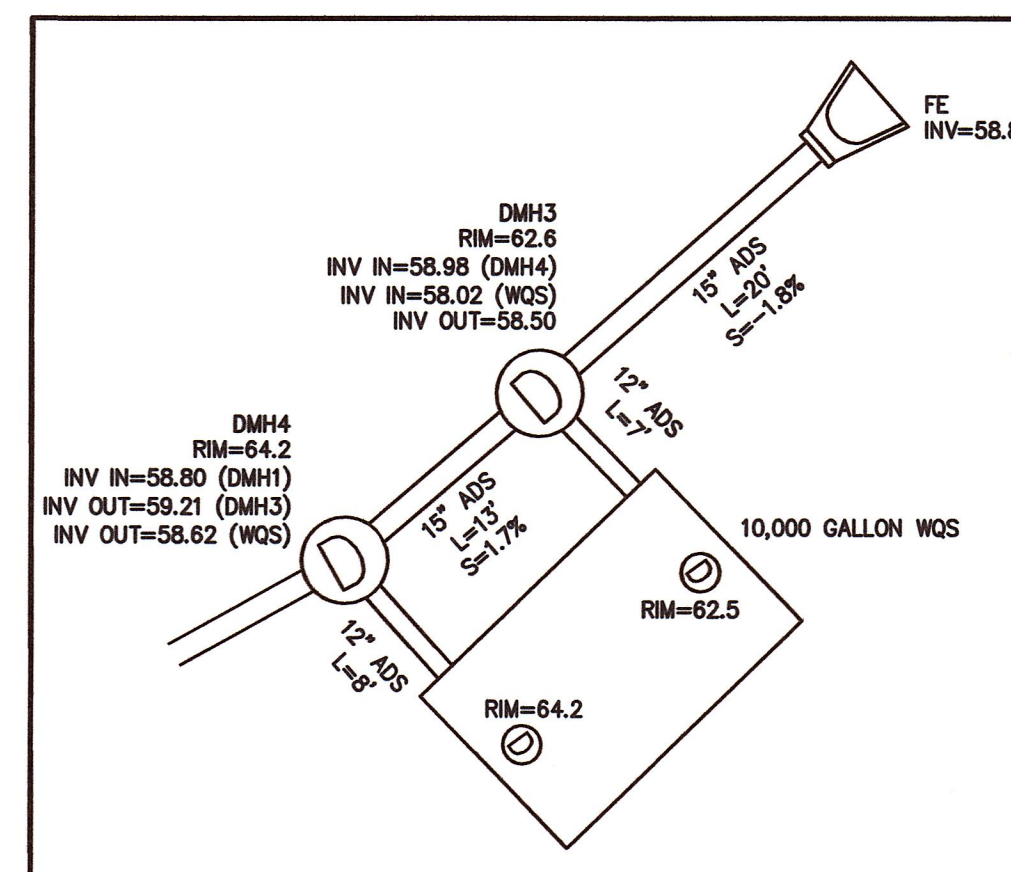
V-NOTCH WEIR CROSS-SECTION

NOT TO SCALE



PROFILE VIEW

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



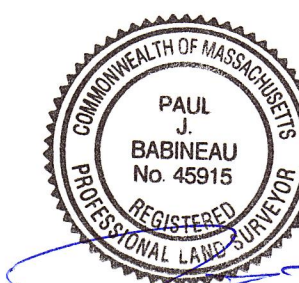
DETAIL

SCALE: 1"=10'

PER DEED BOOK 50436 PAGE 16, EASEMENT TO THE MASSACHUSETTS ELECTRIC COMPANY IS LOCATED "IN, THROUGH, UNDER, OVER, ACROSS AND UPON CERTAIN PARCELS OF LAND SITUATED ON THE EASTERLY SIDE OF SUMMER STREET, BEING MORE PARTICULARLY SHOWN AS LOT 1, LOT 2, LOT 3, DRAINAGE LOT, LOT 4, AND THE PRIVATE WAY OR ROAD NAMED FIRE FLY LANE ON A PLAN OF LAND SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. ON DECEMBER 28, 2019. ELEVATIONS ARE BASED ON PRELIMINARY AS-BUILT PLAN BY MBL LAND DEVELOPMENT & PERMITTING CORP.

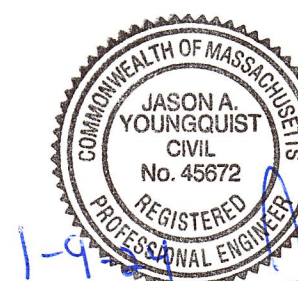
ID	TOP OF GRATE	BOT OF CHAMBER	PIPE INVERT
①	59.40	53.22	56.90
②	59.44	53.26	56.94
③	59.44	53.26	56.94
④	59.43	53.25	56.93
⑤	59.44	53.26	56.94
⑥	59.45	53.27	56.95
⑦	59.43	53.25	56.93
⑧	59.38	53.20	56.88
⑨	59.40	53.22	56.90
⑩	59.44	53.26	56.94
⑪	59.44	53.26	56.94
⑫	59.44	53.26	56.94
⑬	59.44	53.26	56.94
⑭	59.43	53.25	56.93

I CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION INFRASTRUCTURE AND TOPOGRAPHY INCLUDING INVERTS, ELEVATIONS AND LOCATIONS.



1-9-24
DATE: PROFESSIONAL LAND SURVEYOR

I CERTIFY HEREBY THAT THE ROAD AND DRAINAGE SYSTEM HAS BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE DESIGN PLANS AND SPECIFICATIONS. THE DRAINAGE SYSTEM AS INSTALLED SHALL PERFORM AS APPROVED.



DATE: PROFESSIONAL CIVIL ENGINEER



LOCUS
N.T.S.

GENERAL NOTES

- PLAN REFERENCE:
 - FOR PLAN REFERENCE SEE PLAN BOOK: 62 PAGE: 396 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
 - "PRELIMINARY AS-BUILT, FIREFLY LANE" DATED FEBRUARY 25, 2019, BY MBL LAND DEVELOPMENT & PERMITTING CORP.
 - THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. ON DECEMBER 28, 2019. ELEVATIONS ARE BASED ON PRELIMINARY AS-BUILT PLAN BY MBL LAND DEVELOPMENT & PERMITTING CORP.
- A PORTIONS OF THE SITE FALLS WITHIN ZONE "AE", ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD, AND ZONE "X" AREA OF MINIMAL FLOOD HAZARD, AS SCALED FROM THE FLOOD INSURANCE RATE MAP (MAP NUMBER: 25023C0302K, EFFECTIVE DATE: JULY 16, 2015).
- THE SITE IS NOT LOCATED WITHIN A ZONE A SURFACE WATER SUPPLY PROTECTION AREA. THIS SITE IS NOT LOCATED WITHIN A ZONE II GROUNDWATER PROTECTION AREA.
- THE SITE IS NOT LOCATED WITHIN A PRIORITY HABITAT AND IS NOT LOCATED WITHIN AN ESTIMATED HABITAT ACCORDING TO THE LATEST NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM ONLINE MAPS.
- ALL EXISTING UTILITY INFORMATION IS FROM THE BEST AVAILABLE INFORMATION SUPPLIED BY FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. AND IS TO BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL NOTIFY DIGSAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.

REVISIONS

NO.	DATE	DESCRIPTION
1	1/9/24	TOWN ENGINEER COMMENTS

OWNER & APPLICANT
MARONEY BUILDING & CONTRACTING
5 APPONEQUET DRIVE
LAKEVILLE, MA.

ROADWAY AS-BUILT

FIREFLY LANE

IN
BRIDGEWATER
MASSACHUSETTS

Outback Engineering
Incorporated

165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

DATE: DECEMBER 13, 2023

DRAWN BY: K.A.D. CHECKED BY: P.J.B.

SCALE: 1"=40' SHEET 1 OF 1

0' 40' 80' 120'

OE-3382



Bridgewater Town Council

Introduced By:

Date Introduced: 4/22/2025

First Reading: 4/22/2025

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

**Petition P-2025-020: Petition for National Grid and Verizon New England Inc. Joint or Identical Pole
Location – Stetson Street**

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

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and
VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND
TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and
permission to erect and maintain poles and wires to be placed thereon, together with such
sustaining and protecting fixtures as said Companies may deem necessary, in the public way or
ways hereinafter referred to, as requested in petition of said Companies dated the 16th day of
January, 2025.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated
upon the plan marked – Stetson Street - Bridgewater Massachusetts.

No.# 31108497

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID
and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires
and cables shall be placed at a height of not less than twenty (20) feet from the
ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and
the number of poles which may be erected thereon under this order:

Stetson Street - National Grid to install 1 JO pole on Stetson Street beginning at a point

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

approximately 300 feet East of the centerline of the intersection of Stetson Street and Pearl Street.

National Grid to install new P2-50 and 6IVS recloser. Bridgewater, MA.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

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

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

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

Committee Referrals and Dispositions:

Attachments: 1. Stetson Street Request No 31108497
 2. Sketch 31108497

Questions contact - Riordan Hoffman riordan.hoffman@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the Town Council
Of Bridgewater, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Stetson Street - National Grid to install 1 JO pole on Stetson Street beginning at a point approximately 300 feet East of the centerline of the intersection of Stetson Street and Pearl Street. National Grid to install new P2-50 and 6IVS recloser. Bridgewater, MA.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Stetson Street - Bridgewater, Massachusetts.

No.# 31108497

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Robert Leonida*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY _____
Manager / Right of Way

March 7, 2025

Questions contact–Central Design - Riordan Hoffman riordan.hoffman@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the Town Council of- Bridgewater, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 16th day of January, 2025.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Stetson Street - Bridgewater Massachusetts.

No.# 31108497

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Stetson Street - National Grid to install 1 JO pole on Stetson Street beginning at a point approximately 300 feet East of the centerline of the intersection of Stetson Street and Pearl Street. National Grid to install new P2-50 and 6IVS recloser. Bridgewater, MA.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
Of the City/Town of _____,Massachusetts held on the _____ day of _____ 20 ____ .

City/Town Clerk.

Massachusetts 20 ____ .
Received and entered in the records of location orders of the City/Town of _____
Book _____ Page _____

Attest:

City/Town Clerk

I hereby certify that on _____ 20 ____ , at _____ o'clock, M
At _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....
.....
.....
.....
Board or Council of Town or City, Massachusetts

CERTIFICATE
I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the _____ of the City of _____
Massachusetts, on the _____ day of 20 ____ and recorded with the records of location
orders of the said City, Book _____ , and Page _____. This certified copy is made under
the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

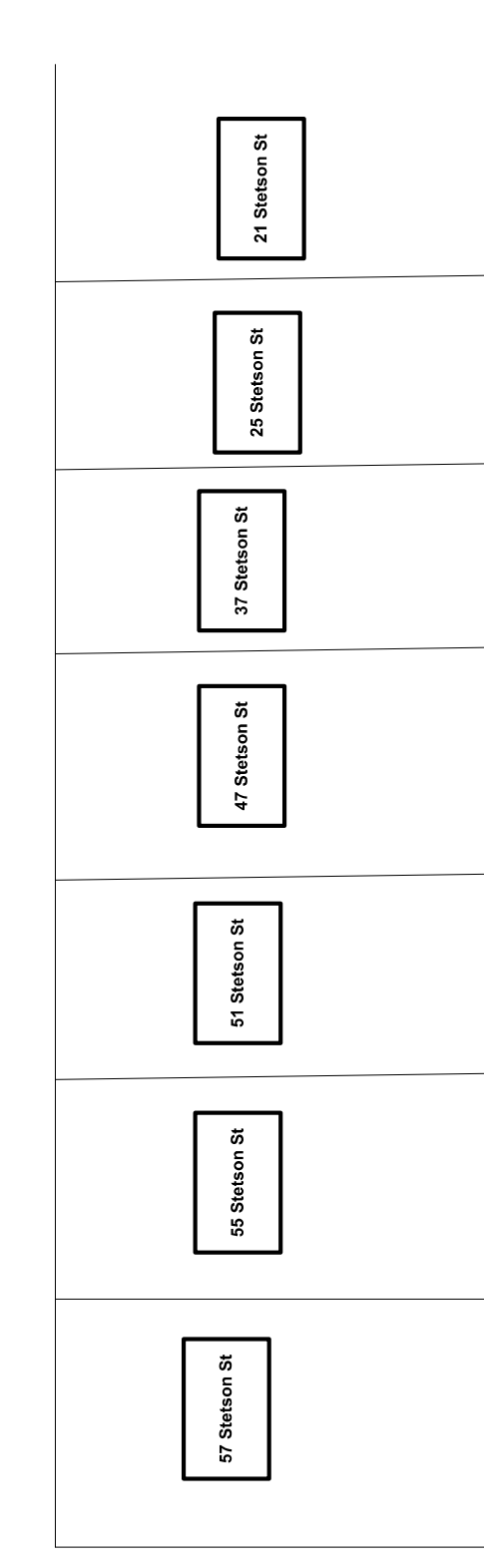
City/Town Clerk

PETITION SKETCH
 CITY OF BRIDGEWATER
 PLYMOUTH COUNTY

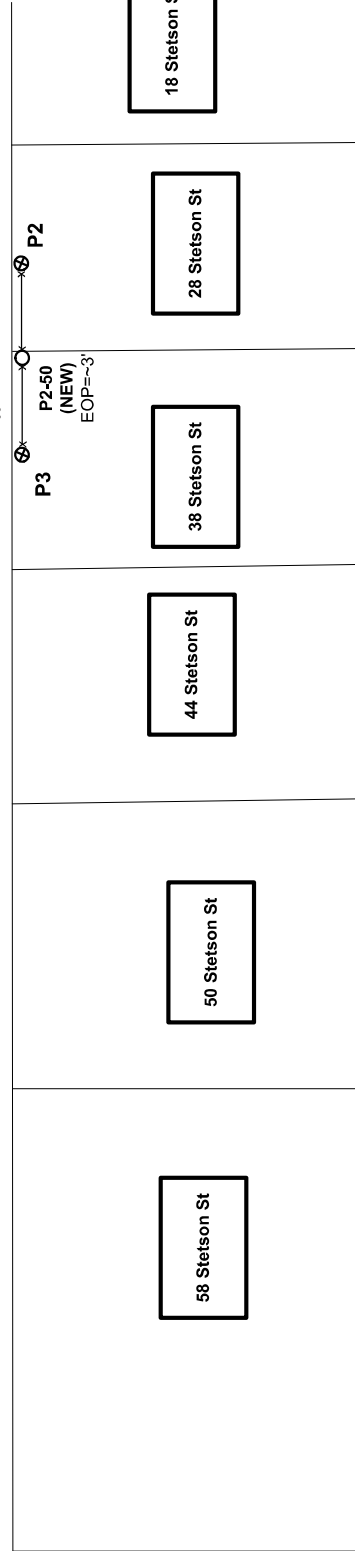


Legend

	Proposed JO Pole
	Existing JO Pole
	Center Line
	Property Line
	Driveway



Stetson St



Pearl St

nationalgrid



Designer: Riordan Hoffman
 ControlPoint Technologies, Inc.
 200 Ledgewood Place, Rockland, MA 02370
 781-384-2372

Petition Sketch for Pole 2-50
 Stetson St
 Bridgewater, MA
 WR#31108497

SHEET
1 OF 1

Not To Scale
 Distances are
 Approximate

Drawn By:
 RJH

Sketch #
 31108497

DATE
 01/16/2025

The exact location of said
 facilities to be established
 by and upon the installation
 and erection of the facilities
 thereof.



Bridgewater Town Council

Introduced By: Kevin Perry, Councilor
Date Introduced: 1/7/2025
First Reading: 1/7/2025
Second Reading: 4/22/2025
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Proposed Zoning Ordinance D-FY25-014: Zoning Amendment for Accessory Dwelling Units

ORDERED, pursuant to MGL, Chapter 40A that the Town Council assembled voted to amend Zoning Ordinance amendment pursuant to Accessory Dwelling Units and Amend Section 3.3.3, Section 4.1, creation of Section 4.5, amendments to Definitions and Table of Uses and Footnote 3, Table of Dimensional Requirements as attached:

Explanation:

For the last few months, the CED Department and Planning Board have worked on language for an amendment for Council consideration based around the Section 8 of the Affordable Homes Act amends the Zoning Act to allow ADUs up to 900 square feet to be built by right in single-family zoning districts within Massachusetts. Currently, Bridgewater utilizes language called “Expanded Living Area in Place” which caps the square footage at 800 sq. ft and requires unrestricted passage. The law goes into effect February 2, 2025.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Town Council	1/7/25: Referred to Planning Board and Community and Economic Development
Planning Board	2/19/25: Public Hearing held - Voted to recommend with amendments.

VOICE VOTE- REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

• Community and Economic Development	• 4/7/25 and 4/16/25: Public hearing scheduled.
--	---

- Attachments:

1. ADU 11-18-24
 2. Expanded Living Area in Place - Bridgewater
 3. Zoning Act Reforms in Housing Bond Bill of 2024
 4. Ordinance D-FY25-013 - PB Recommendation to Town Council

Zoning Amendment for Accessory Dwelling Units

Amendments to Section 3.3.3, Section 4.1, creation of Section 4.5, amendments to Definitions and Table of Uses and Footnote 3, Table of Dimensional Requirements

3.3.3 Residential Accessory Uses.

The following accessory uses are specifically permitted as of right or by special permit in the Residence Districts, as set forth herein:

1. Boarders in Single-Family Dwelling. The renting of rooms and/or furnishing of board to not more than two persons in a single-family dwelling by the owner/occupant thereof shall be a permitted accessory use.
2. **Accessory Dwelling Units (as defined in these ordinances) in single family houses. Accessory Dwelling Units shall follow dimensional requirements as noted in Section 4.5.**

4.4 Accessory Structures (no changes)

4.4.1 Dimensional Requirements and Location. Except as otherwise provided herein, the following dimensional rules shall apply to accessory structures:

1. Accessory structures or buildings with a footprint of 150 – 300 square feet or less may be located within five (5) feet of a rear or side property line.
2. Accessory structures or buildings with a footprint larger than 300 – 900 square feet may be located within ten (10) feet of a front, rear or side property line after issuance of a special permit from the Board of Appeals
3. Accessory structures or buildings with a footprint larger than 900 square feet shall require a special permit and shall be set back from side or rear property lines in accordance with the provisions of the Table of Dimensional Requirements.
4. An accessory building attached to its principal building or within ten (10) feet of it shall be considered an integral part thereof and as such shall be subject to the front, side, and rear yard requirements applicable to the principal building.
5. Accessory structures and buildings shall be located on the same lot as the principal structure on the premises.

4.5 Accessory Dwelling Units (ADU)

- 1.) Accessory Dwelling Units (conversion, attached, or detached) shall be subject to the General Regulations (Section 4.1) & Table of Dimensional Requirements and applicable to the principal building within the Zoning District.**
- 2.) Applicability of Other Regulations. Nothing in this Section shall limit the applicability of G.L. c. 131, s. 40 or the following (where applicable): 1. 780 CMR Massachusetts State Building Code; & 310 CMR 15, Title V, Minimum Requirements for Subsurface Disposal of Sanitary Sewage (DEP).**
- 3.) ADUs shall be limited to only Single Family Dwellings and limited to one Accessory Dwelling Unit per lot.**
- 4.) Accessory Dwelling Units shall be prohibited from short-term rental use as defined in section one of M.G.L. Chapter 64G.**
- 5.) The principal dwelling or the Accessory Dwelling Unit cannot be sold or otherwise conveyed or transferred separately from the other.**
- 6.) Prior to the issuance of a Building Permit, a floor plan shall be submitted showing both existing and proposed changes to the interior and exterior of the building. The exterior of the structure shall in the opinion of the Building Inspector retain the characteristics of a single family residence.**

Definitions:

~~Expanded Living Space (In-law living area): Shall be limited to one bedroom of no more than 200 square feet or two bedrooms of no more than 150 square feet each. Total living area for expanded living space including bath, kitchen, living room, bedroom shall not exceed 800 square feet of living area. Unrestricted passage must be maintained on each floor level between units.~~

Becomes

“Accessory dwelling unit”, a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality, including, but not limited to, additional size restrictions and restrictions or prohibitions on short-term rental, as defined in section 1 of chapter

64G; provided, however, that no municipality shall unreasonably restrict the creation or rental of an accessory dwelling unit that is not a short-term rental.

Use, Accessory: A use incidental and subordinate to the principal use of a structure or lot, as identified in 6.30 Table of Use Regulations, i. Accessory Uses and Off-Street Parking. An accessory use by area shall not exceed ~~40~~ 50 percent of the total area of the structure(s) ~~and/or lot~~ in which such use is located. Only one accessory use shall be allowed by right for each lot.

Table of Uses Changes:

I.	ACCESSORY USES AND OFF-STREET PARKING	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC	PC
13	Adult social day care home	PB	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N	D
14	Expanded living space (in-law living area) in single family dwelling	Y	Y	Y	BA	BA	BA	Y	Y	BA	BA	BA	BA	BA	N/A
15	Rooftop Solar Photovoltaic Panels, in all districts except the Historic District, roof top solar photovoltaic panels are allowed by-right subject to a height restriction of five (5) feet above the roof.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A

I.14 would change to Accessory Dwelling Unit in single family dwelling. Nothing would change the table.

Table of Dimensional Requirements Footnote (3)

~~On lots abutting more than one street, the front yard requirements shall apply to one of the abutting streets where not less than the required frontage distance for the lot exists. The "front yard" shall be so designated in any application to build on such lots.~~

To

On lots abutting more than one street (corner lots) the front yard setback requirements shall apply to BOTH of the abutting streets. Corner lot has a front yard along each abutting way and no rear yard. The corner lot may have one or more side yards.

Essential Services: Services provided by public utility or governmental agencies through erection, construction, alteration, or maintenance of underground or overhead gas, electrical, steam, or water transmission or distribution systems and collection, communication, supply, or disposal systems, excluding power plants or transfer stations. Facilities necessary for the provisions of essential services include poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith. Specifically excluded from this definition are buildings necessary for the furnishing of adequate service by such public utility or governmental agencies for the public health, safety and general welfare.

Expanded Living Space (In-law living area): Shall be limited to one bedroom of no more than 200 square feet or two bedrooms of no more than 150 square feet each. Total living area for expanded living space including bath, kitchen, living room, bedroom shall not exceed 800 square feet of living area. Unrestricted passage must be maintained on each floor level between units.

Family: A group of persons related to each other by marriage or blood, or not more than three unrelated individuals, living together under a single roof and comprising a household.

Fast Food and Ice Cream Stands: An establishment whose principal business is the sale of pre-prepared or rapidly prepared food or ice cream for sale directly to the customer in a ready to consume state for consumption either within the restaurant building, in the parking lot, or off premises and generally requiring ordering food at a counter with no interior seated dining area.

Fast Order Food: Food which is (a) primarily intended for immediate consumption; (b) available upon a short waiting time; (c) packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold; (d) served on disposables or in paper containers, consumed with plastic utensils; and (e) of a self-service nature, that is, no waitresses or waiters are involved. Patrons place their order at a counter or remotely and take it to a table on the premises or leave the premises.

Fast Order Food Establishment: An establishment whose primary business is the sale of fast order food for consumption on or off the premises.

Front Yard: An area extending the entire width of a lot from side lot line to side lot line and from the street line to the front line of a building for the required front yard distance as established under Section 4.0.

Funeral Home: Facility for the conducting of funerals and related activities such as embalming.

General Service Establishment: Shop for lawn mower or small appliance repair, upholstery or furniture repair, bicycle repair person, shoe repair, printer, blacksmith, builder, carpenter, caterer, electrician, lawn mower service person, mason, painter, plumber or roofer.

Greenhouse: A structure and establishment for the growing of plants for wholesale or retail sale, otherwise not exempt as an agricultural use pursuant to G.L. c. 40A, s. 3.

I.	ACCESSORY USES AND OFF-STREET PARKING	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC	PC
13	Adult social day care home	PB	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N	D
14	Expanded living space (in-law living area) in single family dwelling	Y	Y	Y	BA	BA	BA	Y	Y	BA	BA	BA	BA	BA	N/A
15	Conversion of existing structure into a mixed use with a maximum of one commercial use on the first floor and two residential units. The conversion shall maintain the appearance of the existing structure	N	N	N	Y	N	N	N	N	N	N	N	N	N	U
16	Rooftop Solar Photovoltaic Panels, in all districts except the Historic District, roof top solar photovoltaic panels are allowed by-right subject to a height restriction of five (5) feet above the roof.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A

Zoning Act Reforms in Housing Bond Bill of 2024

Compiled by Jeff Lacy, Rural Planning Associates

Definition and Exemptions for Accessory Dwelling Units

SECTION 7. Section 1A of chapter 40A of the General Laws, as appearing in the 2022 Official Edition, is hereby amended by striking out the definition “Accessory dwelling unit” and inserting in place thereof the following definition:-

“Accessory dwelling unit”, a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality, including, but not limited to, additional size restrictions and restrictions or prohibitions on short term rental, as defined in section 1 of chapter 64G; provided, however, that no municipality shall unreasonably restrict the creation or rental of an accessory dwelling unit that is not a short-term rental.

SECTION 8. Section 3 of said chapter 40A, as so appearing, is hereby amended by adding the following paragraph:-

No zoning ordinance or by-law shall prohibit, unreasonably restrict or require a special permit or other discretionary zoning approval for the use of land or structures for a single accessory dwelling unit, or the rental thereof, in a single-family residential zoning district; provided, that the use of land or structures for such accessory dwelling unit under this paragraph

may be subject to reasonable regulations, including, but not limited to, 310 CMR 15.000 et seq., if applicable, site plan review, regulations concerning dimensional setbacks and the bulk and height of structures and may be subject to restrictions and prohibitions on short-term rental, as defined in section 1 of chapter 64G. The use of land or structures for an accessory dwelling unit under this paragraph shall not require owner occupancy of either the accessory dwelling unit or the principal dwelling; provided, that not more than 1 additional parking space shall be required for an accessory dwelling unit; and provided further, that no additional parking space shall be required for an accessory dwelling located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station. For more than 1 accessory dwelling unit, or rental thereof, in a single-family residential zoning district there shall be a special permit for the use of land or structures for an accessory dwelling unit. The executive office of housing and livable communities may issue guidelines or promulgate regulations to administer this paragraph.

Renumbering

SECTION 9. Section 3A of said chapter 40A is hereby amended by striking out the words “section 27”, as appearing in section 152 of chapter 7 of the acts of 2023, and inserting in place thereof the following words:- section 27½.

Exemption to the “Merger Doctrine” for Certain Lots in Common Ownership

SECTION 10. Section 6 of said chapter 40A, as appearing in the 2022 Official Edition, is hereby amended by inserting after the fourth paragraph the following paragraph:-

Adjacent lots under common ownership shall not be treated as a single lot for local zoning purposes if, at the time of recording or endorsement, the lots: (i) conformed to then existing requirements of area, frontage, width, yard or depth, where each such lot has not less than 10,000 square feet of area and 75 feet of frontage; and (ii) are located in a zoning district

that allows for single-family residential use. Any single-family residential structure constructed on said lot shall not exceed 1,850 square feet of heated living area, shall contain not less than 3 bedrooms and shall not be used as a seasonal home or short-term rental.

Making Appeals of Zoning Decisions More Difficult

SECTION 11. The first paragraph of section 17 of said chapter 40A, as so appearing, is hereby amended by inserting after the fourth sentence the following sentence:-

If the complaint is filed by someone other than the original applicant, appellant or petitioner, then each plaintiff, whether or not previously constituting parties in interest for notice purposes, shall also sufficiently allege and must plausibly demonstrate that measurable injury, which is special and different to such plaintiff, to a private legal interest that will likely flow from the decision through credible evidence.

SECTION 12. Said section 17 of said chapter 40A, as so appearing, is hereby further amended by striking out the third paragraph and inserting in place thereof the following paragraph:-

The court, in its discretion, may require a plaintiff in an action under this section appealing a decision to approve a special permit, variance or site plan to post a surety or cash bond in an amount of not more than \$250,000 to secure the payment of and to indemnify and reimburse damages and costs and expenses incurred in such an action if the court finds that the harm to the defendant or to the public interest resulting from delays caused by the appeal outweighs the financial burden of the surety or cash bond on the plaintiffs. The court shall consider the relative merits of the appeal and the relative financial means of the plaintiff and the defendant. Nothing in this section shall require bad faith or malice of a plaintiff for the court to issue a bond under this section.

SECTION 13. Said section 17 of said chapter 40A, as so appearing, is hereby further amended by striking out the sixth paragraph and inserting in place thereof the following paragraph:-

Costs, including reasonable attorneys' fees, in an amount to be fixed by the court may be allowed against the party appealing from the decision of the board or special permit granting authority if the court finds that the appellant or appellants acted in bad faith or with malice in making the appeal to court.

Option for Preferences for Veterans in Certain Housing Developments

SECTION 14. Said chapter 40A is hereby further amended by adding the following section:-

Section 18. (a) Notwithstanding any general or special law to the contrary, a city or town that permits or adopts inclusionary zoning, incentive zoning, a density bonus ordinance or by-law pursuant to this chapter or a housing production plan submitted to the executive office of housing and livable communities may enter into an agreement with a housing developer or residential development owner to provide a preference for affordable housing to low- or moderate-income veterans, as defined in clause Forty-third of section 7 of chapter 4. The preference shall be for up to 10 per cent of the affordable units in a particular development.

(b) The preference under this section shall be established in the applicant selection process for available affordable units. Applicants who are veterans and who apply within 90 days of the initial marketing period of the development shall receive preference for the rental of up to 10 per cent of the affordable units. After the first 90 days of the initial marketing period, if any of the units subject to the preference remain available, applicants from the general public shall be considered for occupancy. Following the initial marketing period, qualified applicants who are veterans shall be placed on a waiting list for the preference-occupied units for veterans and on any general waiting list. The veterans on the preference-occupied waiting list shall be given

preference for affordable units, as the units become available, whenever the percentage of preference-occupied units falls below 10 per cent.

(c) Any agreement to provide affordable housing preferences for veterans pursuant to this section shall not affect a municipality's ability to receive credit for the unit for affordable housing pursuant to chapter 40B or any other law. The agreement may be monitored by a third party assigned by the municipality.

(d) This section shall not require an increase in the existing amount of affordable units set by the city or town.

(e) The city or town may require proof of veteran status and income eligibility as the city or town.



Community & Economic Development Division
Economic Development/Planning

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

February 26, 2025

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

RE: Ordinance D-FY25-013 Zoning Ordinance – Zoning Amendments for Accessory Dwelling Units, pursuant to Accessory Dwelling Units and Amend Section 3.3.3, Section 4.1, creation of Section 4.5, amendments to Definitions and Table of Uses and Footnote 3, Table of Dimensional Requirements.

Dear President Perry & Members of the Council:

At its meeting February 19, 2025, the Bridgewater Planning Board held a public hearing on the above reference ordinance. The Planning Board voted in favor (5-0) to **recommend** the zoning amendment to Town Council regarding Zoning Amendments for Accessory Dwelling Units with the following recommendations to the Ordinance:

- Typo under 4.5.2 Accessory Dwelling Units where there is a 1. In front of 780 CMR Massachusetts State Building Code that can be removed.

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

Sincerely,

Shane O'Brien

Shane O'Brien
Town Planner

Cc: Patrick Driscoll, Planning Board Chair



Monthly Project Memo

Project Updates: Month of April 2025

Construction Update

- **Site & Building Progress**
 - Continued MEP rough in for the administration area
 - Completed installing the precast retaining wall sections
 - Continued installation of the light gauge metal frame interior walls
 - Began CMU for the tower stair
 - Completed the communications and primary electrical ductbanks, set the transformer pad
 - Began installing asphalt shingles and EPDM roofing
 - Began exterior AVB installation
 - Began installing sprinkler piping for the administration area
 - Installed stair A and B steel
 - Generator was delivered to the site and set on the pad
- **Utilities**
 - Existing utility pole in conflict with the new entrance was removed by Verizon
 - Eversource has been notified regarding gas service install, currently scheduled for the beginning of May
- **Safety**
 - No incidents to report to date
 - Safety measures continue to take place on site. MOCC has daily safety meetings on site
- **Next Steps**
 - Place concrete for the apparatus bay floor slab
 - Complete CMU at the tower stair
 - Continued MEP rough in for the administration area
 - Continue interior light gauge metal framing

Risk Log

- **Budget**
 - Team continues to track budget / potential change orders
- **Schedule**
 - Monitoring weather conditions during the seasonal changes
- **Purchase and Delivery Log**
 - Please see attached

Project Meetings

- Weekly OAC meetings Wednesdays at 9:00 am.
- Weekly Designer Coordination Meetings Mondays at 1:30pm.

Progression Photograph



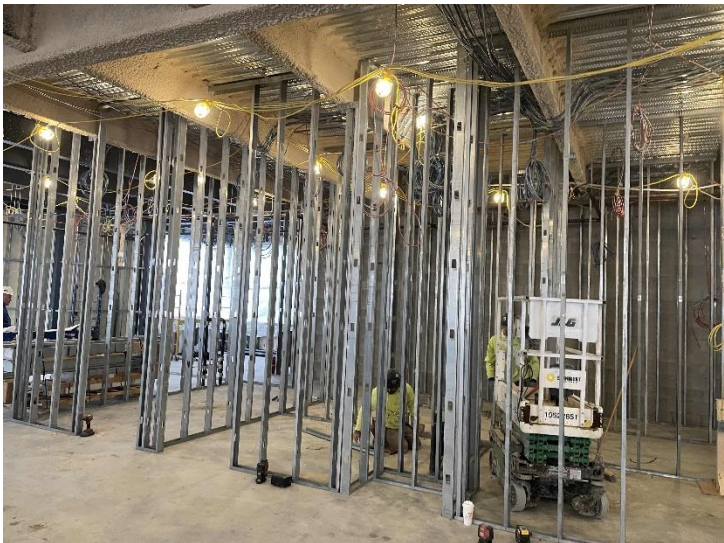
CMU Work at the Tower Stair



Generator Installation



Installation of Asphalt Shingles



Interior Metal Stud Framing – Main Level

Bridgewater Fire Headquarters



Primary Electrical & Communication Ductbank



Retaining Wall Installation on the West Side

Bridgewater Fire Headquarters

Three (3) Week Look Ahead

ID	Task Name	Duration	Start	Finish	Apr 13, '25							Apr 20, '25							Apr 27, '25																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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Project Bridgewater Fire Station
Date: 4-14-25

Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			



PCO Log

[illegible]

Bridgewater Fire Headquarters

Budget Summary

BRIDGEWATER FIRE HEADQUARTERS 1185 Pleasant St

Total Project Budget	\$25,962,615	
Expenditures Paid to Date 04.15.25	\$9,997,595	38.51%

USES OF CURRENT FUNDING Snapshot of Activities Spent to date

TYPE PAYMENT	VENDOR	AMOUNT
1-ENGINEERING/OPM	CHA CONSULTING	591,138.00
	JACUNSKI	1,054,101.90
	JACUNSKI-STRONGPOINT	19,668.88
2-SURVEY/PERMITS/TESTS		102,027.14
3-ADMIN COSTS		123,994.05
4a-CONSTRUCTION	MOCC	8,084,843.78
4-MISC CONSTRUCTION		15,414.83
5-POLICE DETAILS		6,405.98
Grand Total		9,997,594.56



Bridgewater Fire Headquarters

Bridgewater Fire Station - Material Tracking Log

4/16/2025

Material Name	Notes	Order Status	Expected Delivery Leadtime	Date Needed to Order to Meet Schedule	Date Ordered	Given Delivery Date
Panelboards		Ordered	on-site		9/23/2024	
Meter Service cabinet		Ordered	on-site			
Disconnect switches		Ordered	on-site			
Generator		Ordered	on-site		9/23/2024	
ATS	At local Warehouse	Ordered			9/23/2024	
UPS		Ordered	Jul-25		9/23/2024	
Fire Alarm		Ordered	Mar-25			
Interior light fixtures		Ordered	Apr-25			
Lighting controls		Ordered	Jun-25			
Exterior Fixtures		Ordered	Jun-25			
TV backboxes		Ordered	Nov-24			
Cord Reels		Ordered	Jul-25			
Electric Manholes		Ordered	on-site			
Transformer	Provided by NGRID and won't be released until all the underground is installed and signed off by the NGRID Trench inspector.					
Precast			6 weeks			
Watertable precast						
Wood Doors	7/15/2025 on site		10-12 weeks			
Hardware	7/15/2025 on site		6-8 weeks			
HM doors	7/15/2025 on site		6-8 weeks			
Sliding Door Entrance	5/20/2025 on site		8 weeks			
Exterior folding doors	7/1/2025 on site		18 weeks			
Exterior Sectional doors	6/3/2025 on site		6-8 weeks			
Coiling Door	6/3/2025 on site		3 weeks			
Skyfold partition	Motor 4 weeks from order 6/30/25 partition		8-9 weeks			
Millwork	FM		18 weeks			
Slidepole			1st week August			
Windows	4/14/2025 on site	Ordered	4/18/2025			4/14/2025
Gear Grid Lockers	9/29/2025 on site		6-8 weeks			
Wardrobe Lockers	8/8/2025 on site		10 weeks			
Louvers			on-site			
Air Separato, Expansion Tanks	Cam's warehouse	Ordered	6 Weeks		9/18/2024	
Boiler Venting	Cam's warehouse	Ordered	1 Week		9/18/2024	
CUHs	Cam's warehouse	Ordered	6 Weeks		9/18/2024	
Boilers	Cam's warehouse	Ordered	6 Weeks		9/18/2024	
RGDs	Cam's warehouse	Ordered	5 Weeks		9/18/2024	
Elec. Unit Heaters	Cam's warehouse	Ordered	6 Weeks		9/18/2024	
Fire Dampers	Cam's warehouse	Ordered	4 Weeks		9/18/2024	
Fans	Cam's warehouse	Ordered	6 Weeks		9/18/2024	
Radiant & Snow Melt	Cam's warehouse	Ordered	1 Week		9/18/2024	
Pumps	Cam's warehouse	Ordered	6 Weeks		9/18/2024	
Vehicle Exhaust	Cam's warehouse	Ordered	16 Weeks		9/18/2024	
VRF	Cam's warehouse	Ordered	6 Weeks		9/18/2024	
Water Treatment	Cam's warehouse	Ordered	4 Weeks		9/18/2024	





Bridgewater Town Council

Introduced By: Kevin Perry, Councilor
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading: 4/22/2025
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-048: Contract Ratification - Town Manager

ORDERED, in accordance with Section 4-1 of Bridgewater Home Rule Charter, that the Town Council assembled vote to ratify the negotiated agreement with Mr. Justin Casanova-Davis to serve as the Town Manager.

Explanation:

The Council President negotiated an agreement with Mr. Justin Casanova-Davis of Whitman, MA to serve as the Town Manager. An affirmative vote of the Council will ratify the contract as presented and the subsequent appropriation thereof.

Committee Referrals and Dispositions:

This measure was not referred to committee. 14 days has elapsed per Section XVII of the Council Rules & Procedures, therefore this measure may be finally considered this evening.

Attachments: 1. Bridgewater TM Contract Final - PM Edit

**EMPLOYMENT AGREEMENT
TOWN OF BRIDGEWATER
TOWN MANAGER**

WHEREAS, the Town Council appointed the Town Manager under Section 4-6 of the Town Charter;

WHEREAS, under Chapter 41, Section 108N of the Massachusetts General Laws, the Town acting through its Town Council may contract with the Town Manager and may establish an employment contract for a period of time to provide for the salary, fringe benefits, and other conditions of employment for its Town Manager;

WHEREAS, the Town Manager, who as a member of ICMA is subject to the ICMA Code of Ethics, accepts such appointment as Town Manager of said Town and desires to enter into this Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

Introduction

This Agreement, made and executed into this 23 day of April, 2025, by and between the Town of Bridgewater, a Massachusetts municipal corporation, (hereinafter called "Employer") and Justin Casanova-Davis, (hereinafter called "Employee"), an individual who has the education, training and experience in local government management and who, as a member of the International City/County Management Association (ICMA), is subject to the ICMA Code of Ethics, to begin on July 1, 2025, both of whom agree as follows:

Section 1: Term

The term of this agreement shall be for a period of three (3) years beginning on July 1, 2025, to June 30, 2028. Both parties agree to, not less than one hundred and twenty (120) days prior to the expiration of the term hereof, enter into negotiations relative to establishing a new employment contract for a period of time to provide for the salary, fringe benefits, and other conditions of employment for the Town Manager. The Council shall notify Casanova-Davis of its decision to renew or not renew this agreement beyond the expiration date. The Council shall give Casanova-Davis written notice at least six (6) months in advance of the expiration date of its intent to renew or not renew this Agreement. If the Council fails to provide written notice of its intent within six (6) months, the term of this contract shall be extended by one (1) day for

each day the notice is delayed. However, under no circumstances shall the total extension exceed six (6) months.

Section 2: Duties and Authority

- A. Employer agrees to employ Justin Casanova-Davis as Town Manager to perform the functions and duties specified in Article IV of the Bridgewater Home Rule Charter ("charter") and the Bridgewater Town Code ("code"), as such may be amended from time to time, and to perform other legally permissible and proper duties and functions without interference.
- B. Employee shall devote full time to the duties of the office and shall not hold any other elective or appointive office in the Town.
- C. Employee is the chief executive officer of the Employer and shall faithfully perform the duties as prescribed in the job description as set forth in the Employer's charter and/or code and as may be lawfully assigned by the Employer and shall comply with all lawful governing body directives, state and federal law, Employer policies, rules and ordinances as they exist or may hereafter be amended.
- D. Specifically, it shall be the duty of the Employee to employ on behalf of the Employer all other employees of the organization consistent with the policies of the governing body, the charter and code of the Employer.
- E. It shall also be the duty of the Employee to direct, assign, reassign and evaluate all the employees of the Employer consistent with policies, ordinances, charter, state and federal law.
- F. It shall also be the duty of the Employee to organize, reorganize and arrange the staff of the Employer and to develop and establish internal regulations, rules and procedures which the Employee deems necessary for the efficient and effective operation of the Employer consistent with the lawful directives, policies, ordinances, state and federal law.
- G. It shall also be the duty of the Employee to accept all resignations of employees of the Employer consistent with the policies, ordinances, state and federal law, except the Employee's resignation, which must be accepted by the governing body.
- H. The Employee shall perform the duties of town manager of the Employer with reasonable care, diligence, skill and expertise.
- I. All duties assigned to the Employee by the governing body shall be appropriate to and consistent with the professional role and responsibility of the Employee.
- J. The Employee or designee shall attend, and shall be permitted to attend, all meetings of the governing body, both public and closed, with the exception of those closed meetings devoted to the subject of this Agreement, or any amendment thereto.

Section 3: Compensation

- A. Base Salary: Employer agrees to pay Employee an annual base salary of \$220,000.00, starting July 1, 2025, payable in installments at the same time and manner that the other employees of the Employer are paid.
- B. Employer agrees to increase the Town Manager's compensation by up to 3% on the July 1, 2026, and July 1, 2027 anniversary dates of this agreement. This increase shall be structured as follows: a 1.5% annual increase to address cost of living adjustments, and an additional 1.5% increase contingent upon the Town Manager receiving a satisfactory performance evaluation (defined as a score of 30 or above) in January of each year, as measured using the Town Manager Performance Evaluation Form attached hereto as Exhibit A. Should the Town Council determine that the Town Manager's performance does not meet the satisfactory threshold, the 1.5% performance-based increase shall not be granted. If the Council does not review the Town Manager annually by June 30th, the Town Manager will receive the additional 1.5% increase for the following fiscal year.
- C. If the Employee continues in office after the expiration of this Agreement, and there is no successor agreement, he shall continue to receive the latest salary under this Section until such time as his salary shall be otherwise provided for by the Employer. This paragraph shall survive the termination of this Agreement.
- D. The Employee shall never be eligible for Longevity.

Section 4: Health and Insurance Benefits

- A. The Employer agrees to provide health insurance for the Employee similar to and subject to the same eligibility criteria as made available to a majority of all other Town employees. The Employer agrees to provide and pay 75% of the premium for such health insurance, and the Employee agrees to pay 25% for such health insurance.
- B. B. After July 1 of each year, but prior to July 30, the Town shall pay the employee \$2,000.00 to offset a life insurance and/or disability policy chosen by the employee.

Section 5: Paid Leave

- A. Commencing July 1, 2025, and every July 1st thereafter during the term of this Agreement, the Employee shall be credited with twenty-five (25) days of vacation leave.
- B. For each subsequent year of this Agreement, the Employee is entitled to accrue unused vacation leave, up to a maximum of fifteen (15) days. In the event the Employee's employment is terminated, either voluntarily or involuntarily, the Employee shall be compensated for all accrued vacation time.
- C. The Town Manager shall accrue sick time at the rate of one and one-half (1 ½) days for each completed calendar month of employment. Sick leave will not be accrued by the

Employee for any calendar month in which he is absent due to illness, injury or leave of absence for more than twenty (20) consecutive working days. The Employee may carry over unused sick days into subsequent fiscal years, provided that the total accrued sick leave does not exceed sixty (60) days at any time. There shall be no sick leave buyback upon separation or at any other time. Upon the execution of this Agreement, the Town Manager shall also be credited by the Town with twenty (20) days sick leave. The employee shall be eligible for all other leave granted to non-union employees in the Employee Handbook not addressed in this contract.

Section 6: Automobile

The Employee's duties require that he be on duty and available 24 hours a day, 7 days a week. The Employer shall provide the exclusive and unrestricted use of an automobile to the Employee at the Employer's cost. The Employer shall be responsible for paying for liability, property damage, and comprehensive insurance, and for the purchase (or lease), operation, maintenance, repair, and regular replacement of a full-size automobile of the Employer's choosing. The Employee shall be responsible for all additional expenses associated with said vehicle, such as tolls and gas.

Section 7: Retirement

The Employee shall be a member of the Plymouth County Retirement Association. In addition, the Employer agrees to contribute an amount equal to 3% of the Employee's base salary into a deferred compensation plan designated by the Employee. This contribution shall be made on a monthly basis and shall discontinue upon the termination or expiration of this agreement.

Section 8: General Business Expenses

The Employer agrees to budget and pay for professional dues, including but not limited to those for the International City/County Management Association (ICMA), as well as subscriptions necessary for the Employee's continued participation, growth, and advancement in national, regional, state, and local associations and organizations that support both the Employee's professional development and the interests of the Employer.

The Employer shall also cover reasonable travel and subsistence expenses for the Employee's attendance at professional and official meetings, functions, and events, such as the ICMA Annual Conference, the Massachusetts Municipal Association, and other relevant governmental groups and committees in which the Employee participates. Additionally, the Employer agrees to fund short courses, institutes, and seminars that contribute to the Employee's professional development.

The Employer shall provide the Employee with a cellphone and laptop for business use, which shall not be included in the \$6,000 annual allowance.

The total amount allocated for general business expenses, including professional development and travel, shall not exceed \$6,000 annually, provided that such funds are appropriated in the annual budget.

Section 9: Termination

For the purpose of this agreement, termination shall be deemed to mean the end of the Employee's relationship with the Employer.

A. Termination by the Town Council other than for Just Cause:

1. The governing body votes to terminate the Employee in accordance with Section 4-8 of the Town of Bridgewater, Town Charter for reasons not considered "just cause" as defined in Section B(1)(i) below.
2. If the Employer or Citizens act to amend any provisions of the Bridgewater Town Charter pertaining to the role, powers, duties, authority, responsibilities of the Employee's position that substantially changes the form of government or the Employee's role, the Employee shall have the right to declare that such amendments constitute termination. An act of the State Legislature that is not directed by the Employer or Citizens of the Town shall not be deemed to be a termination that would allow for the payment of Severance as outlined below.
3. If the Employer reduces the base salary, compensation, or any other financial benefit of the Employee, unless it is applied in a percentage no greater than the average reduction of all department heads, such action shall constitute a breach of this agreement and will be regarded as a termination.

B. Termination by the Council for Just Cause:

1. The governing body votes to terminate the Employee in accordance with Section 4-8 of the Town of Bridgewater's Town Charter for "just cause" as defined below.
 - i. "Just Cause" shall be defined as follows:
 - A. Felony conviction of the Employee by a Court of competent jurisdiction of a criminal offense;
 - B. substantial malfeasance in the performance of his duties as Town Manager; or

- C. A violation of the tenets of the ICMA Code of Ethics and the Massachusetts Municipal Managers Association Code of Ethics.

Section 10: Suspension

Suspension:

1. In accordance with section 25 of Chapter 268A of the Massachusetts General Laws, as amended from time to time, the Town Manager may be suspended by the Council without compensation if the Town Manager is under indictment for misconduct in such office or employment or for a felony related or not related to employment. The Council will act in accordance with Section 25, Chapter 268A, as it relates to the procedures set forth in such chapter.

Section 11: No Severance

Severance only shall be paid to the Employee when the Employee's employment is terminated without just cause.

If the Employee's termination is for "just cause" the Employee shall not be entitled to any Severance.

Section 12: Severance

Should the Employee be terminated as set forth in Section 9 above and without just cause, he/she shall be entitled to the following severance:

- A. The Employer shall provide a minimum severance payment equal to six (6) months salary at the then current rate of pay. This severance shall be paid in a lump sum or in a continuation of salary on the existing weekly basis, at the Employee's option.
- B. The Employee shall also be compensated for all accrued paid time off as required in Section 5.
- C. For a minimum period of six (6) months following termination, the Employer shall pay the cost to continue the following benefits:
 - a. Health insurance for the employee and all dependents as provided in Section 4A, after which time, Employee will be provided access to health insurance pursuant to the Consolidated Omnibus Budget Reconciliation Act ("COBRA").

Section 13: Resignation

In the event the Employee voluntarily resigns from their position, they shall provide the Employer with a minimum of ninety (90) days' written notice, unless otherwise agreed upon by both parties.

The Employee shall not be entitled to severance in the event of a voluntary resignation under any circumstances.

Section 15: Performance Evaluation

A. Annual Performance Evaluation of the Town Manager

The Town and the Town Manager shall participate in an annual performance evaluation. The evaluation will be based on the attainment of goals established by the Council during the strategic planning process, using the form provided in Exhibit A.

The evaluation process shall proceed as follows:

1. Initiation of Strategic Planning (July/August):
The Council President shall initiate the strategic planning process by referring it to the Council's Strategic Planning Committee.
 2. Goal Development (Within the first 2 months of the fiscal year):
The Strategic Planning Committee shall collaborate with the Town Manager to develop annual Town-wide and management-specific goals. These goals will form the basis of the performance evaluation.
 3. Council Approval (By the first meeting in September):
The Strategic Planning Committee shall submit the proposed goals to the full Council for approval.
 4. Mid-Year Progress Review (January):
The Council President shall call a Strategic Planning Committee meeting to review the Town Manager's progress toward the approved goals.
 5. Performance Evaluation (March 1–31):
The Strategic Planning Committee shall compile evaluations and forward them to the Council President. The full Council will review and return the evaluations to the Strategic Planning Committee for final review.
 6. Initiation of Next Cycle:
The process for setting goals for the following year shall begin again at Step 1.
- A. The individual evaluations by Council Members shall be part of the Town Manager's personnel file, subject to Section 22(e) of Chapter 30A of the Massachusetts General Laws.

Section 16: Hours of Work

The parties acknowledge and agree that the unique nature of the municipal management function and his position as the chief executive officer of the Town requires that the Town Manager will have to expend additional work time beyond the regular office hours of the Town, and to that end Employee shall be allowed to establish an appropriate work schedule of not less than forty (40) hours per week. The Employee shall work all hours as are needed to effectively perform the duties and functions of the position, including but not limited to attendance at meetings of the Council and of any of its subcommittees and at meetings of other governmental bodies of the Town at which matters under the Town Manager's authority are the subject of discussion or deliberation. The parties acknowledge and agree that the Town Manager's position is covered by the executive and administrative exemptions in the Fair Labor Standards Act, 29 U.S.C., §213(a)(1), and that the Town Manager is not eligible for overtime or compensatory time thereunder.

The employment provided for by this Agreement shall be the Employee's primary employment. Recognizing that certain outside consulting or teaching opportunities provide indirect benefits to the Employer and the community, the Employee may elect to accept limited teaching, consulting or other business opportunities with the understanding that such arrangements must neither constitute interference with nor a conflict of interest with their responsibilities under this Agreement.

Section 17: Transition Duties:

Prior to the Town Manager's separation from employment with the Town, the Town Manager, upon the request of the Town Council, shall use their best efforts to assist the Town in transitioning to a successor town manager, an interim town manager, or an acting town manager; such assistance shall include but is not limited to the Town Manager familiarizing the training the individual whom the Town Council has selected to succeed the Town Manager on a permanent, interim, or acting basis on all pending and planned town matters within the jurisdiction, control, or management of the Town Manager such as but not limited to budget and finance, procurement, capital improvement plans, litigation (including threatened litigation), collective bargaining, human resources and personnel, policies, reorganizations, and economic development.

Section 18: Ethical Commitments

Employee will at all times uphold the tenets of the ICMA Code of Ethics and the Massachusetts Municipal Managers Association Code of Ethics, a copy of which is attached hereto and incorporated herein. Specifically, Employee shall not endorse candidates, make financial contributions, sign or circulate petitions, or participate in fundraising activities for individuals seeking or holding elected office, nor seek or accept any personal enrichment or profit derived from confidential information or misuse of public time.

Employer shall support Employee in keeping these commitments by refraining from any order, direction or request that would require Employee to violate the ICMA Code of Ethics. Specifically, neither the governing body nor any individual member thereof shall request Employee to endorse any candidate, make any financial contribution, sign or circulate any petition, or participate in any fundraising activity for individuals seeking or holding elected office, nor to handle any matter of personnel on a basis other than fairness, impartiality and merit.

Section 19: Indemnification

The Town shall defend, save harmless, and indemnify the Town Manager against any tort, professional liability, claim, demand, suit, or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of his duties as Town Manager, even if said claim has been made following his termination from employment, provided that the Town Manager acted within the scope of his duties. Such indemnification shall be to the full extent allowed by G.L. c. 258, Section 13. The Town Manager agrees to notify the Council promptly of any such tort professional liability, claim or demand, suit, or other legal action that comes to his attention and agrees to cooperate with the Town and with its insurers in the defense of all such. The Town may compromise and settle any such claim or suit and will pay the amount of any settlement or judgment rendered thereon without recourse to the Town Manager.

Section 20: Bonding

Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

Section 21: Other Terms and Conditions of Employment

This Agreement sets forth and establishes the entire understanding between the Employer and the Employee relating to the employment of the Employer by the Employee. Any prior discussions or representations by or between the parties are merged into and rendered null and void by this Agreement. The parties by mutual written agreement may amend any provision of this agreement during the life of the agreement. Such amendments shall be incorporated and made a part of this agreement.

If any provision, or any portion thereof, contained in this Agreement, is held unconstitutional, invalid, or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

In the event of any conflict between the terms, conditions and provisions of this Agreement and the provisions of Council's policies, or Employer's ordinance or Employer's rules and regulations, or any permissive state or federal law, then, unless otherwise prohibited by law,

the terms of this Agreement shall take precedence over contrary provisions of Council's policies, or Employer's ordinances, or Employer's rules and regulations or any such permissive law during the term of this Agreement.

This Agreement is entered into in the Commonwealth of Massachusetts and shall be construed and interpreted in accordance with its laws, including but not limited to G.L. c. 41, Section 108N. The Town Manager is employed pursuant to the Town of Bridgewater Home Rule Charter and the Town Manager is subject to the provisions thereof and any ordinances adopted pursuant thereto, including but not limited to, one requiring the filing of a Statement of Financial Interest.

This Agreement shall be binding on the Employer and the Employee as well as their heirs, assigns, executors, personal representatives and successors in interest.

Any claim or controversy that arises out of or relates to this Agreement, or the breach of it, shall be addressed under the laws of the Commonwealth of Massachusetts, including but not limited to G.L. c. 41, Section 108N.

Section 22: Notices

Notice pursuant to this Agreement shall be given by depositing in the custody of the United States Postal Service, postage prepaid, addressed as follows:

(1) TOWN: Town Council Clerk
 Town of Bridgewater
 Academy Building
 Bridgewater, MA 02324

with a copy: Jason M. Rawlins, Esq.
 Law Office of Jason Rawlins
 555 Bedford Street, Suite 1
 Bridgewater, MA 02324

(2) TOWN MANAGER: Justin Casanova-Davis
 Town of Bridgewater
 Academy Building
 Bridgewater, MA 02324

IN WITNESS WHEREOF, the Town of Bridgewater has caused this Agreement to be signed and executed on its behalf by the Town Council and the Town Manager has signed and executed this Agreement, both in duplicate, on the day and year first above written.

TOWN MANAGER

TOWN COUNCIL

Certified as to availability of appropriation

Town Accountant

Approved as to form:

Town Attorney



Bridgewater Town Council

Introduced By: Johnny Loreti, Councilor
Paul Murphy, Councilor
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading: 4/22/2025
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

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

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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VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

• Town Council	• 4/8/25: Referred to Budget & Finance, Finance Committee and Community and Economic Development Committee.
• Finance Committee/Budget & Finance	• 4/14/25: Joint Meeting scheduled
• Community and Economic Development Committee	• 4/16/25: Meeting scheduled

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

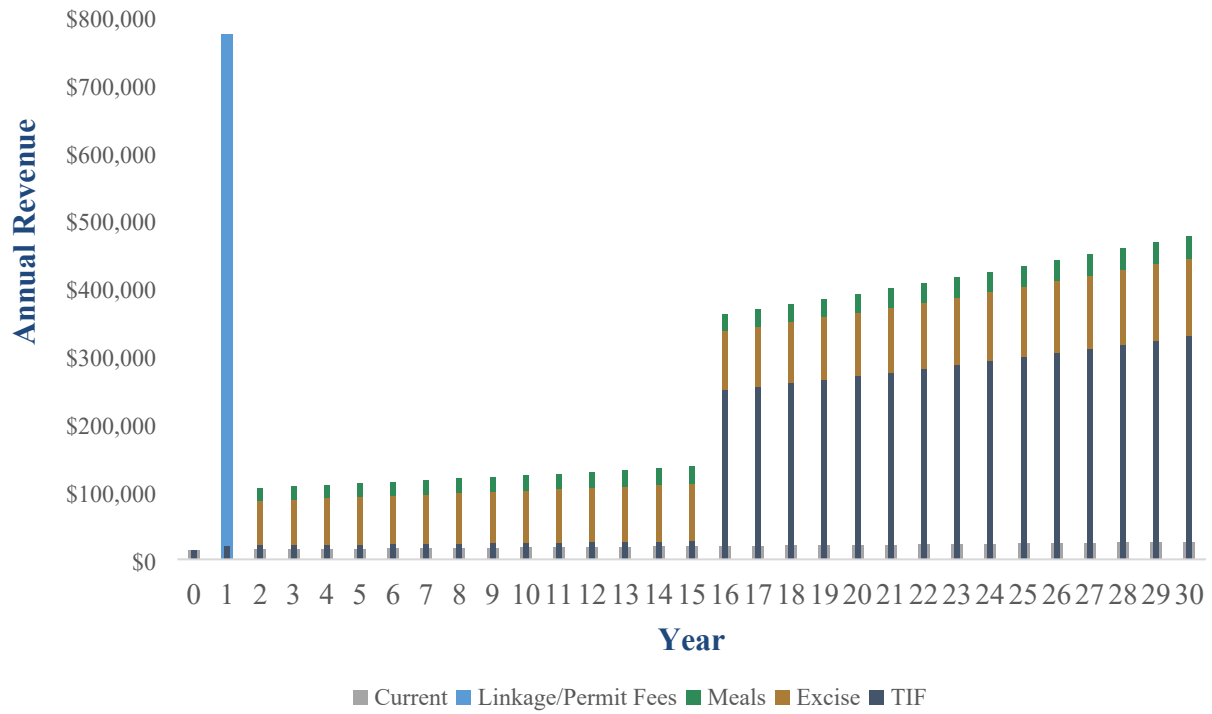
Exhibits

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: 4/22/2025
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)
Town Council	4/8/25: Referred to Budget & Finance and Finance Committee

• Finance Committee/Budget & Finance	• 4/14/25: Joint meeting scheduled
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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: 4/22/2025
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)
Town Council	4/8/25: Referred to Budget & Finance and Finance Committee
Finance Committee/Budget & Finance	4/14/25: Joint meeting scheduled

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading: 4/22/2025
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)
• Town Council	• 4/8/25: Referred to Budget & Finance and Finance Committee
• Finance Committee/Budget & Finance	• 4/14/25: Joint meeting scheduled

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

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: 4/22/2025
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

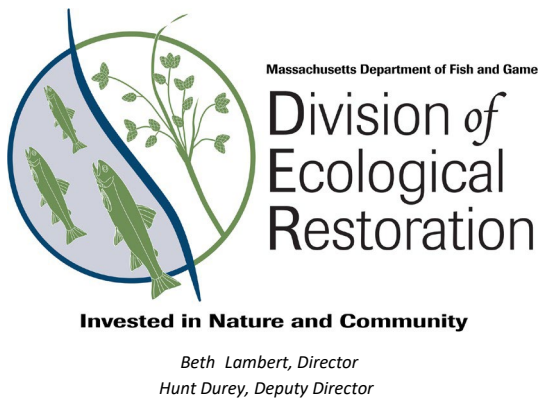
Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Town Council	4/8/25: Referred to Budget & Finance and Finance Committee
Finance Committee/Budget & Finance	4/14/25: Joint meeting scheduled

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Attachments:

1. Town River Restoration Award Letter



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: 4/22/2025
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)
Town Council	4/8/25: Referred to Budget & Finance and Finance Committee
Finance Committee/Budget & Finance	4/14/25: Joint meeting scheduled

Attachments:

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

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



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 888

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'

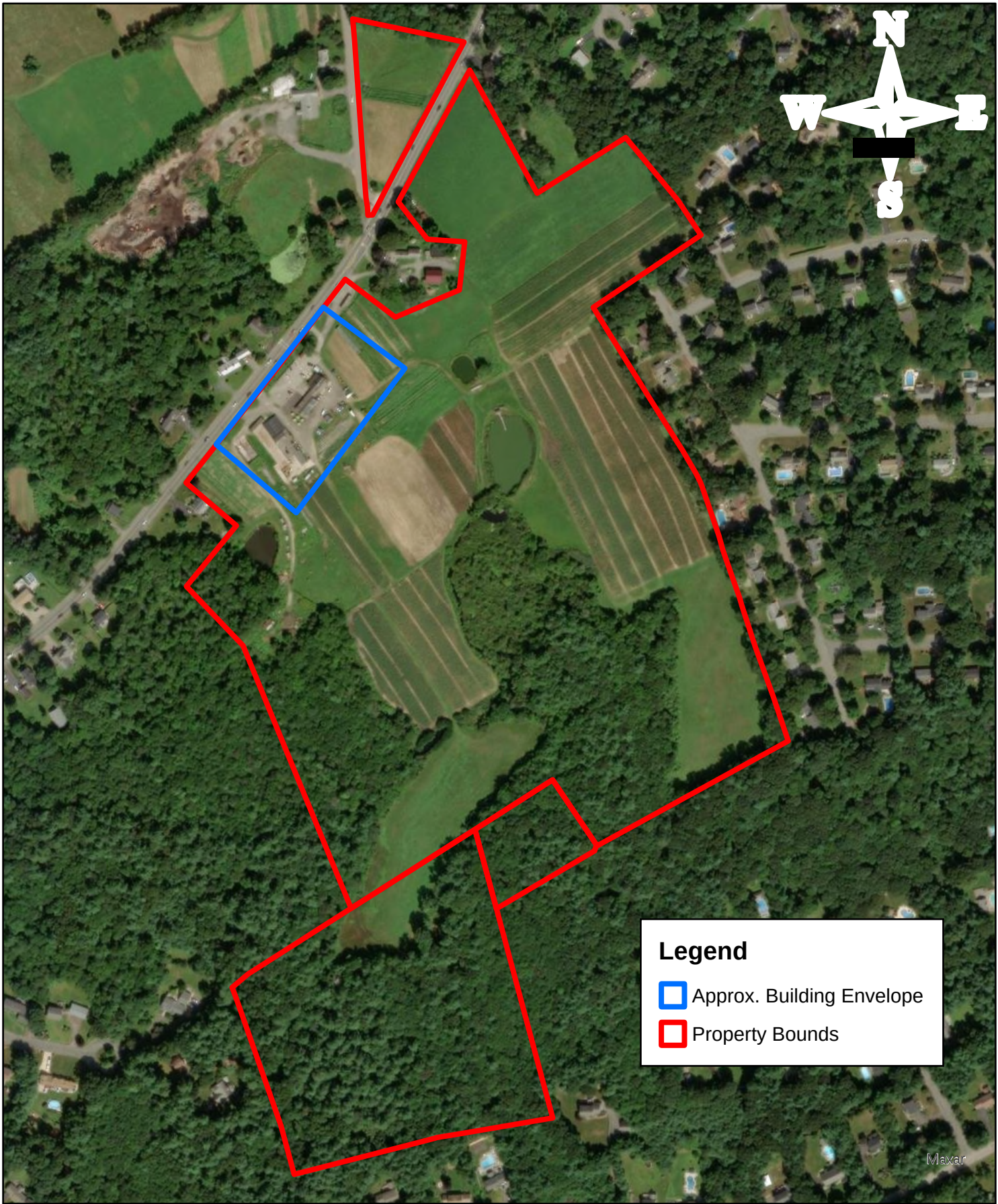
DATE: 04/21/2023

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



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: 4/22/2025
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)
Town Council	4/8/25: Referred to Budget & Finance and Finance Committee

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

• Finance Committee/Budget & Finance	• 4/14/25: Joint meeting scheduled
--	--

- 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: Kevin Perry, Councilor
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading: 4/22/2025
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-056: 2025 Special Election Warrant - June 21, 2025

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 _____

(3) that the Town Council of the Town of Bridgewater, Massachusetts, assembled accepts, as a matter of record, the attached 2025 Special Election Warrant for June 21, 2025 relative to the funding of the operating budgets of the Town and the Public Schools.

Explanation:

It is required that the Town Council call the town election, sets the form of ballot question and directs the Town Clerk to prepare ballots, and accepts and approves the attached Warrant for the Special Town election as a matter of record.

Committee Referrals and Dispositions:

This measure was not referred to committee. 14 days has elapsed per Section XVII of the Council Rules & Procedures, therefore this measure may be finally considered this evening.

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Attachments:

1. Special Town Election Warrant 2025



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

Plymouth, SS.

To the Constables of the Town of Bridgewater:

GREETINGS:

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

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

On SATURDAY, THE 21ST DAY OF JUNE 2025 from 7:00 A.M. to 8:00 P.M. for the following purposes:

To cast their votes in the Special Town Election for the following 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?

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

Given under our hands, the Bridgewater Town Council this ____ day of _____, 2025.

Posting: Academy Building, Senior Center & Bridgewater Public Library

Online viewing: www.bridgewaterma.org

(Method of service of warrant.)

_____, 2025.
Constable (month and day)

(Warrant must be posted at least *fourteen days* prior to June 21, 2025)



Bridgewater Town Council

Introduced By: Fred Chase, Councilor
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading: 4/22/2025
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Resolution R-FY25-009: A Resolution in Recognition of Pride Month

Whereas, since 2016, Bridgewater Communities for Civil Rights (BCCR) has worked alongside the Town of Bridgewater to foster a community rooted in equal rights, inclusion, and mutual respect; and

Whereas, since 2021, the Town Council has affirmed these values by issuing annual Resolutions declaring Bridgewater a safe haven – where all individuals, regardless of religion, ethnicity, sexual orientation, or gender identity, can live free from hatred, harassment, and violence; and

Whereas, for four consecutive years, the Bridgewater Town Council have further demonstrated their commitment by voting to raise the Pride Flag in front of the Academy Building and participating in a ceremony that has been a meaningful affirmation of support, drawing community members, families, and allies together; and

Whereas, the Town of Bridgewater has made great strides in demonstrating support for the LGBTQ+ community, our friends, family members, and neighbors continue to face rising levels of hateful rhetoric; and

Whereas, now more than ever, it is essential that the Town of Bridgewater remain a community of safety, acceptance, and unwavering support for all.

Be it resolved, that the Bridgewater Town Council proclaims the Pride Flag will be flown at the Bridgewater Public Library from June 2, 2025, until June 15, 2025;

Be it further resolved, that should the new flagpoles in front of the Academy Building be installed prior to June 2, 2025, the Pride Flag will be flown at that location instead of the Bridgewater Public Library.

Committee Referrals and Dispositions:

This measure was not referred to committee. 14 days has elapsed per Section XVII of the Council Rules & Procedures, therefore this measure may be finally considered this evening.

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Attachments:

1. Pride Flag Letter to TC - 3-6-2025
2. Pride Flag Photo



<https://www.bccrcivilrights.org>
<https://www.facebook.com/BridgewaterCommForCivilRights>
bridgewatercommforcivilrights@gmail.com

March 21, 2025

Members of the Town Council
Bridgewater, MA 02324

Subject: Request for the Elevation of the Pride Flag & a Resolution in Honor of Pride Month, June 2–15, 2025, according to Ordinance D-FY21-007

Dear Members of the Town Council:

Since 2016, Bridgewater Communities for Civil Rights (BCCR) has worked alongside the Town of Bridgewater to foster a community rooted in equal rights, inclusion, and mutual respect. Since 2021, the Town Council has affirmed these values by issuing annual Resolutions declaring Bridgewater a safe haven—where all individuals, regardless of religion, ethnicity, sexual orientation, or gender identity, can live free from hatred, harassment, and violence.

For four consecutive years, the elected leaders of our Town have further demonstrated their commitment by unanimously voting to raise the Pride Flag in front of the Academy Building. These ceremonies have been a visible, meaningful affirmation of support, drawing community members, families, and allies together in celebration.

As we approach Pride Month 2025, we respectfully request that the Town Council:

- Issue a Resolution in honor of Pride Month to reaffirm Bridgewater's commitment to inclusion and equality
- Raise the Pride Flag on Monday, June 2, at 3:30 PM, with the flag remaining in place until June 15
- Permit a brief ceremony at the Academy Building at the time of the flag raising.

If the Academy Building poles are not installed in time, we request permission to use the flagpole at the Bridgewater Public Library as an alternative location.

We invite you to read the Town Council's Resolution at that time and celebrate the beginning of Pride Month with us, continuing this important tradition and standing in solidarity with all residents of Bridgewater.

While Bridgewater has made great strides in demonstrating support for the LGBTQ+ community, our friends, family members, and neighbors continue to face rising levels of hateful rhetoric nationwide. Now more than ever, it is essential that Bridgewater remain a community of safety, acceptance, and unwavering support.

We appreciate your leadership and look forward to your positive response.

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

Respectfully submitted,

Bridgewater Communities for Civil Rights, Pride Flag Committee:

Cristina Ajemian

Jenise Campbell-Means

Kayla DeFino

David Michael

Laurene Powers

Sandra Smiley





Bridgewater Town Council

Introduced By: Fred Chase, Councilor
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading: 4/22/2025
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Resolution R-FY25-010: A Resolution Honoring Juneteenth

Whereas, since 2021, Bridgewater Communities for Civil Rights (BCCR), the First Parish Unitarian Universalist Church Bridgewater (FPUUB), and the Martin Richard Institute for Social Justice (MRISJ) have worked together to host successful Juneteenth celebrations, with the support of the Town of Bridgewater, the Bridgewater Public Library, and the broader community; and

Whereas, despite the unfortunate cancellation of the 2023 event due to inclement weather, the Juneteenth Committee remained committed, successfully hosting Juneteenth 2024 at University Park in partnership with the Martin Richard Institute for Social Justice at Bridgewater State University; and

Whereas, the Juneteenth committee, in cooperation with those mentioned above, are once again hosting a Juneteenth celebration to take place on June 21st at University Park; and

Whereas, In May 2021, the Town of Bridgewater designated June 19th (Juneteenth) a Town Holiday and in June 2022, 2023 and 2024, The Town Council supporting the raising of the Juneteenth flag.

Be it resolved, that the Bridgewater Town Council declares June 19, 2025 a day of commemoration and celebration and proclaims that the Juneteenth Flag will be flown at the Bridgewater Public Library from June 16, 2025, until June 30, 2025;

Be it further resolved, that should the new flagpoles in front of the Academy Building be installed prior to June 16, 2025, the Juneteenth Flag will be flown at that location instead of the Bridgewater Public Library.

Committee Referrals and Dispositions:

This measure was not referred to committee. 14 days has elapsed per Section XVII of the Council Rules & Procedures, therefore this measure may be finally considered this evening.

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Attachments:

1. Juneteenth-Flag-Letter-to-TC-3-11-2025
2. Picture1

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



<https://www.bccrcivilrights.org>
<https://www.facebook.com/BridgewaterCommForCivilRights>
bridgewatercommforcivilrights@gmail.com

March 13, 2025

Members of the Town Council
Bridgewater, MA 02324

Subject: Request for the Elevation of the Juneteenth Flag & a Resolution in Honor of Juneteenth 2025, according to Ordinance D-FY21-007

Dear Members of the Town Council:

Since 2021, Bridgewater Communities for Civil Rights (BCCR), the First Parish Unitarian Universalist Church Bridgewater (FPUUB), and the Martin Richard Institute for Social Justice (MRISJ) have worked together to host successful Juneteenth celebrations, with the support of the Town of Bridgewater, the Bridgewater Public Library, and the broader community.

Despite the unfortunate cancellation of the 2023 event due to inclement weather, the Juneteenth Committee remained committed, successfully hosting Juneteenth 2024 at University Park in partnership with the Martin Richard Institute for Social Justice at Bridgewater State University. We are proud to announce that Juneteenth 2025 will again be held at University Park on June 21.

Since 2022, the Town of Bridgewater has recognized June 19 (Juneteenth) as a Town holiday, and for the past three years, the Town Council has unanimously supported raising the Juneteenth Flag in honor of this important commemoration.

We respectfully request that the Juneteenth Flag be raised again this year on Monday, June 16, and remain through June 30, in front of the Academy Building. If the new flagpoles at the Academy Building are not yet installed, we request the use of the flagpole at the Bridgewater Public Library as a backup location.

Additionally, we request permission to hold a brief flag-raising ceremony on Monday, June 16, at 3:30 PM at the Academy Building or, if necessary, at the Library. We invite you to read the Town Council's Juneteenth Resolution at this time and join us in celebrating the continued progress toward liberty and justice for all.

As Town leaders, your actions have a powerful impact. Symbols and seemingly small gestures hold great meaning, and by once again raising the Juneteenth Flag, you affirm that Juneteenth is an essential part of American history. Through your leadership, you send a clear message that Bridgewater values the civil rights of all.

We appreciate your continued support and look forward to your positive response.

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

Sincerely,

Bridgewater Communities for Civil Rights, Juneteenth Flag Committee

Cristina Ajemian

Jenise Campbell- Means

Kayla DeFino

David Michael

Laurene Powers

Sandra Smiley





Bridgewater Town Council

Introduced By: Mary McGrath, Councilor
Date Introduced: 4/8/2025
First Reading: 4/8/2025
Second Reading: 4/22/2025
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Resolution R-FY25-011: A Resolution Honoring Purple Heart Month

WHEREAS, the people of the Town of Bridgewater have great admiration and the utmost gratitude for all men and women who have selflessly served their country and this community in the Armed Forces; and

WHEREAS, the contributions and sacrifices of the men and women from Bridgewater who served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

WHEREAS, our community has a proud tradition of military service and many of our citizens have earned the Purple Heart Medal as a result of being wounded while engaged in combat with an enemy force, construed as a singularly meritorious act of essential service; and

WHEREAS, the Town Council unanimously signed a Proclamation on March 18, 2025 proclaiming the month of May as Purple Heart Month in the Town of Bridgewater.

BE IT RESOLVED, that the Bridgewater Town Council proclaims that the Purple Heart Flag will be flown under the POW/MIA Flag in front of the Academy Building from May 1, 2025 to May 31, 2025.

Committee Referrals and Dispositions:

This measure was not referred to committee. 14 days has elapsed per Section XVII of the Council Rules & Procedures, therefore this measure may be finally considered this evening.

Attachments:

1. Purple Heart Flag
2. Purple Heart Flag Request to Town Council

PURPLE HEART



Some gave all

All gave some

KILLED IN ACTION • WOUNDED IN ACTION

Veteran's Council, Town of Bridgewater

Bridgewater Veteran's Center

40 Orange Street
Bridgewater, MA 02324

March 26, 2025

Town Council, Town of Bridgewater
66 Central Square
Bridgewater, MA 02324

Subject: Request to the Town Council of the Town of Bridgewater, MA regarding the raising of the Purple Heart Flag, May 1 - 31, according to Ordinance D-FY21-007

Members of the Town Council,

The Veteran's Council of the Town of Bridgewater, on behalf of the veterans of Bridgewater and, more particularly, those veterans both past and present who bear the honor of the Purple Heart, request your approval to fly the Purple Heart flag on the flag pole in front of the Academy Building for the entire month of May 2025. The Purple Heart flag shall fly below the POW flag.

- Resolution #R-2014-001 designated the Town of Bridgewater a Purple Heart town in 2014.
- A Proclamation dated March 18, 2025 was signed unanimously by all eight councilors proclaiming the month of May as Purple Heart Month in the Town of Bridgewater.

Respectfully,

Veteran's Council, Town of Bridgewater

Chairman Jonathan Algarin
Vice Chair Lisa Buzzell-Curley
Kate Anderson
Mary Bogle
Dennise Caratazzola
Thomas Carson
Paul LaPorte
Gregory Martin
Sean Murphy
David Siden



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/22/2025
First Reading: 4/22/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-057: BAA Collective Bargaining Contract Ratification

ORDERED, in accordance with section 4-2 (15) of the Bridgewater Home Rule Charter, that the Town Council assembled vote to approve the negotiated agreement covering July 1, 2024 through June 30, 2026 with the Bridgewater Administrative Association.

Explanation:

The Town Manager negotiated an agreement with the Bridgewater Administrative Association. An affirmative vote of the Council will approve the contract as presented. A concurrent transfer request will fund the appropriation thereof.

Committee Referrals and Dispositions:

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

Attachments: 1. BAA MOU FY25 Executed

NOT FOR ACTION - FIRST READING

**MEMORANDUM OF UNDERSTANDING
BETWEEN TOWN OF BRIDGEWATER AND
BRIDGEWATER ADMINISTRATIVE ASSOCIATION**

WHEREAS, the Town of Bridgewater ("Town") and the Bridgewater Administrative Association ("Union") have met in good faith and agreed to a successor collective bargaining agreement, pursuant to G.L. c. 150E, subject to ratification by both parties.

NOW THEREFORE, the parties have agreed to the following changes to the collective bargaining agreement:

1. Wages – Appendix A:

- a. July 1, 2024 – 2% increase to all base wages
- b. July 1, 2025 – 2% increase to all base wages
- c. July 1, 2026 – 2% increase to all base wages
- d. The Town will add the 25-hour position to the wage grid with the following language added to the top of Appendix A – Wages:

“The hourly rates listed below are the agreed upon wage rates for the positions covered by this agreement. The estimated annual salaries below are for illustrative purposes only.”

2. Article IV – Hours of Work:

- a. Modify Article IV to reflect the following changes:

The basic work requirement for **full-time** employees covered under this agreement is **thirty-five (35) or forty (40) hours** per weekly pay period. **Regular part-time employees under this agreement work a minimum of twenty (20) hours per week.** Employees covered by this Agreement are considered non-exempt employees pursuant to the provisions of the Fair Labor Standards Act. The regular work week for employees shall be Monday through Friday, with regular starting and quitting times as determined by the Town Manager.

Grandfather Clause: Current members of the bargaining unit who do not elect to assume the forty (40) hour work week as of the signing of this agreement will be grandfathered from this work week requirement. Employees who do not elect forty (40) hours as of the signing of this agreement may subsequently request such change. Approval of such request will be dependent upon varied conditions including the Town's needs and budgetary conditions. Approval is subject to the Town Manager's approval.

All employees shall be provided with a thirty (30) minute unpaid meal break on workdays longer than 6 hours. Meal periods are not considered hours worked and therefore are not compensated. Meal periods will be scheduled by the employee's department head (or his/her designee). Meal periods must be coordinated within the department so that there is adequate coverage at all times during operational hours.

Two paid fifteen (15) minute breaks are provided, during a 7.5 or 8 hour work day. Part-time employees shall receive one paid fifteen (15) minute break during shifts longer than 4 hours. To the extent possible, break periods will be provided in the middle of work periods. The purpose of break periods is to provide employees with a short respite from normal work activities. Break periods are considered time worked. Department heads may; however, schedule break periods at any time to reflect departmental operating needs.

Break periods should not be combined with the meal period to extend the total length of the meal period, without prior approval of the department head or designee.

Under no circumstance shall the break period be accumulated to be taken together later in the day in order to shorten or truncate the normal work day. Employees that leave work early must be charged from their accrued vacation or comp time allotment and receive prior approval of the department head or designee.

- b. Due to the changes to Article IV outlined above, Article XIII Section 3 shall be deleted.

3. Article XII – Longevity: Modify Article XII to reflect the following changes:

Section 1. As a reward for continuous service in the employ of the Town, a full-time employee shall receive the following permanent increments for the years of service listed: Effective July 1, 2015 the longevity schedule shall be:

10 years: +1% of salary
15 years: + 1%
20 years: + 1%
25 years: + 1%

Effective July 1, 2025, The longevity increments shall become effective on employees shall receive longevity payments in the increments above at the beginning of the employee's anniversary first following the tenth (10) years' of service or equivalent numbers of hours and shall be added to the employee's base pay annually in the pay week immediately following completion of the qualifying years of service.

Personnel employed on an hourly, ~~a part-time~~, temporary, or seasonal, basis shall not qualify for longevity increments. (~~Pro-rated~~ **Part-time** employees see Section 2.)

Section 2. ~~Pro-rated~~ **Part-time** employees shall receive these increments when their total pro-rated hours accumulated under the BAA contract are equal to the above years of full-time service. (For example, 12 years= 12 years x 35 hours per week x 52 weeks per year= 21,840 hours.)

Section 3. ~~In any year during which an employee is eligible to receive a longevity increment, the employee may request to be paid fifty percent (50%) of the longevity increment due for that year upon completion of six (6) months of work prior to his/her anniversary date. The remaining fifty percent (50%) of the longevity increment will be payable on the employee's anniversary date.~~

4. Article VII - Vacations:

a. Modify Article VII as follows:

Every employee occupying a **permanent** full-time position, or ~~pro-rated part-time~~ position in which he/she has been in continuous service ~~for~~ to the Town **shall be granted paid vacation leave at the following rates:**

Complete Years of Service	Vacation Time
1 - 2	2 weeks
3 - 5	2 weeks + 2 days
5 - 9	3 weeks
10 - 14	4 weeks
15 - 19	5 weeks
20	5 weeks + 1 day
21	5 weeks + 2 days
22	5 weeks + 3 days
23	5 weeks + 4 days
24 and above	6 weeks

~~for twelve (12) months, shall be granted two (2) weeks' vacation leave with pay, three (3) weeks' vacation after five (5) years of service, and four (4) weeks' vacation after ten (10) years, on the completion of fifteenth year five (5) weeks, twentieth year five (5) weeks' plus one (1) day vacation, twenty-first year five (5) weeks plus two (2) days, twenty-second year five (5) weeks plus three (3) days, twenty-third year five (5) weeks' plus four (4) days' vacation, and twenty-fourth year six (6) weeks' vacation, to be effective on the employee's anniversary date. Such vacation shall be granted by the head of the department of the Town at such time as in his/her opinion will cause the least interference with the performance of the regular work of the Town.~~

Employees shall not be eligible to accrue or use vacation leave during their probationary period. On the first pay period after the expiration/conclusion of an employee's

probationary period, the employee shall be credited with the one (1) year employee vacation time pro-rated from the hire date through December 31 of the current year.

Employees reaching a new vacation accrual milestone based on their years of service shall receive a prorated amount of the new vacation accrual rate for the period from their anniversary date through December 31 of the current year.

Vacation leave shall be issued on January 1 of each year and shall expire upon the following December 31, except for the following provisions:

Any employee who has accrued vacation time on December 31, 2025, shall be permitted to carryover up to two (2) weeks of vacation time; ~~Vacation days earned in any calendar year must be taken in the same calendar year, with the exception that a maximum of two (2) weeks may be carried forward; one (1) to be used prior to April 30, 2026 and the second week to be used by June 30, 2026 with prior written approval of the Department Head, provided that sufficient notice (before December 31, 2025) is submitted to the Employer Human Resources.~~

Effective December 31, 2026 and each year thereafter: Employees will be permitted to carry over one (1) week of vacation into the following year, which must be used prior to April 30th with written approval by the Department Head provided that sufficient notice (before December 31st) is submitted to Human Resources.

~~Pro-rated~~ Part-time employees shall be entitled to an amount of vacation in the ratio that their part-time employment bears to full-time employment.

Vacation with pay shall not be granted to temporary employees.

An additional day off shall be allowed if a holiday occurs during a vacation period. The scheduling of this additional day shall be at the discretion of the Department Heads.

Employees who separate from employment for any reason shall be issued compensation for any unused accrued vacation time at a pro-rated rate based upon the number of weeks worked in the year. Upon the death of an employee eligible for vacation leave, payment shall be made to the estate or heirs of the deceased employee for the proportion of the vacation accrued in the calendar year prior to death which the number of days worked bears to the total working days in such year.

~~Upon retirement, resignation or layoffs, the employees shall receive a pro-rated amount of vacation due for the coming year based on the number of additional months worked beyond the employee's anniversary date.~~

- b. In acknowledgement of the changes listed above, the Town and the Union agree that bargaining unit employees Jane Brown and Christine Nemes will be permitted to carry over three (3) weeks of vacation leave on December 31, 2025

and two (2) weeks of vacation leave on December 31, 2026, after which time both employees will be subject to the carryover provisions in Article VII above.

5. Article XXIII – Health Insurance: Modify the last paragraph of Article XXIII as follows:

New Employees hired after ~~July 1, 2018~~ **ratification of this agreement** will share the cost of health insurance premiums; with the Town contributing 75% of the cost and new employees contributing 25%. ~~SUBJECT TO remaining unions contributing 25% for new hires by FY22. If not, those impacted would revert back to a 20% contribution on July 1, 2022.~~ **Employees hired before ratification of this agreement will share the cost of health insurance premiums. with the Town contributing 80% and employee contributing 20%.**

6. Article XVI – Evaluations: – Sections 3, 4 and 5 - Change Town Manager to Human Resources

7. Article XX – Term, Amendment and Modification of Agreement

- a. Update CBA duration to reflect a three (3) term of July 1, 2024, through June 30, 2027.

8. Article VIII - Holidays:

- a. Add Juneteenth to list of holidays
- b. Add the following sentence below the list of holidays: **“Part-time employees shall be paid holiday pay only if the holiday, or the day the holiday is observed, falls within the employee's regular weekly work schedule and he/she would have been required to work that day had the day not been a holiday. When eligible, employees shall be paid holiday pay in an amount equal to the hours that employee would have been scheduled to work on the day in which the designated Holiday fell.”**

9. Article IX – Sick Leave:

- a. Add the following sentence to the end of Section 1, paragraph 1: **“Pro-rated Part-time employees shall be entitled to an amount of sick leave in the ratio that their part-time employment bears to full-time employment.”**
- b. Modify Section 3 as follows:

Upon return to work following an absence in excess of three (3) consecutive work days, an employee may be required to undergo a medical examination to determine his/her fitness for work. In cases of illness, such above mentioned physical examination shall be conducted by the employee's own physician, at the employer's expense. In cases of injury related to the actual performance of duty, ~~such examination shall be conducted by the Town Doctor at no expense to the~~

employee the parties shall follow the processes set forth in the Town's Work Place Injuries & Accidents and Worker's Compensation Insurance Policies, as well as applicable laws.

c. Remove Section 5 and renumber the sections that follow.

10. Article XI – FMLA and Maternity Leave: Replace “Maternity” with “Parental”

11. Article X – Bereavement: Modify the Second Paragraph of Article X as follows:

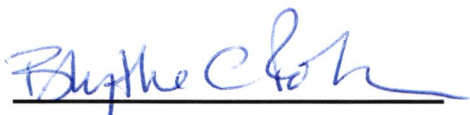
Employees under this contract shall be granted ~~one (1)~~ **two (2)** work days of leave without loss of pay to attend the funeral in the event of the death of the employee's aunt, uncle, first cousin, nieces and nephews, or grandparents-in-law. An employee may request the Town Manager to give consideration to special circumstances.

12. Article II – Management's Rights: Add the following sentence at the end of Article II:

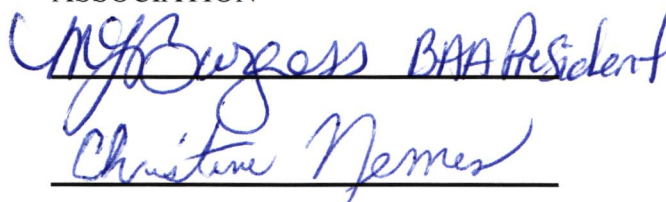
The Town will comply with the requirements of MGL Ch. 150E regarding changes to wages, hours, working conditions.

IN WITNESS WHEREOF, the Union and the Town, by their authorized representatives, have set their hands to this Memorandum of Understanding on this 4th day of April 2025.

For the
TOWN OF BRIDGEWATER



For the
BRIDGEWATER ADMINISTRATIVE
ASSOCIATION









Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/22/2025
First Reading: 4/22/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-058: BAA Collective Contract Appropriation Transfer

ORDERED; Pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate and transfer from below schedule Source of Funds to below schedule Use of Funds:

Description: settlement of BAA Contract FY25-FY27

Committee Referrals and Dispositions:

Source of Funds	Account No.	GL Account Description	Amount
Other One Time Stabilization Fund	80135-596100	TRANSFER TO GF	\$8,116.00
WTR Reserved for Special Purpose	6200-358000	TRANSFER TO EF	\$1,233.00
SWR Reserved for Special Purpose	6100-358000	TRANSFER TO EF	\$1,309.00
Total:			\$10,658.00

Use of Funds	Account No.	GL Account Description	Amount
Salaries Health	05105001	Salary Contractual Pay	\$733.00
Salaries ISD	02405001	Salary Contractual Pay	\$1,473.00
Salaries Assessors	01415001	Salary Contractual Pay	\$1,290.00
Salaries Police	02105001	Salary Contractual Pay	\$2,545.00
Salaries Town Clerk	01615001	Salary Contractual Pay	\$1,215.00
Salaries Fire	02205001	Salary Contractual Pay	\$860.00
Salaries Water	62005001	Salary Contractual Pay	\$1,233.00
Salaries Sewer	61005001	Salary Contractual Pay	\$1,309.00
Total			\$10,658.00

NOT FOR ACTION - FIRST READING

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

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 4/22/2025
First Reading: 4/22/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-059: Acceptance of Hanson Farm Conservation Restriction

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 does hereby approve and accept the Conservation Restriction attached hereto as Exhibit A and included herein

Committee Referrals and Dispositions:

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

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

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.

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EXHIBIT B

Reduced Copy of Plan of Premises

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

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EXHIBIT C

Attested Copy of Vote of Bridgewater Town Council

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Bridgewater Town Council

Introduced By: Sonya Striggles, Councilor
Date Introduced: 4/22/2025
First Reading: 4/22/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Resolution R-FY25-012: Resolution on FY26 School District Budget Funding

WHEREAS: the Town of Raynham has proposed sending a letter to the Bridgewater Raynham School Committee asking them not to hold a district wide meeting as part of the process of determining the FY26 school budget; and

WHEREAS: the Town Council agrees with this approach and desires to make their position known to the School Committee;

NOW THEREFORE BE IT RESOLVED: that the Town Council authorizes the Town Council president to execute the attached letter and transmit it to the Bridgewater Raynham School Committee on their behalf.

Committee Referrals and Dispositions:

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

Attachments: None