



Town of Bridgewater

Town Council

May 20, 2025

7:00 PM

66 Central Square

Academy Building

Council Chamber - Second 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) May 6, 2025 Meeting Minutes

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

F. HEARINGS

- a) Petition P-2025-021: Petition for National Grid and Verizon New England Inc. Joint or Identical Pole Location – Pleasant Street
Public Hearing: Notice posted in the 5/9/25 Enterprise and Abutter letters sent.
- b) Petition P-2025-022: Petition for National Grid and Verizon New England Inc. Joint or Identical Pole Location – South Street
Public Hearing: Notice posted in the 5/9/25 Enterprise and Abutter letters sent.
- c) Petition P-2025-023: The Granting of a Modification to an Existing Flammable and Combustible Liquids License - 630 Elm Street
Public Hearing: Notice posted in the 5/9/25 Enterprise and Abutter letters sent.

G. LICENSE TRANSACTIONS

H. PRESENTATIONS

- a) Audit Presentation by Tony Roselli and Paul Gargano from Roselli Clark

I. TOWN MANAGER'S REPORT

- a) Fire Station Update

- b) Summer Street Park Update
- c) Override Education Update

J. DISCUSSIONS

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

- a) Budget Order O-FY26-006: CPA Reserve Accounts - FY2026
- b) Order O-FY25-060: Capital Plan Transfers for FY2026
Budget and Finance meeting 5/20/25. Finance Committee meeting 5/19/25.
- c) Order O-FY25-061: Contractual Buyouts
Budget and Finance meeting 5/20/25. Finance Committee meeting 5/19/25.
- d) Order O-FY25-062: Loan Authorization: Plymouth Street Wells Project
Budget and Finance meeting 5/20/25. Finance Committee meeting 5/19/25.
- e) Resolution R-FY25-012: Resolution on FY26 School District Budget Funding
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.
- f) Proposed Zoning Ordinance D-FY25-018: ZONING MAP AMENDMENT: Business B and Residence C Districts In the Bedford Street, Winter Street and Flagg Street Area
To Change Sponsor Only

M. OLD BUSINESS

N. NEW BUSINESS

- a) Order O-FY25-063: Acceptance of Gift - Bridgewater Police Association
- b) Order O-FY25-064: An Order Creating an Ad Hoc TIF Oversight Committee for 60-86 Broad Street
- c) Order O-FY25-065: Acceptance of a Grant from the Executive Office of Energy and Environmental Affairs (EEA)
- d) Order O-FY25-066: Transfer Order - Flag Pole Returning Funds to One Time Stabilization Fund
- e) Order O-FY25-067: End of Year Transfers
- f) General Ordinance D-FY25-020: Adoption of Clause 22J of Massachusetts General Laws, Chapter 59, Section 5 ("HERO Act")
- g) Resolution R-FY25-013: Resolution of Support for FY2026 Annual Budget Order No. O-FY26-001

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT



Town of Bridgewater

Town Council

May 6, 2025

7:00 PM

66 Central Square

Academy Building

Council Chamber - Second Floor

The Town Council meeting was streamed Live via You Tube.

MEETING MINUTES

CALL TO ORDER

Current Council President Perry called the Town Council meeting to order at 7:00pm on Tuesday, May 6, 2025 in the Council Chambers.

Present: Sean Kennedy, Adelene Ellenberg, Sonya Striggles, Mary McGrath, Johnny Loreti, Dr. Perry, Paul Murphy, Marilee Hunt and Mark Linde.

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

Councilor Perry read the name of veteran who recently passed away and held a moment of silence:

- Louis P. Alberghini. US Army. Passed away on April 21st

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- a) April 22, 2025 Meeting Minutes

Councilor Striggles made a motion to approve the meeting minutes from April 22, 2025, which was seconded by Councilor Loreti.

A voice vote was taken with the results as follows: Kennedy – did not vote; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – did not vote; Linde - Yea. Motion passed 9-0.

ANNOUNCEMENTS FROM THE PRESIDENT

- a) Outgoing Presidential Remarks

Councilor Perry noted the accomplishments that occurred over the course of him being President. Thanked fellow councilors for their commitment and noted that he was proud to support the Town of Bridgewater.

- b) Reorganization of the Council: Elect President and Vice President

Town Clerk Tina Larson conducted the President election and asked if there were any nominations.

Councilor Striggles nominated Councilor Loreti, which was duly second by Councilor McGrath.

Councilor Hunt nominated Councilor Linde, which was duly seconded by Councilor Kennedy.

Town Clerk Tina Larson used a confidential voting process and asked that each councilor write down the name of the councilor they are voting for for President of the Council.

There were 6 votes for Councilor Loreti and 3 votes for Councilor Linde. Councilor Loreti is the President of the Council.

Town Clerk Tina Larson conducted the Vice President election and asked if there were any nominations.

Councilor Striggles nominated Councilor McGrath which was duly second by Councilor Perry.

Councilor Linde nominated himself, which was duly seconded by Councilor Ellenberg.

Town Clerk Tina Larson used a confidential voting process and asked that each councilor write down the name of the councilor they are voting for for the Vice President of the Council.

There were 7 votes for Councilor McGrath and 2 votes for Councilor Linde. Councilor McGrath is the Vice President of the Council.

c) **Reorganization of Council Seats**

Town Clerk Tina Larson handed out playing cards to each councilor and that created the new seating assignment: Kennedy, Ellenberg, Striggles, McGrath, Loreti, Perry, Murphy, Hunt and Linde.

PROCLAMATIONS - None

CITIZEN OPEN FORUM

- Sam Baumgarten, 60 Short Street: Welcomed the newcomers, wants the councilor to stand up for everyone.
- Scott Pitta, 118 Pine Street : spoke about the last council meeting and a charter violation. Charter 2.7C. Rescind the prior vote and honor the charter.
- Dr. Michael Thomas, Magnolia way: welcomed new members. Discussed the Resolution that was tabled in March. DEI Committee in Bridgewater wants to know their mission.
- David Moore, 54 Flagg Street: spoke about the Hometown Heroes program that was established 8 years ago; privately funded. 270 veterans will be on banners that will be placed around town beginning on Saturday morning. New banner requests continue to come in (1 to 2 a month). Why are they taken down? We tried that one year and we lost banners due to the winter. Asking for help in putting the banners around town, cannot do without support.
- Ashley Mallard, 270 Grange Park: welcomed the new members to the council. The concept of not moving forward with this override is concerning. 90 plus pink slips went out last week. High School will take the biggest hit. Don't take the right away from the citizens to vote on the override. Going to

the State House on Monday to advocate for more Chapter 70 funding. I disagree with the technicality that was brought up.

- Jim Wilder, Curve Street: congratulated all the new councilors.

APPOINTMENTS - None

HEARINGS

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

This hearing has been duly advertised in the Enterprise and on the Town's website. All orders relative to the FY2026 budget may be finally voted this evening and are itemized under L: Legislation for Action. Budget & Finance voted 3-0 to recommend at their 4/14/25 meeting. Finance Committee voted 5-0 at their 5/5/25 meeting.

Councilor Loreti opened the public hearing at 7:34pm.

Councilor Ellenberg asked for a point of order and noted that she thinks we need to honor the charter objection, dive deeper into the override numbers to provide confidence and trust to the town's people and called for an emergency meeting in 48 hours.

Councilor Perry made a motion for a brief recess which was duly seconded by Councilor Striggles.

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 9-0. The time was 7:35pm.

The meeting was called back to order at 7:43p.m.

Councilor Ellenberg asked for a Charter Objection on Budget Order O-FY26-001 so that a meeting can be called within 48 hours to have further discussion of the override and the general budget, lot of questions and effort for transparency.

Town Attorney Rawlins noted that the override is not on the agenda. Also noted that a charter objection has to occur at the first reading. Do not agree with any other interpretation, there is no case law that contradicts that. The intent is so that the process can slow down because a councilor believes there is an issue under the charter.

Councilor Striggles asked Councilor Ellenberg if putting a delay on the budget was to look at it or the intention of it to be a delay on the override conversation.

Councilor Ellenberg noted that hopefully our unions are coming in at 2% and hopefully come in at a lower rate. Should not be voting it right now.

Councilor Perry noted for the record that this hearing is the discussion on the budget.

Town Attorney Rawlins noted to the council that there is a charter objection so all the debate needs to stop. The President has to rule on this and then we can move forward.

Councilor Loreti noted that adoption means vote into place and that is where I am at a crossroads.

Town Attorney Rawlins noted that the first occasion is put to the town council if a single member objects and to me you cannot take one word out of the sentence. In my opinion the first occasion was the first reading.

Councilor Loreti noted that he is honoring Councilor Ellenberg's Charter objection.

LICENSE TRANSACTIONS – None

PRESENTATIONS – None

TOWN MANAGER'S REPORT

- a) Update on Hydrant Flushing Schedule
Town Manager Robinson noted that the Town was not planning on hydrant flushing this spring. Two of the wells are being rehabilitated. Those two wells have been completed and the State has signed off and they will be started this week. Will be checking to see if the flow is expected and will slowly taper off Well B which brings about the brown water concerns.

Councilor McGrath asked that an update on the Summer Street park be put on the next agenda.

DISCUSSIONS

- a) Override Education Discussion
Town Manager Robinson noted that the staff has been working hard on a page for the website for the residents. Page is live under Town Manager's page but will be moved to the front page once feedback is received from the councilors. Working on a schedule on public education meetings with the school district staff. Planning to put up a page where people can submit questions and will continually refresh that page.

Councilor Linde thanked Town Manager Robinson and the staff for the information that is being presented to the voters.

Councilor Kennedy thanked Town Manager Robinson for getting the information on the website, residents are concerned about the override.

Councilor Striggles thanked the staff for the breakdown, most useful tool. Wants everyone to be able to look at what their yearly tax increase will be.

COMMITTEE REPORTS

- Councilor Linde noted that Budget & Finance met before the Town Council meeting and voted 2-0 for the items from the last meeting.

L. LEGISLATION FOR ACTION

- a) Budget Order O-FY26-002: FY26 Water Enterprise Fund
Budget and Finance voted 3-0 to recommend at their 4/14/25 meeting. Finance Committee voted 7-0 to recommend at their 5/5/25 meeting.

Councilor Linde made a motion to approve Budget Order O-FY26-002, which was duly seconded by Councilor Perry.

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 9-0.

- b) **Budget Order O-FY26-003: FY26 Sewer Enterprise Fund**
Budget and Finance voted 3-0 to recommend at their 4/14/25 meeting. Finance Committee voted 7-0 to recommend at their 5/5/25 meeting.

Councilor Linde made a motion to approve Budget Order O-FY26-003, which was duly seconded by Councilor Perry.

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 9-0.

- c) **Budget Order O-FY26-004: FY26 Transfer Station Enterprise Fund**
Budget and Finance voted 3-0 to recommend at their 4/14/25 meeting. Finance Committee voted 7-0 to recommend at their 5/5/25 meeting.

Councilor Linde made a motion to approve Budget Order O-FY26-004, which was duly seconded by Councilor Perry.

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 9-0.

- d) **Budget Order O-FY26-005: Authorization of Revolving Funds**
Budget and Finance voted 3-0 to recommend at their 4/14/25 meeting. Finance Committee voted 7-0 to recommend at their 5/5/25 meeting.

Councilor Linde made a motion to approve Budget Order O-FY26-005, which was duly seconded by Councilor Perry.

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 9-0.

- e) **Order O-FY25-057: BAA Collective Bargaining Contract Ratification**
Budget and Finance voted 2-0 to recommend at their 5/6/25 meeting. Finance Committee voted 7-0 to recommend at their 5/5/25 meeting.

Councilor Linde made a motion to approve Order O-FY25-057, which was duly seconded by Councilor Perry.

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 9-0.

- f) **Order O-FY25-058: BAA Collective Contract Appropriation Transfer**
Budget and Finance voted 2-0 to recommend at their 5/6/25 meeting. Finance Committee voted 7-0 to recommend at their 5/5/25 meeting.

Councilor Linde made a motion to approve Order O-FY25-058, which was duly seconded by Councilor Perry.

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 9-0.

- g) **Order O-FY25-059: Acceptance of Hanson Farm Conservation Restriction**
Budget and Finance voted 2-0 to recommend at their 5/6/25 meeting. Finance Committee voted 7-0 to recommend at their 5/5/25 meeting.

Councilor Linde made a motion to approve Order O-FY25-059, which was duly seconded by Councilor Striggles.

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde – Yea. Motion passed 9-0.

OLD BUSINESS – None

NEW BUSINESS

- a) **Budget Order O-FY26-006: CPA Reserve Accounts - FY2026**
Town Manager Robinson noted that this is a requirement to be done annually for CPA budget.

Councilor Striggles made a motion to refer Budget Order FY26-006 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Linde.

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde – Yea. Motion passed 9-0.

- b) **Order O-FY25-060: Capital Plan Transfers for FY2026**
Town Manager Robinson noted this is a financial provision to pay debt on a number of leased vehicles and equipment.

Councilor Linde made a motion to refer Order O-Fy26-060 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Perry.

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde – Yea. Motion passed 9-0.

- c) **Order O-FY25-061: Contractual Buyouts**
Town Manager Robinson noted that this is for contractual buyouts for employee retirements.

Councilor Linde made a motion to refer Order FY25-061 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Perry.

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde – Yea. Motion passed 9-0.

- d) Order O-FY25-062: Loan Authorization: Plymouth Street Wells Project
Town Manager Robinson noted that approval needs to be in place by the end of June.

Councilor Striggles made a motion to refer Order FY25-062 to Budget and Finance and Finance Committee, which was duly seconded by Councilor Linde.

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde – Yea. Motion passed 9-0.

- e) Resolution R-FY25-012: Resolution on FY26 School District Budget Funding
Councilor Striggles noted that she had a meeting with school committee, Town of Raynham and Raynham sent letter and it was tabled by the School committee. Chairman Fitzgibbons asked to wait until Raynham meets. I do still think we should proceed with this.

Councilor Linde made a motion to retain Resolution R-FY25-012 at Town Council, which was duly seconded by Councilor Linde.

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde – Yea. Motion passed 9-0.

CITIZEN COMMENTS

- Janet Hanson, Pleasant Street: suggests that the override information be on the front page.
- Dr. Michael Thomas, Magnolia Way: wants DEI committee information to be on the website.

COUNCIL COMMENTS

- Councilor Linde had no comments.
- Councilor Hunt thanked Councilor Loreti for a well run meeting.
- Councilor Murphy welcomed the new councilors.
- Councilor Perry welcomed Ms. Hunt and Mr. Kennedy and asked that councilors come to the meeting prepared, ask the Town Manager. Get the answers to that the council can have a discussion.
- Councilor Striggles thanked the residents who continue to show up. Looking forward to working with everyone.
- Councilor Ellenberg congratulated the new councilors and noted that we need more detailed committee reports.
- Councilor Kennedy thanked everyone that comes to the meeting and for those that went out to vote.
- Councilor McGrath thanked the councilors for voting her as Vice President.
- Councilor Loreti thanked the voters for voting for him and the councilors for voting him in as President. He also thanked his wife who fully supports him even on rainy, cold days.

EXECUTIVE SESSION – None

ADJOURNMENT

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

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde – Yea. Motion passed 9-0.

Meeting adjourned at 8:35pm.



Bridgewater Town Council

Introduced By:

Date Introduced: 5/20/2025

First Reading: 5/20/2025

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2025-021: Petition for National Grid and Verizon New England Inc. Joint or Identical Pole Location – Pleasant 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 – Pleasant Street - Bridgewater Massachusetts.

No.# 31108483

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:

Pleasant Street - National Grid to install 1 JO pole on Pleasant Street beginning at a point approximately 100

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

feet East of the centerline of the intersection of Pleasant Street and Tabway Lane. National Grid to install new P110-50 and 6IVS recloser.

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:

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

Attachments: 1. JO 31108483
 2. Sketch 31108483

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:

Pleasant Street - National Grid to install 1 JO pole on Pleasant Street beginning at a point approximately 100 feet East of the centerline of the intersection of Pleasant Street and Tabway Lane. National Grid to install new P110-50 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 – Pleasant Street - Bridgewater, Massachusetts.

No.# 31108483

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 11, 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 – Pleasant Street - Bridgewater Massachusetts.

No.# 31108483

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:

Pleasant Street - National Grid to install 1 JO pole on Pleasant Street beginning at a point approximately 100 feet East of the centerline of the intersection of Pleasant Street and Tabway Lane. National Grid to install new P110-50 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.

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.....
.....
.....
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.

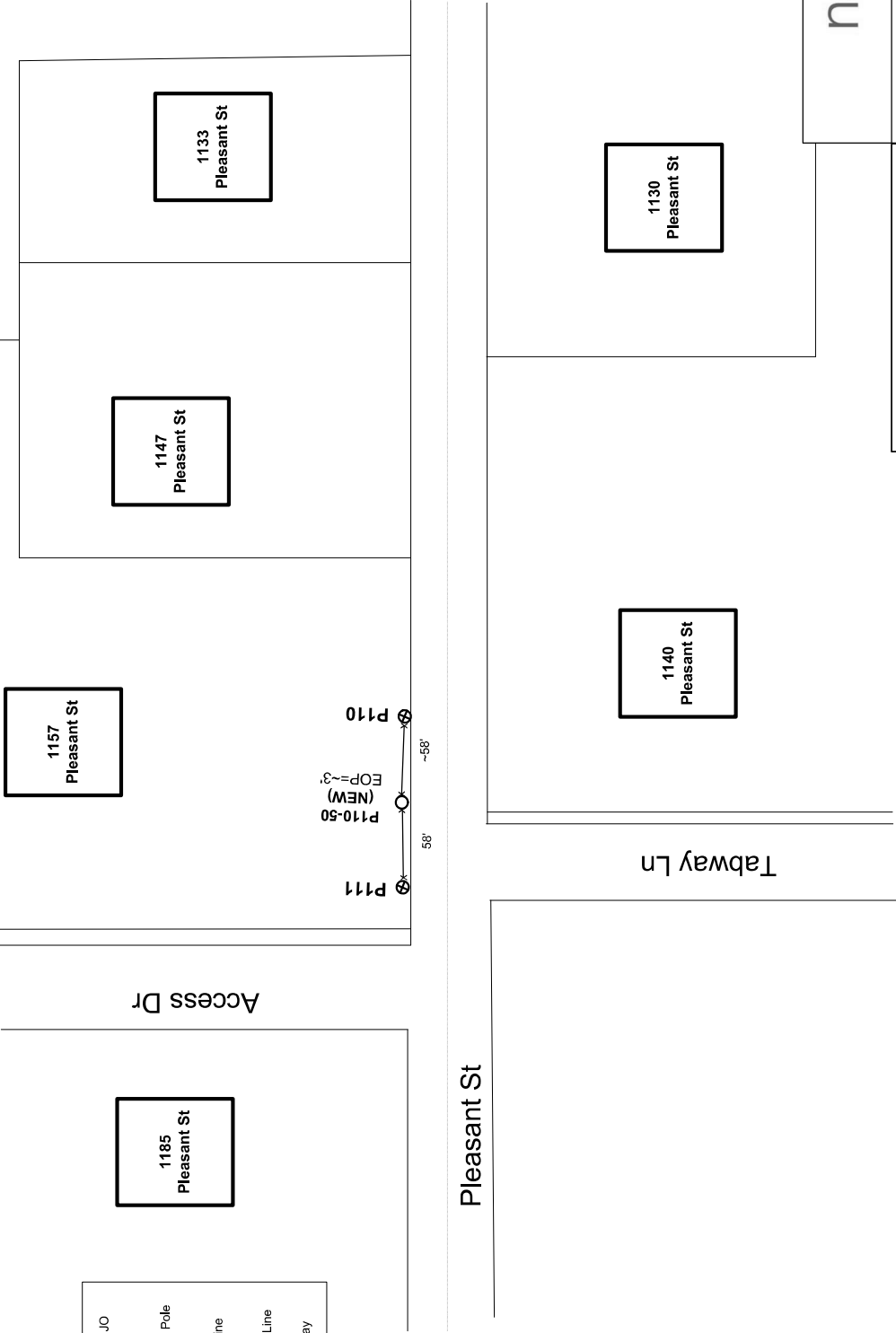
Attest:

City/Town Clerk

PETITION SKETCH
CITY OF BRIDGEWATER
PLYMOUTH COUNTY

Legend

	Proposed JO Pole
	Existing JO Pole
	Center Line
	Property Line
	Driveway





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

nationalgrid

Petition Sketch for Pole 110-50 Pleasant St Bridgewater, MA WR#31108483			Not To Scale Distances are Approximate	Drawn By: RJH	Sketch # 31108483	DATE 01/16/2025
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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:

Date Introduced: 5/20/2025

First Reading: 5/20/2025

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2025-022: Petition for National Grid and Verizon New England Inc. Joint or Identical Pole Location – South 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 – South Street - Bridgewater Massachusetts.

No.# 31108513

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:

South Street - National Grid to install 1 JO pole on South Street beginning at a point approximately 50 feet Northwest of the centerline of the intersection of South Street and Cross Street. Installing new P118-50 and 6IVS recloser. Bridgewater, MA.

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

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. JO 31108513
 2. Sketch 31108513

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:

South Street - National Grid to install 1 JO pole on South Street beginning at a point approximately 50 feet Northwest of the centerline of the intersection of South Street and Cross Street. Installing new P118-50 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 – South Street - Bridgewater, Massachusetts.

No.# 31108513

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 14, 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 – South Street - Bridgewater Massachusetts.

No.# 31108513

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:

South Street - National Grid to install 1 JO pole on South Street beginning at a point approximately 50 feet Northwest of the centerline of the intersection of South Street and Cross Street. Installing new P118-50 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.

.....
.....
.....
.....

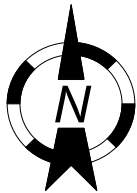
Board or Council of Town or City, Massachusetts

CERTIFICATE

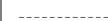
I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the _____ of the City of _____
Massachusetts, on the _____ day of 20 ____ and recorded with the records of location
orders of the said City, Book _____ , and Page _____. This certified 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



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



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



Petition Sketch for Pole 118-50
South St
Bridgewater, MA
WR#31108513

SHEET
1 OF 1

Not To Scale
Distances are
Approximate

Drawn By:
RJH

Sketch #
31108513

DATE
01/16/2025
Page 22 of 100



Bridgewater Town Council

Introduced By:

Date Introduced: 5/20/2025

First Reading: 5/20/2025

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2025-023: The Granting of a Modification to an Existing Flammable and Combustible Liquids License - 630 Elm Street

WHEREAS, Devaney Energy, Inc. has submitted all applicable documentation as required for the request to add 1 30,000 gallon propane tank adjacent to the current tanks on the property located at 630 Elm Street, Bridgewater, Massachusetts; and

WHEREAS, Captain Craig Nedell approves the application; and

WHEREAS, Devaney Energy, Inc has complied with the requirements of the Town of Bridgewater and applicable state laws, Building and Fire Codes governing the storage of flammable or combustible fluids; ad

WHEREAS, the Bridgewater Town Council, acting as a Legislative body of the Town has such licensing authority and with the affirmative recommendation fo the Fire Department, who have oversight authority, it appears that the public good so requires such license be granted;

Therefore, the Town Council of the town of Bridgewater, Massachusetts, pursuant to Chapter 148 - section 13 of the Massachusetts General Law (M.G.L.), in Town Council assembled approved the petition of Devaney Energy, Inc. to be granted a Certificate of Registration for the modification request to add 1 30,000 gallon propane tank adjacent to the current tanks within the Town of Bridgewater.

Committee Referrals and Dispositions:

Attachments:

1. Underground Storage License Checklist
2. Amended License Application
3. 630 Elm St - Minor Modification - TC

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

FLAMMABLE AND COMBUSTIBLE LIQUIDS CHECKLIST

Town Council Meeting Date: 5/20/25

Applicant Name:	Devaney Energy
Location of Land:	630 Elm Street
Owner of Land:	JWD Elm St LLC, 177 Wells Ave, Newton, MA 02459
Applicant Email:	eleonard@ostermangas.com

<u> X </u>	Application (Commonwealth of Massachusetts)
<u> </u>	Certificate of Registration Form (To be completed when approved)
<u> X </u>	Abutter Letters (To be mailed – not less than 14 days prior to the hearing)
<u> X </u>	Advertisement (To be noticed – not less than 14 days prior to the hearing)
	Town Fees (Checks made payable to the Town of Bridgewater):
<u> X </u>	\$100.00 Application Fee
<u> X </u>	\$25.00 Assessors Listing Fee

Notes:

- 1) Devaney Energy is requesting to modify their current permit by adding 1 30,000 gallon propane tank adjacent to the current tanks to meet demand. Tank location would be inline with the current tanks.
- 2) Fire Captain Nedell noted that the Fire Department does not have any objections to the issuance of this request. Any concerns they may have will be addressed when plans are submitted for the installation of the tank.
- 3) The Petitioner submitted a request for minor modification for 630 Elm Street with the Planning Board and the Planning Board unanimously (5-0) voted to approve the modification as presented conditioned that all other conditions remain from the previous approval and that the only change be respective to the Site Plan set provided.



FP-002
(Rev. 1.1.2015)

The Commonwealth of Massachusetts
City/Town of Bridge Water

License

Massachusetts General Law, Chapter 148 §13

☐ New License ☒ Amended License

After notice and hearing, and in accordance with Chapter 148 of the Mass. General Laws,
a license is hereby granted to use the land herein described for the purposes described.

Location of Land: 630 Elm ST 46932 P248 (44 10)

Owner of Land: JWD Elm ST LLC
Number, Street and Assessor's Map and Parcel ID

Address of Land Owner: 177 Wells Ave, Newton MA 02459

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases. All tanks and containers are considered full for the purposes of licensing and permitting. (Attach additional pages if necessary.)

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
Diesel	3	2000	gal	1 - AST
Propane	2	120000	gal	4 - AST
Propane	2	30000	gal	multi - AST

LP-gas (Complete this section for the storage of LP-gas or propane)

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: 150000
List sizes and capacities of all aboveground containers used for storage 4 - 30000 gallon Tank
Residual Storage in Tanks awaiting Reuse - 30000
- ❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: 0
List sizes and capacities of all underground containers used for storage _____

Total aggregate quantity of all LP-gas to be stored: 150000

Fireworks (Complete this section for the storage of fireworks)

- ❖ Maximum amount (in pounds) of Class 1.3G: _____
- ❖ Maximum amount (in pounds) of Class 1.4G: _____
- ❖ Maximum amount (in pounds) of Class 1.4: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

**THIS LICENSE OR A CERTIFIED COPY THEREOF MUST BE CONSPICUOUSLY
POSTED ON THE LAND FOR WHICH IT IS GRANTED.**

GIS Coordinates

41.98462

LAT.

-71.02265

LONG.

License Number

Explosives *(Complete this section for the storage of explosives)*

- | | |
|--|---|
| ❖ Maximum amount (in pounds) of Class 1.1 : _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.2 : _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.3 : _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.4 : _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.5 : _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.6 : _____ | Number of magazines used for storage: _____ |

Licensing Authority Use:

This license is granted upon the condition that the licensed activity will comply with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts General Law, Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00) as amended. The license holder may not store materials in an amount exceeding the capacities herein specified unless and until any amended license has been granted.

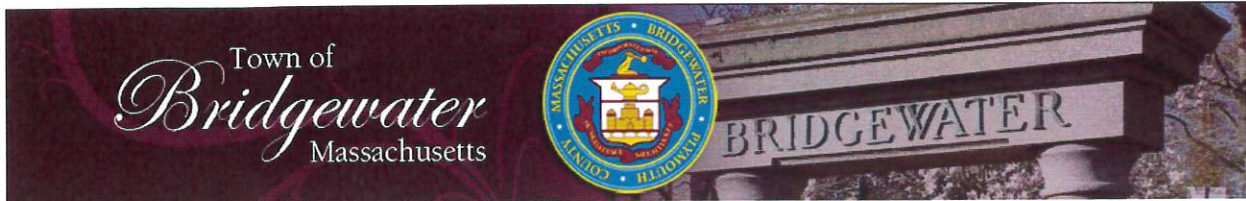
ADDITIONAL RESTRICTIONS:

Signature of Licensing Authority

Title

Date

**THIS LICENSE OR A CERTIFIED COPY THEREOF MUST BE CONSPICUOUSLY
POSTED ON THE LAND FOR WHICH IT IS GRANTED.**



Community & Economic Development Division
Economic Development/Planning

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

April 24, 2025

Tina Larson, Town Clerk
66 Central Square
Bridgewater MA 02324

RE: Request for Minor Modification – 630 Elm St – JWD Elm Street LLC

Hello Ms. Larson,

At its regular meeting held virtually on April 16, 2025, the Bridgewater Planning Board reviewed a request for a minor modification to a Site Plan at 630 Elm St (Map 44, Lot 10). The Site Plan was previously approved by the Planning Board on January 19, 2016, and received a minor modification approval on March 7, 2016, whereas those decision were provided to your office. .

The applicant proposes to modify the Plans respective to adding a new propane tank to the site adjacent to the tanks that are currently there. These changes are represented in the Plans titled "Proposed Propane Tank Plan" prepared by PMP Consulting Inc, dated April 7, 2025.

After a brief discussion, the Board voted unanimously (5-0) to approve the modification as presented conditioned that all other conditions remain from the previous approval and that the only change be respective to the Site Plan set provided above.

Please let me know if you have any questions.

Sincerely,

Shane O'Brien
Town Planner

CC: PMP Consulting Inc
Devaney Energy
DPW
Building Dept
Fire Department

RECEIVED
TOWN CLERKS OFFICE
BRIDGEWATER, MA.
2025 APR 24 A 10:10

Attachments:
Application for Modification and Plans

1.) THE INTENT OF THIS PLAN IS TO OBTAIN THE APPLICABLE PERMITS FOR A FOURTH PROPOANE TANK TO BE INSTALLED AT THE LOCUS PROPERTY.

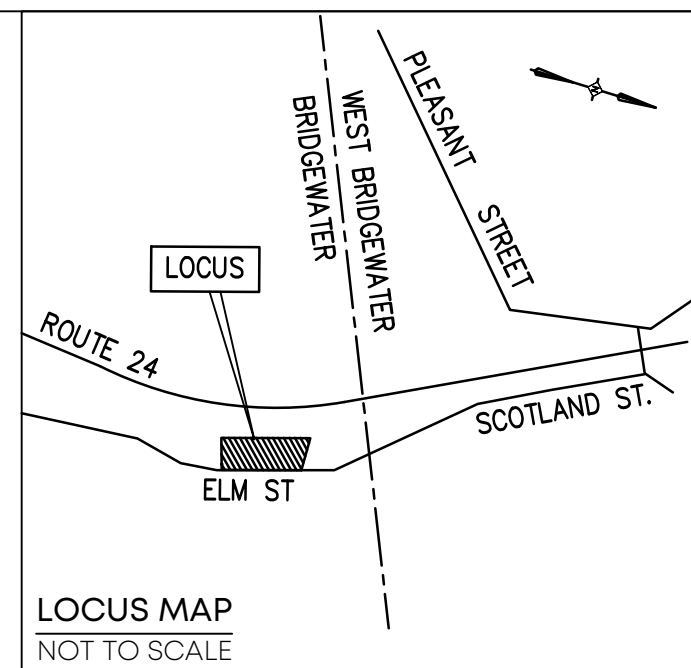
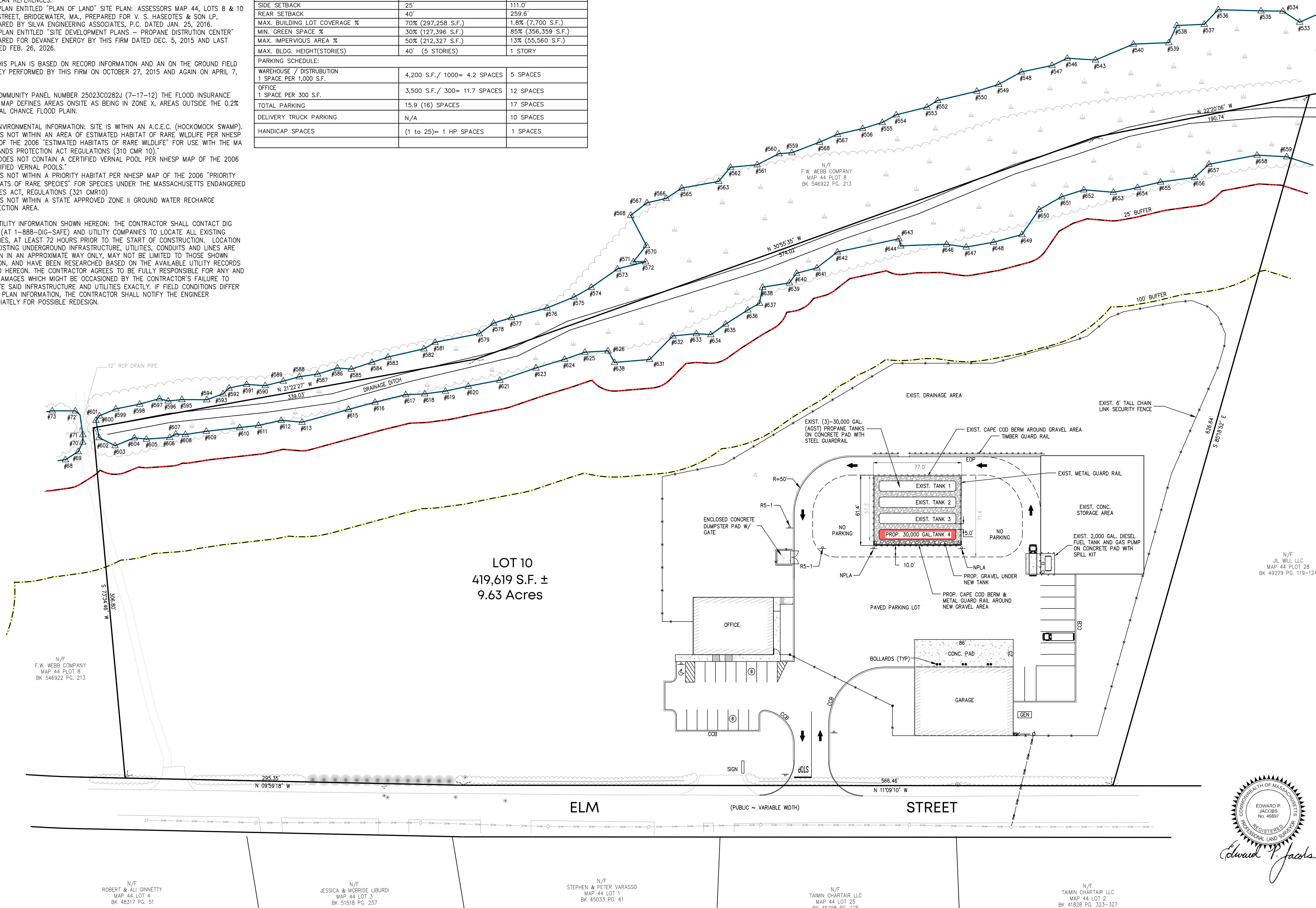
3.) PLAN REFERENCES:
 P.1) PLAN ENTITLED "PLAN OF LAND" SITE PLAN: ASSESSORS MAP 44, LOTS 8 & 10
 ELM STREET, BRIDGEWATER, MA., PREPARED FOR V. S. HASEOTES & SON LP,
 PREPARED BY SILVA ENGINEERING ASSOCIATES, P.C. DATED JAN. 25, 2016.
 P.2) PLAN ENTITLED "SITE DEVELOPMENT PLANS - PROPANE DISTRIBUTION CENTER"
 PREPARED FOR DEVANEY ENERGY BY THIS FIRM DATED DEC. 5, 2015 AND LAST
 REVISED FEB. 26, 2026.

5.) COMMUNITY PANEL NUMBER 25023C0282J (7-17-12) THE FLOOD INSURANCE RATE MAP DEFINES AREAS ONSITE AS BEING IN ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP OF THE 2006 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10)
SITE IS NOT WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

7.) UTILITY INFORMATION SHOWN HEREON: THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREON, AND HAVE BEEN RESEARCHED BASED ON THE AVAILABLE UTILITY RECORDS NOTED ON THESEON. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE SAID INFRASTRUCTURE AND UTILITIES EXACTLY. IF FIELD CONDITIONS DIFFER FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

ZONING TABLE		
ZONE: EI (ELM STREET INDUSTRIAL)		
MINIMUM / MAXIMUM ZONING REQUIREMENTS		
PROPOSED USE: PROPANE DISTRIBUTION CENTER		
CRITERIA	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	419,619 S.F. (9.63± AC.)
FRONTAGE	200'	863.94'
FRONT SETBACK	40'	43.6'
SIDE SETBACK	25'	111.0'
REAR SETBACK	40'	259.6'
MAX. BUILDING LOT COVERAGE %	70% (297,250 S.F.)	1.8% (7,700 S.F.)
MIN. GREEN SPACE %	30% (127,396 S.F.)	85% (356,359 S.F.)
MAX. IMPERVIOUS AREA %	50% (212,327 S.F.)	13% (55,560 S.F.)
MAX. BLDG. HEIGHT(STORIES)	40' (5 STORIES)	1 STORY
PARKING SCHEDULE:		
WAREHOUSE / DISTRIBUTION 1 SPACE PER 1,000 S.F.	4,200 S.F./ 1000= 4.2 SPACES	5 SPACES
OFFICE 1 SPACE PER 300 S.F.	3,500 S.F./ 300= 11.7 SPACES	12 SPACES
TOTAL PARKING	15.9 (16) SPACES	17 SPACES
DELIVERY TRUCK PARKING	N/A	10 SPACES
HANDICAP SPACES	(1 to 25)= 1 HP SPACES	1 SPACES



REVISIONS		
No.	DATE	DESCRIPTION

DRAWN BY: TME/MPJ

CHECKED BY: EPJ

DESIGNED BY: EPJ/TME/MPJ

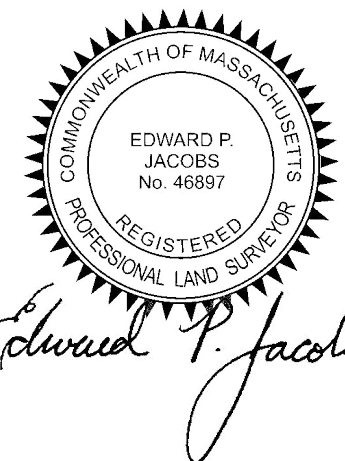
PROPOSED PROPANE TANK PLAN

630 ELM STREET
IN
BRIDGEWATER
(PLYMOUTH COUNTY)
MASSACHUSETTS

PREPARED FOR:
DEVANEY ENERGY
177 WELLS AVENUE
NEWTON
MASSACHUSETTS
02459

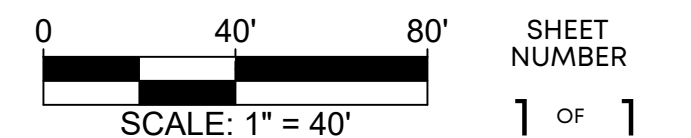
DATE: APRIL 7, 2025

PROJECT NUMBER: 2025-019



PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

200 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421



⚙️ APPLICATION FOR SPECIAL PERMIT AND/OR SITE PLAN

APPLICATION DETAILS

Application #:	<u>SP-25-47268</u>	Date Issued:	<u></u>	Permit #:	<u></u>	Date Paid :	<u>03/21/25</u>
Fee Payable: (\$)	<u>0.00</u>	Fee Paid: (\$)	<u>1300.00</u>	Receipt # :	<u>25-0096</u>		

SECTION 1 - SITE INFORMATION

Street Name	<u>ELM ST</u>	Map Block Lot	<u>44-0-10</u>
Street Number	<u>630</u>	Zoning District	<u>R</u>
Unit No.	<u></u>		

SECTION 2 - OWNER INFORMATION

2.1 Primary Owner Information

Owner Name	<u>JWD ELM STREET LLC</u>		
Street Number	<u>177</u>	Street Name	<u>WELLS AVENUE</u>
City	<u>NEWTON</u>	State	<u>MA</u>
		Zip Code	<u>02459</u>
Telephone	<u>866-964-8383</u>	Email	<u>justin.devaney@devaneyenergy.com</u>

SECTION 3 - APPLICANT INFORMATION

Applicant Name	<u>JWD ELM STREET LLC</u>		
Street Number	<u>177</u>	Street Name	<u>WELLS AVENUE</u>
City	<u>NEWTON</u>	State	<u>MA</u>
		Zip Code	<u>02459</u>
Telephone	<u>866-964-8383</u>	Email	<u>justin.devaney@devaneyenergy.com</u>

SECTION 4 - MAILING ADDRESS

Street Number	<u>177</u>	Street Name	<u>Wells</u>	
City	<u>BRIDGEWATER</u>	State	<u>MA</u>	Zip <u>02324</u>

SECTION 5 - CONSULTANT / REPRESENTATIVE DETAILS

Company Name	<u>Devaney Energy</u>			
Name	<u>Jeffrey Tufts</u>			
Street Number	<u>630</u>	Street Name	<u>Elm St</u>	
City	<u>Bridgewater, MA</u>	State	<u>MA</u>	Zip Code <u>02324</u>
Telephone	<u>508-238-5355</u>	Email	<u>jt tufts@devaneyenergy.com</u>	

SECTION 6 - ENGINEER DETAILS

Firm	<u>PMP Consulting</u>			
Name of Engineer	<u></u>			
Street Number	<u>200</u>	Street Name	<u>North Bedford</u>	
City	<u>East Bridgewater</u>	State	<u>MA</u>	Zip Code <u>02333</u>
Telephone	<u>508-378-3421</u>	Email	<u></u>	

SECTION 7 - SURVEYOR DETAILS

Firm	<u>PMP Consulting</u>			
Name of Surveyor	<u>pmpconsultinginc.com</u>			
Street Number	<u>200</u>	Street Name	<u>North Bedford</u>	
City	<u>East Bridgewater</u>	State	<u>MA</u>	Zip Code <u>02333</u>
Telephone	<u>508-378-3421</u>	Email	<u></u>	

SECTION 8 - OTHER DETAILS

Name of Proposed Development	<u>Addition of Fourth Storage Tank</u>		
Applicant is	☐ Owner ☐ Other		
Purpose of Proposal	<u>Modify the current site plan by adding 1 -30,000 gallon propane tank adjacent to the current tanks (3 -30,000) to meet demand. Tank location would be inline with the current tanks.</u>		
Lot Size	<u>9.7</u>		
Deed of property in Registry Books	<u></u>	page <u></u>	(Copy of deed)
or Land Court Certificate of Title No	<u></u>		
Location and Description of Property	<u>Lot A Elm Street. (Map 30, lots 6 and 8 and Map 44, lots 8 & 10</u>		
Section(s) of the Zoning Bylaw which require the permit you seek	<u>Section 6.30 (G) (5)</u>		
Present Use of Property	<u>Propane distribution terminal with office building and storage garage.</u>		
Applicant will send notice to abutters with proof of mailing, via certified receipt along with their certified abutters list. Do you understand?			
☒ Yes, I understand and agree.			
	<u>Jeffrey L Tufts</u>		

SECTION 9 - OWNER AUTHORIZATION

I am the ☐ Owner ☐ Engineer ☐ Representative

I, JWD ELM STREET LLC as owner of the subject property hereby authorize JWD ELM STREET LLC to act on my behalf, in all matters relative to work authorized by this permit application.

Owner's Email justin.devaney@devaneyenergy.com OR ☐ Copy of Signed Contract to be attached after submitting application

Telephone No. 866-964-8383

☐ I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct. Date

SECTION 10 - DECLARATION

I
JWD ELM STREET LLC
 , as Owner

hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge and belief.

By typing in your name and title below, and clicking on the certification box, you are submitting an electronic signature for this application.

Name Justin Devaney

Title Vice President

 I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct.

Date 03/21/25



Monthly Project Memo

Project Updates: Month of May 2025

Construction Update

- **Site & Building Progress**
 - MEP work continues throughout the building
 - Continued installation of the light gauge metal frame interior walls
 - CMU wall installation for the tower/stairs
 - Roof shingles and exterior waterproofing
 - Apparatus bay slab preparation, radiant heat system and waterproofing
 - Began window installations on all floors
 - Continued sitework including dense grade, trench drains, detention basin and culvert work
 - Light pole base excavation and installation prep work
- **Utilities**
 - Coordination with the utility company for the gas line is ongoing
- **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 Brick Vaneer Exterior
 - Continued MEP work throughout
 - Continue interior light gauge metal framing
 - Spray foam insulation and sheetrock
 - Gas line installation

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.

Bridgewater Fire Headquarters

- Weekly Designer Coordination Meetings Mondays at 1:30pm.

Progression Photograph



Placing Dense Grade on the East side



Setting RTU Condenser on Roof

Bridgewater Fire Headquarters



Laying Down Reinforcement in Apparatus Bay



Installing Windows in Expansion Space 221

Bridgewater Fire Headquarters



Machinical Soffit Framing



Laying Brick Vaneer on the East Elevation

Bridgewater Fire Headquarters

Three (3) Week Look Ahead

ID	Task Name	Duration	Start	Finish	May 11, '25 M T W T F S	May 18, '25 S M T W T F S	May 25, '25 S M T W T F
1	Sitework	10 days	Mon 5/19/25	Fri 5/30/25			
2	Excavation Light Pole Bases	2 days	Thu 5/22/25	Fri 5/23/25			
3	Electrical coordination with veneer walls	15 days	Mon 5/12/25	Fri 5/30/25			
4	Veener walls East and South Elevations	15 days	Mon 5/12/25	Fri 5/30/25			
5	Interior metal stud framing / fire tops / drywall	15 days	Mon 5/12/25	Fri 5/30/25			
6	Sprinkler roughin Admin side	15 days	Mon 5/12/25	Fri 5/30/25			
7	HVAC rough in 1st & 2nd floor	15 days	Mon 5/12/25	Fri 5/30/25			
8	Waterproofing / weather dependent	15 days	Mon 5/12/25	Fri 5/30/25			
9	Slab prep Apparatus Bay	1 day	Mon 5/12/25	Mon 5/12/25			
10	Radiant Heat Appartus Bay	5 days	Tue 5/13/25	Mon 5/19/25			
11	Install top mesh layer	2 days	Tue 5/20/25	Wed 5/21/25			
12	Place slab Apparatus	1 day	Thu 5/22/25	Thu 5/22/25			
13	Installation of windows	15 days	Mon 5/12/25	Fri 5/30/25			
14	Install gas service	4 days	Tue 5/27/25	Fri 5/30/25			
15	Spray foam exterior walls	10 days	Mon 5/12/25	Fri 5/23/25			
					Digit Silverback CAM Silverback Silverback Anderson Insul		
Project Bridgewater Fire Station Date: 5-12-25					Task Split Milestone Summary Project Summary Inactive Task Inactive Milestone Inactive Summary Manual Task Duration-only Manual Summary Rollup Manual Summary Start-only Finish-only External Tasks External Milestone Deadline Progress Manual Progress		



Bridgewater Fire Headquarters

PCO Log

Bridgewater FD - PCO Log May 12, 2025									
PCO #	Rev #	Date	Title	Status	Submitted Amount	Pending Amount	Approved Amount	Owner Change Order #	Schedule Impact (Days)
1	0	7/19/2024	ASI 001 - Local Approval Updates	Approved	\$ 118,638.16		\$ 118,638.16	1	0
2	R3	2/11/2024	Louver Relocation per ASI 003	Approved	\$ 8,652.01		\$ 8,652.01	4	
3	0	10/3/2024	Hose Reel Changes per RFI 80	Approved	\$ 2,019.30		\$ 2,019.30	2	0
4	0	10/3/2024	Tapping Sleeve Size Change per RFI 73	Approved	\$ 13,226.29		\$ 13,226.29	2	0
5	R1	1/17/2025	Building Exterior Site Lighting Revisions per ASI 007	Approved	\$ 1,237.10		\$ 1,237.10	3	
6	0	11/13/2024	Window Type Update per ASI 002	Rejected	\$ 15,852.50				
7	0	10/10/2024	Civil Site Modifications per ASI 008	Approved	\$ 47,769.65		\$ 47,769.65	2	0
8	0	11/5/2024	Additional Electrical Work at Outbuilding per RFI 105	Approved	\$ 4,579.51		\$ 4,579.51	2	0
9	0	11/27/2024	Bower Wall Revisions per ASI 006	Approved	\$ 1,727.70		\$ 1,727.70	3	
10	0	4/28/2025	Insulated Panel Added at Louvers per ASI 10 - Pending RFI	MOCC court	\$ 9,018.81		\$ 9,018.81		
11	0	11/18/2024	Night work for underground FP road work	Approved	\$ 21,822.60		\$ 21,822.60	2	0
12	R1	2/11/2025	Modifications to Fireproofing Zone per RFI 75	Rejected	\$ 4,005.93				
13	R1	1/7/2024	Radiant Slab Alt #1 & #3 per ASI 13 Exterior Only	Approved	\$ 9,156.47		\$ 9,156.47	3	0
14	0	1/6/2024	Bower and Control Cabling to Folding Wall per RFI 107	Approved pending formal PCO	\$ 6,442.00	\$ 6,442.00			
15	0	1/13/2025	Material Cost Increase per ASI 20	Approved	\$ 767.95		\$ 767.95	3	0
16	0	1/16/2025	Police Detail Credit	Approved	\$ (928.00)		\$ (928.00)	3	0
17	R1	2/17/2025	Removal of Primary Elec Manhole, Cover and Grounding per ASI 09	Approved	\$ (3,136.82)		\$ (3,136.82)	4	
18	0	2/11/2025	Ceiling revisions as per ASI-16	Approved	\$ 13,560.19		\$ 13,560.19	4	
19	0	2/6/2025	Sliding Door Color Selection	VOID	\$ 1,713.77				
20	0	2/11/2025	Meter Service Cabinet per RFI 28	Approved	\$ 8,618.68		\$ 8,618.68	4	
21	R1	2/17/2025	Misc metal revisions/ roof detail - ASI 12	Approved	\$ 5,192.34		\$ 5,192.34	4	
22	0	2/27/2025	Partial costs for Winter conditions	Submitted	\$ 83,414.95	\$ 83,414.95			
23	0	3/10/2025	Retaining wall revisions ASI-22	Approved	\$ 805.28		\$ 805.28	4	
24	0	3/18/2025	Winter conditions batch #2	Submitted	\$ 55,537.35	\$ 55,537.35			
25	0	3/13/2025	Credit for 3 TV back boxes	Approved Pending signature	\$ (1,010.39)		\$ (1,010.39)	5	
26	0	5/5/2025	Winter conditions batch #3	Submitted	\$ 33,639.68	\$ 33,639.68			
27	0	4/1/2025	ASI-26 Window Intel at Watch Room	Approved Pending signature	\$ 2,462.16		\$ 2,462.16	5	
28	0	4/1/2025	ASI-27 Emergency Vehicle Signal	T & M if PCO#032 is not accepted					
29	0	4/7/2025	ASI-28 Material & labor credit to delete the markerboards	Submitted	\$ (2,750.00)	\$ (2,750.00)			
30	0	4/17/2025	Added two bollards at transformer pad	Approved Pending signature	\$ 6,175.69		\$ 6,175.69	5	
31	0	5/1/2025	Catch basin replacement	Approved Pending signature	\$ 2,284.69		\$ 2,284.69	5	
32	0	5/2/2025	ASI-27 Emergency Vehicle Signal	Submitted	\$ 39,915.88	\$ 39,915.88			
33	0	5/5/2025	Electrical & security revisions ASI-30	Submitted	\$ 13,864.39	\$ 13,864.39			
34	R1	5/8/2025	Door hardware revisions ASI- 31	Submitted	\$ 3,806.75	\$ 3,806.75			
35	0	5/5/2025	Winter condition credit	Submitted	\$ (32,986.00)	\$ (32,986.00)			
36	0	5/5/2025	Overhead door control wiring as per RFI-123	Pricing					
37	0	5/5/2025	Winter condition Final costs	Submitted	\$ 6,413.25	\$ 6,413.25			
			Added bollard for Gas Meter per Ngrid	Pricing					



Budget Summary

BRIDGEWATER FIRE HEADQUARTERS 1185 Pleasant St

Total Project Budget	\$25,962,615	
Expenditures Paid to Date 05.13.25	\$12,050,902	46.42%

USES OF CURRENT FUNDING Snapshot of Activities Spent to date

TYPE PAYMENT	VENDOR	AMOUNT
1-ENGINEERING/OPM	CHA CONSULTING	621,138.00
	JACUNSKI	1,080,076.90
	JACUNSKI-STRONGPOINT	19,668.88
2-SURVEY/PERMITS/TESTS		114,694.54
3-ADMIN COSTS		123,994.05
4a-CONSTRUCTION	MOCC	10,069,508.38
4-MISC CONSTRUCTION		15,414.83
5-POLICE DETAILS		6,405.98
Grand Total		12,050,901.56



Central Square and Surrounding Area – Near and Future Projects

Priorities:

- Sidewalk improvements on both sides of Summer Street from Central Square to the intersection of Plymouth & Summer Streets
- **Summer Street Gas Station Park Project - \$500K PARC Grant, \$100k BSU (Design complete 6/1/25, construction complete 6/30/26)**
- Pedestrian Improvements at the intersection of Plymouth and Summer Streets – Complete Streets Grant Application

These three (3) projects are independent as to funding but interrelated as to planning

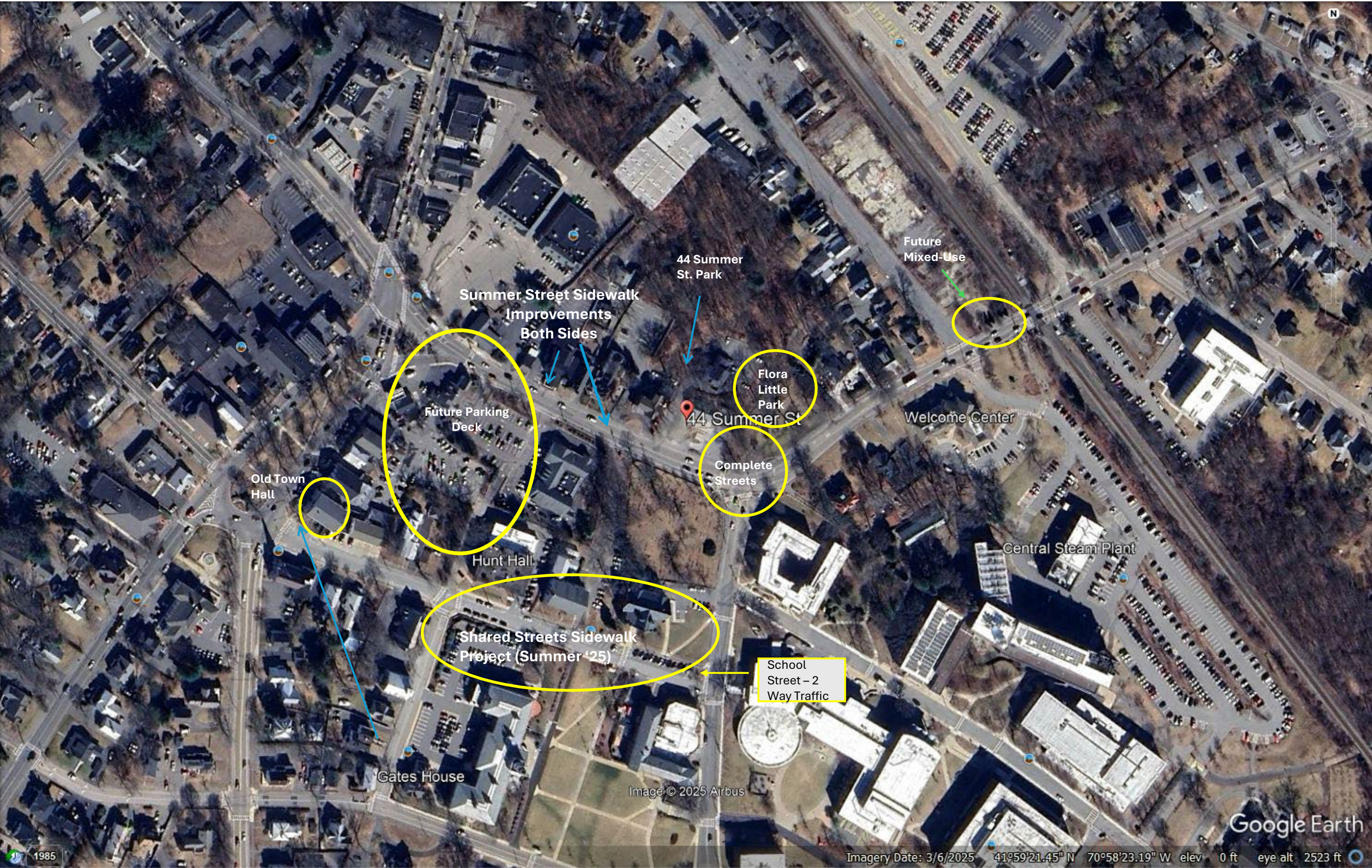
- Continue to look at instituting parallel parking along both sides of Central Square
- Allowing two-way traffic along the entire length of School Street

Ongoing:

- Shared Streets (sidewalks on School Street) with BSU
- DCAMM is preparing an RFQ/RFP for a mixed-use project on state owned property on the corner of Hale and Plymouth Streets

Future:

- Demolition of the existing fire station and constructing a two-level parking deck incorporating the existing Town owned surface lot (Town & BSU)

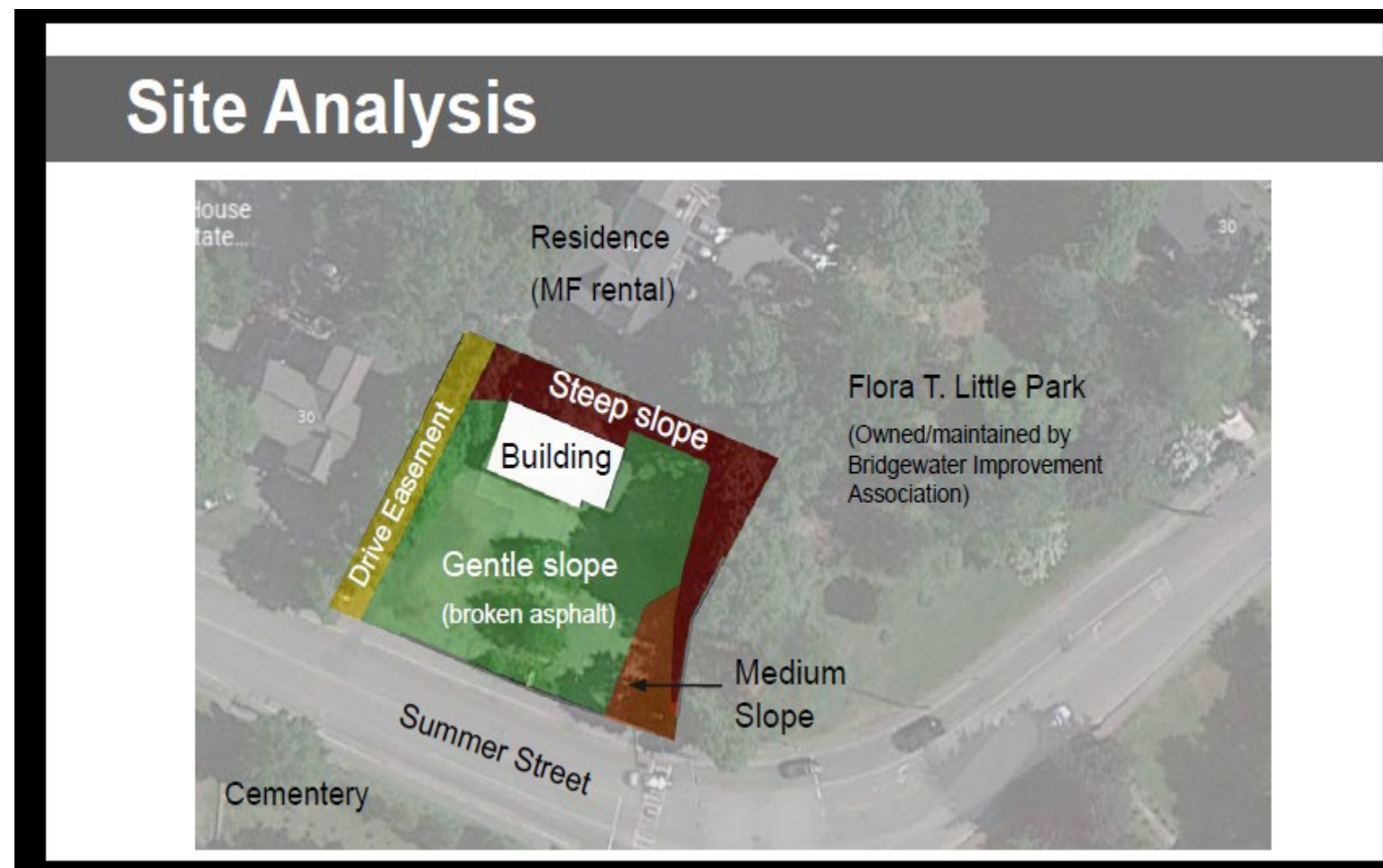


Summer Street Park

Goals

- New purpose for the building
- Outdoor space with an identity with unique amenities, i.e. outdoor stone chess tables, art.
- Stone wall and/or planting could help reduce street noise
- Paving should be pervious whenever possible
- Pedestrian crossing(s) need to be enhanced and safer (Green Streets grant could help this)
- Enhanced “Front door” to BSA

Summer Street Park



Summer Street Park – Existing Conditions

Opportunities and Constraints

Two curb cuts. Plethora of pavement, but no real parking lot



Summer Street Park – Existing Conditions

Opportunities and Constraints

Driveway easement to rear house



Recent Face Lift



Summer Street Park – Existing Conditions

Opportunities and Constraints

View outward to Cemetery
and Stone wall



Restroom Access



Summer Street Park – Existing Conditions

Opportunities and Constraints

Overgrown steep slope
along property line.

View into Flora T. Little Park.



Existing stone retaining wall



Summer Street Park – Existing Conditions

Opportunities and Constraints

Narrow sidewalk at pedestrian signal



Grade change from FTL Park to Site



Master Plan - Concepts



HGA

SUMMER STREET
CONCEPT DESIGN PROGRESS

GAS STATION REBORN



FLEXIBLE SPACE



FLEXIBLE SPACE

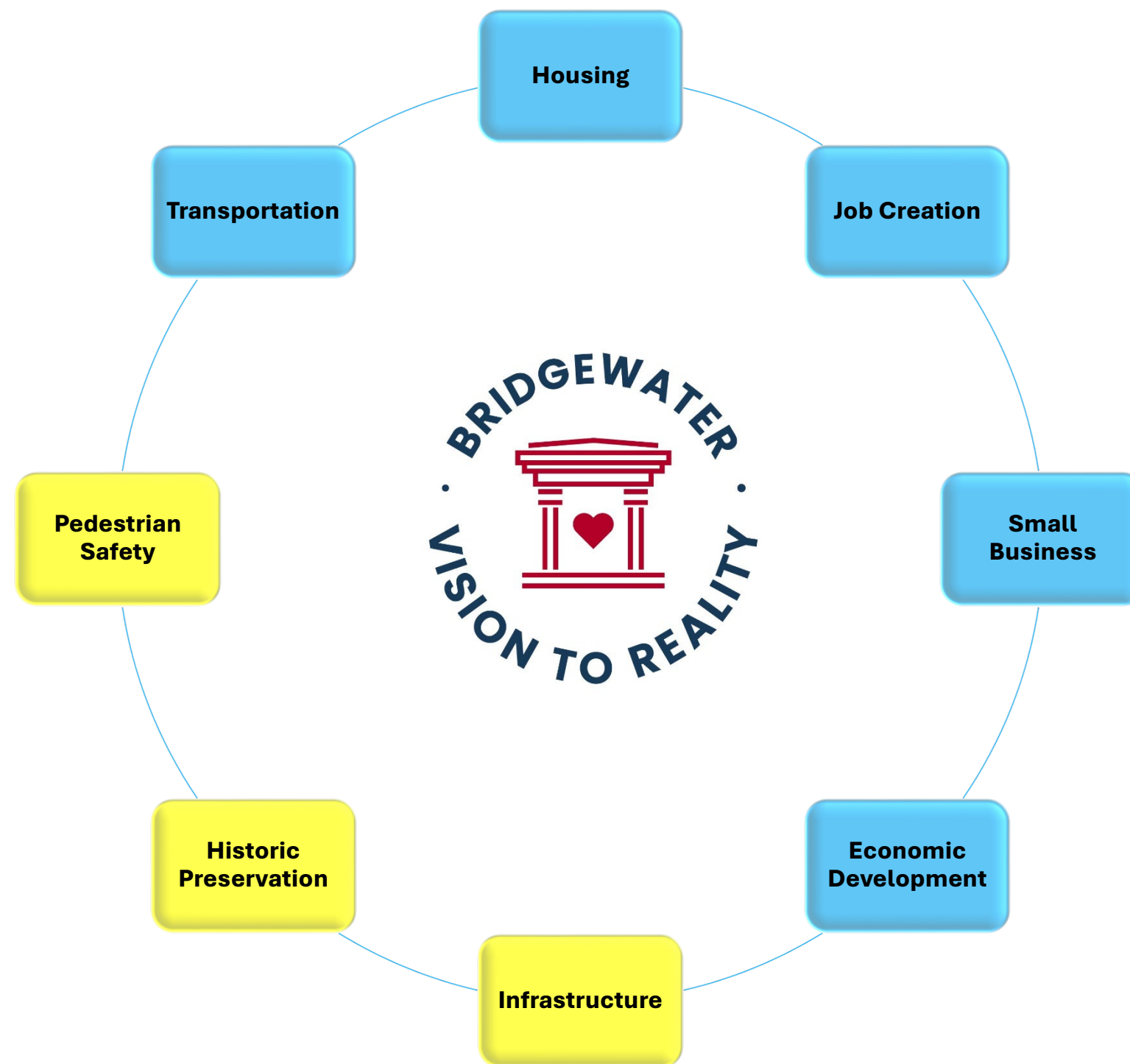


UNIVERSITY EVENTS



FOOD TRUCKS





Community Open House

June 11, 2025

4:30 to 6:30 PM

Cedar Street Community Center



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 5/6/2025
First Reading: 5/6/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Budget Order O-FY26-006: CPA Reserve Accounts - FY2026

ORDERED, Pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate from the Community Preservation Fund FY2026 estimated annual revenues the sum of \$1,035,000 to meet the administrative expenses, and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2026.

And further,

To reserve for future appropriation from the Community Preservation Fund FY2026 estimated annual revenues the sum of \$103,500 for the acquisition, creation, and preservation of open space; \$103,500 for acquisition, preservation, restoration, and rehabilitation of historic resources; and \$103,500 for the acquisition, creation, preservation, and support of community housing.

And further,

To appropriate \$51,750 to Administrative Expenses and \$320,778.75 to Budgetary Reserves.

And further,

To appropriate \$318,600 for the payment of debt related to the Academy Building renovation from FY2026 estimated revenues.

And further,

To appropriate \$33,371.25 for the payment of debt related to the Keith Homestead purchase from FY2026 estimated revenues.

Committee Referrals and Dispositions:

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

Attachments: 1. CPA Recommended Budget

Town of Bridgewater

Community Preservation Fund FY 2026 Recommended Budget

Sources & Uses of Funds		FY 2026
Revenue Estimates		
CPA Surcharge 2%		900,000.00
State Match		135,000.00
Total Estimated Revenue		1,035,000.00
Total Sources of Funds		1,035,000.00
Reserves		
Community Housing Reserve	(Min 10%) 10%	103,500.00
Open Space Reserve	(Min 10%) 10%	103,500.00
Historical Resources Reserve	(Min 10%) 10%	103,500.00
Total Required Reserves		310,500.00
Administrative Expenses (Not >5%) \$		
Administrative Expenses		51,750.00
Total Administrative Budget		51,750.00
Debt Service - Due FY26		
ACADEMY BUILDING RENOVATIONS-PRINCIPAL		240,000.00
ACADEMY BUILDING RENOVATIONS-INTEREST		78,600.00
KEITH HOMESTEAD-2012 CPC 00001-PRINCIPAL		33,000.00
KEITH HOMESTEAD-2012 CPC 00001-INTEREST		371.25
Total Debt Service		351,971.25
BUDGETARY RESERVES		320,778.75
Total Use of Funds		1,035,000.00
Total Surplus (Deficit)		0.00



Bridgewater Town Council

Introduced By: Town Manager
 Date Introduced: 5/6/2025
 First Reading: 5/6/2025
 Second Reading: 5/20/2025
 Amendments Adopted:
 Third Reading:
 Date Adopted:
 Date Effective:

Order O-FY25-060: Capital Plan Transfers for FY2026

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 and transfer from below schedule Source of Funds to below schedule of Use of Funds:

FUND	SOURCES OF FUNDING		Amount
8010	CAPITAL STABILIZATION	Capital Stabilization Trust Funds	\$ 543,127.74
8010	AMBULANCE RRA	ARRA	\$ 90,103.19
Total			\$ 633,230.93
Project#	USES OF FUNDING		Amount
220.45	Mach/Equip/Vehicles	Fire Engine (E3) Lease Pay 2/5	\$ 166,565.75
220.15	Mach/Equip/Vehicles	Fire Radio Equipment Lease Pay 4/5	\$ 95,521.84
220.32	Mach/Equip/Vehicles	Ambulance (A1) Lease Pay 2/5	\$ 90,103.19
210.20	Mach/Equip/Vehicles	Police Body Worn Camera System 4/5	\$ 65,318.00
300.00	Bldgs & Property	Town Raynham Old High School Purchase 5/12	\$ 70,000.00
420.09	Mach/Equip/Vehicles	DPW John Deer Loader - Lease Payment 3/5	\$ 48,520.91
420.13	Mach/Equip/Vehicles	DPW No. 2-24 Freightliner 6-Wheeler Lease Pay 4/5	\$ 48,600.62
420.14	Mach/Equip/Vehicles	DPW No. 2-26 Freightliner 6-Wheeler Lease Pay 4/5	\$ 48,600.62
			\$ 633,230.93

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Explanation:

This transfer will fund Capital leasing/financing obligations in FY2026

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Budget & Finance	Meeting 5/20/25
Finance Committee	Meeting 5/19/25

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 5/6/2025
First Reading: 5/6/2025
Second Reading: 5/20/2025
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-061: Contractual Buyouts

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 \$118,700 to below schedule:

<u>Source of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
EMPLOYEE LIABILITY FUND	80045-596100	TRANSFER TO GF	<u>\$118,700.00</u>
Total:			\$118,700.00
<u>Use of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
Salaries Fire	02205001-519005	Contractual Payout	\$113,500.00
Salaries Library	06105001-510000	Contractual Payout	\$ 2,500.00
Salaries Library	06105001-510001	Contractual Payout	<u>\$ 2,700.00</u>
Total			\$118,700.00

Explanation:

Contractual Buyouts for Retirements FY25/FY26

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

• Budget & Finance	• Meeting 5/20/25
• Finance Committee	• Meeting 5/19/25

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 5/6/2025
First Reading: 5/6/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-062: Loan Authorization: Plymouth Street Wells Project

ORDERED, that the Town Council assembled vote to

ORDERED, that, \$7,400,000 is appropriated, to be expended, for the purpose of financing the Pump/Well Upgrades, to Wells 10A and 10B on Plymouth St; installing a new raw water transmission main that connects these two wells with the High Street Water Treatment plant; including without limitation all costs incidental or related thereto; that to meet this appropriation the Treasurer with the approval of the Town Manager is authorized to borrow said amount and issue bonds or notes therefore under Chapter 44 of the General Laws and/or Chapter 29C of the General Laws; that the Treasurer with the approval of the Town Manager is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust established pursuant to Chapter 29C; and in connection therewith to enter into a financing agreement and/or a security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Town Manager is authorized to enter into a project regulatory agreement with the department of Environmental Protection, to expend all funds available for the project and to take any other action necessary or convenient to carry out the project

Explanation:

The DPW/Water Supply Division has been experiencing elevated levels of iron in the groundwater at Wells 10A and 10B. In June 2023, the Water Supply Dept began receiving significant customer complaints regarding the watercolor and staining. Since the introduction of the High Street WTP, the Department has also had difficulties running the wells and overcoming the increase in system head from the WTP operation. Replacing the pumps for wells 10A and 10B and installing a new raw water transmission main that connects these two wells with the High Street water treatment plant-this will recover lost supply capacity and will allow for an easier accommodation of the upcoming USEPA MCL for PFAS without needing to add separate treatment at the Plymouth Well site. This project is approved for low interest, and/or loan forgiveness, through MCWT. The Town is actively seeking grant funds from the state in the One-Stop Community Growth program.

Committee Referrals and Dispositions:

NOT FOR ACTION - FIRST READING

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

Attachments: None



Bridgewater Town Council

Introduced By: Sonya Striggles, Councilor
Date Introduced: 5/6/2025
First Reading: 5/6/2025
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: 1. Letter to School Committee

NOT FOR ACTION - FIRST READING

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

Mary McGrath
Councilor-At-Large

Sean Kennedy
District 3 Councilor

Johnny Loreti
Councilor-At-Large

Marilee Hunt
Councilor-At-Large

DATE

Timothy Fitzgibbons, Chairman
Bridgewater-Raynham Regional School Committee
166 Mt. Prospect Street
Bridgewater, Massachusetts 02324

Dear Chairman Fitzgibbons and Committee Members:

In the spirit of mutual respect and a shared commitment to the well-being of our communities, the Bridgewater Town Council respectfully requests that your Committee consider and vote at your upcoming meeting on April 16th to confirm your intention to honor the outcome of a potential Proposition 2½ override vote related to the Fiscal Year 2026 School Committee budget.

Specifically, we ask that your Committee commit to accepting the decision made by the voters—whatever that decision may be—and that, in the event the override vote does not pass, your Committee agrees not to pursue the option of calling a Joint Town Meeting for the District. We believe that removing this option in advance will reinforce trust in the process and promote unity among our municipal partners and residents.

Please know that we make this request not lightly, but rather out of a deep concern that such a scenario—whereby a Joint Town Meeting could conceivably override the expressed will of the voters—would have devastating effects on both of our communities. It could force the towns to make up the funding shortfall by depleting reserves intended for other obligations and critical needs, and/or by triggering widespread layoffs, including among essential public safety personnel such as police officers and firefighters. In turn, this could significantly curtail services to our residents, undermining the very fabric of the communities we are all committed to serve.

We appreciate your thoughtful consideration of this request and remain committed to working collaboratively with you and our partners in the Town to support the needs of all our residents.

Dr. Kevin Perry
Town Council President



Bridgewater Town Council

Introduced By: Fred Chase, Councilor
Date Introduced: 3/4/2025
First Reading: 3/4/2025
Second Reading: 5/20/2025
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Proposed Zoning Ordinance D-FY25-018: ZONING MAP AMENDMENT: Business B and Residence C Districts In the Bedford Street, Winter Street and Flagg Street Area

ORDERED that pursuant to M.G.L., Chapter 40A, Section 5; the Town Council of the Town of Bridgewater, Massachusetts in Town Council assembled vote to amend the Bridgewater Zoning Map in the Bedford, Winter, Flagg Street, and Flaggstone Place Areas as follows:

- Amend the depth of the Business B boundary relative to Bedford Street to remove properties currently residential in use or as approved by subdivision.
- The amended line will follow a more logical and defined course along property lines, where possible and reduce the conflict currently posed by the uniform offset definition, currently defining the limit of the Business B zone.
- The proposed change will begin at the northerly limit of Map 75, Lot 21, where the line will turn to the west along the southerly limit of Map 63, Lot 2 to the intersection with Map 75, Lot 91 and continue southerly at the easterly limit of that parcel and the following lots of land:

Map 75, Lot 58; Map 75, Lot 80; Map 75, Lot 57; thence crossing the easterly portion of Map 75, Lot 19, and westerly along the southerly border of Map 75, Lot 19; to and along the easterly limit of Map 75, Lot 17; across Winter Street.

The new boundary will then follow the easterly limit of Map 75, Lot 14; and the easterly and southerly limits of Map 75, Lot 12; where it turns and follows the easterly limit of Map 88, Lot 42; across Flagg Street, to the northerly limit of Map 88, Lot 33; and the current Business B zone line.

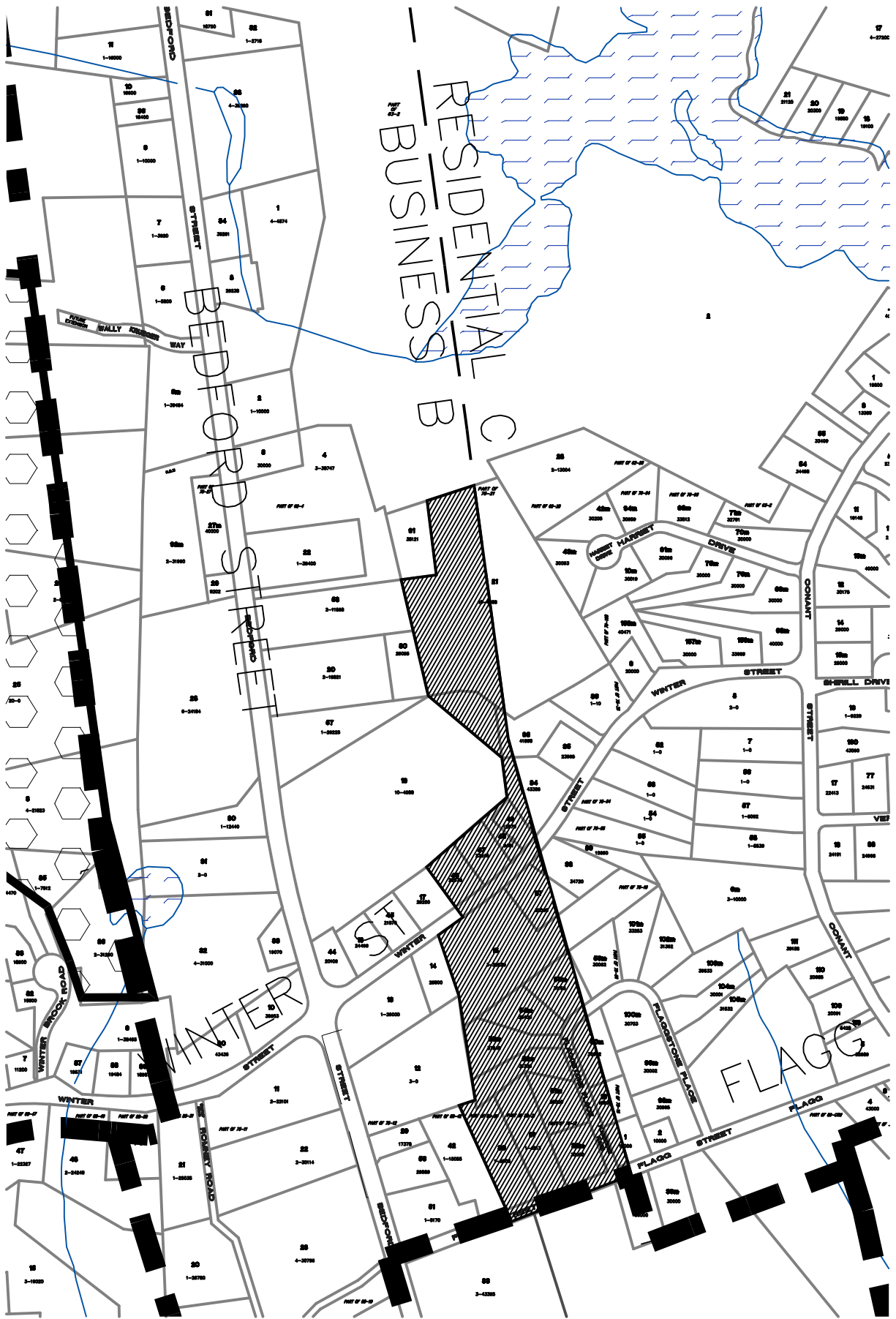
- The proposed changes will result in a more realistic limit of the Business B zone of the current land uses by redesignating homes and residentially approved land to the Residential C zoning district.
- The proposed changes would protect residential uses in these areas from being converted into Business (B) uses.

- The proposed changes are illustrated on the attached “Proposed Zoning Change “ plan dated January 15, 2025, as prepared by Silva Engineering Associates.

Committee Referrals and Dispositions:

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

Attachments: 1. BusBZoningChangePlan 2025





Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 5/20/2025
First Reading: 5/20/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-063: Acceptance of Gift - Bridgewater Police Association

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 a gift from the Bridgewater Police Association for \$1,850 to support the mission of the Bridgewater Veteran's Office. 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 the gift and to expend the gift in accordance with stated purpose thereof.

Explanation:

The Bridgewater Police Association are donating funds to support the mission of the Bridgewater Veteran's Office and the funds are to be used at the discretion of the Veteran's Agent.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•
•	•

NOT FOR ACTION - FIRST READING

•	•
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Attachments: 1. Veterans Donation 5-5-2025 (signed)



Town of Bridgewater Veteran's Council

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0908

May 5, 2025

Town Council (Attn: Deb Ward)
66 Central Square
Bridgewater, MA 2025

Dear Mrs. Ward,

I am requesting Town Council acceptance of a donation of \$1,850.00 from the Bridgewater Police Association. These funds are to be used at the discretion of the Veteran's Agent to support the mission of the Bridgewater Veteran's Office.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory Martin", is written over a light blue horizontal line.

Gregory Martin
Bridgewater Veteran's Services Officer



Bridgewater Town Council

Introduced By: Paul Murphy, Councilor
Johnny Loreti, Councilor
Date Introduced: 5/20/2025
First Reading: 5/20/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-064: An Order Creating an Ad Hoc TIF Oversight Committee for 60-86 Broad Street

WHEREAS, the Town of Bridgewater is committed to promoting strategic private investment and redevelopment in its Central Business District – Redevelopment Zone; and

WHEREAS, the properties located within the Bridgewater Economic Target Area (ETA) and are eligible for local and state economic development incentives under M.G.L. Chapter 23A; and

WHEREAS, the Town seeks to explore the possibility of creating a Tax Increment Financing (TIF) District as a prerequisite for consideration of a TIF Agreement under M.G.L. Chapter 40, Section 59 and Chapter 23A.

NOW THEREFORE, BE IT ORDAINED:

Council Ad Hoc TIF Oversight Committee

1. A Council Ad Hoc TIF Committee is hereby established to provide assistance in the review of a potential development project located at 60-86 Broad Street and any proposed or approved TIF Agreement associated with the project
2. The Committee shall consist of three (3) members of the Town Council, appointed by the Town Manager.
3. The Committee shall provide its feedback and findings to the full Council, the Community and Economic Development Department and the Town Managers Office and will
 - Review documentation to determine that the project requires tax relief with an operating pro-forma;
 - Review documentation to demonstrate that the TIF agreement is essential to the applicant's decision to establish a new business or expand an existing business;
 - Review documentation to demonstrate that the TIF request does not equal the entire new revenue amount calculated over the term of the TIF Agreement;

NOT FOR ACTION - FIRST READING

- Review financial information such as business tax returns, year to date financial statements, banking and credit references (may not be applicable);
- Review documentation to verify the number of projected jobs including comparison of new job salaries with Bridgewater's Median Income;
- Provide the Community and Economic Development Department and the Town Manager's Office all of the documentation they receive and review, (for internal Town review);
- Report regularly to the full Council on the status of the project and any recommendations for action.

4. The Committee shall remain in effect until the issuance of a final certificate of occupancy for all components of the development and/or until it is determined that a TIF Agreement should not be executed by the Town.

Committee Referrals and Dispositions:

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

Attachments: 1. TIF Summary

PROPERTY TAX EXEMPTIONS TO PROMOTE
ECONOMIC DEVELOPMENT, AFFORDABLE HOUSING AND MANUFACTURING WORKFORCE
DEVELOPMENT

SUMMARY:

These guidelines explain the implementation of property tax exemptions available under the Economic Development Incentive Program (EDIP) and parallel programs to promote affordable housing in urban centers, manufacturing workforce development and construction of middle-income housing. They also explain the standards and procedures that apply to these property tax exemptions. For guidance regarding the plans and agreements required to permit these property tax exemptions, cities and towns should consult with their municipal counsel and review the relevant regulations and guidance issued by the agencies with jurisdiction over these programs.

TYPES OF PROPERTY TAX EXEMPTIONS

Five property tax exemptions are available under four different programs. The programs are: (1) the Economic Development Incentive Program (EDIP); (2) the Urban Center Housing Tax Increment Financing Zone; (3) the Manufacturing Workforce Training Tax Increment Financing Plan; and (4) the Workforce Housing Special Tax Assessment Plan. Under each of these programs, property taxes are exempted through either a tax increment financing (TIF) exemption or a special tax assessment (STA).

Economic Development Incentive Program (EDIP)

The EDIP provides for two types of local property tax exemptions intended to spur economic development: a TIF exemption and STA. A municipality may grant either exemption to eligible businesses with real estate projects meeting certain conditions, with the approval of the Economic Assistance Coordinating Council (EACC). G.L. c. 23A, § 3E. The EACC has regulatory authority over the EDIP program, including the local TIF and STA exemptions. 402 Code of Massachusetts Regulations (CMR) 2.00.

EDIP-TIF Exemption

To promote economic development a municipality may grant an EDIP-TIF exemption. G.L. c. 23A, § 3E(b); G.L. c. 40, § 59; G.L. c. 59, § 5, Clause Fifty-first. EDIP-TIF incentives may be offered by a municipality to an eligible person or entity in an EACC-designated TIF-eligible area.

An EDIP-TIF agreement with an eligible person or entity must be approved by a city or town by vote of its town meeting, town council or city council with the mayor's approval where

required. EACC approval of the agreement is also required before the agreement is valid and enforceable. EACC must also approve amendments to an EDIP-TIF agreement.

The EDIP-TIF exemption covers a percentage of the increase in a parcel's fair cash value due to incentivized development, net of inflation, over its base value in the fiscal year before the first fiscal year in which the EDIP-TIF agreement is in effect. The parcel's base value is adjusted to ensure that the exemption applies only to increases in its value that exceed the ordinary inflationary increases in the value of other commercial and industrial properties in the community. The term of the exemption cannot exceed 20 years, and the percentage of the incremental value that is exempt can be up to 100 percent. Both the duration of the exemption and the percentage of increased value that is exempt are fixed by the EDIP-TIF agreement between the municipality and the property owner. In addition, the EDIP-TIF agreement may exempt up to 100 percent of the value of taxable personal property situated on a TIF parcel. Personal property otherwise exempt from local property tax (for example, under G.L. c. 59, § 5, Clause Sixteenth) remains exempt.

IMPLEMENTATION OF EXEMPTIONS

Administration of Exemption

1. Individual Tax Exemption Agreements

The owner of each parcel that will receive an exemption must enter into an agreement with the city or town setting out the terms of the exemption applicable to the parcel. See Section I above for requirements for individual tax exemption agreements under each of the five property tax exemptions, including the approval procedure for agreements under each exemption.

An agreement may not establish a payment in lieu of tax (PILOT) or include a schedule of pre-determined tax payments to be made during the term of the agreement. Instead, the agreement must establish exemption percentages which are used by the assessors to calculate the exemption amount during each fiscal year of the agreement. (See Section B below for information on calculating the exemption amount.)

2. Notice of Agreement to Assessing Officers

The board, agency, or officer responsible for executing TIF agreements on behalf of the municipality must forward a copy of each agreement to the assessors, together with a list of the affected parcels. G.L. c. 40, §§ 59(viii), 60(d), and 60A(a)(vi). While sending the assessors a copy of an STA agreement is not required for those agreements to take effect, all agreements and lists of affected parcels should be forwarded to the assessors to ensure timely and proper implementation of the exemption.

3. Effective Dates

The STA or TIF exemption takes effect on July 1 of the fiscal year specified in the agreement, provided all necessary approvals have been given.

4. Ownership Changes

A change in the ownership of a parcel receiving a TIF exemption does not disqualify the parcel from receiving the exemption.

5. Abatements

Property owners claiming an error in the assessment, i.e. overvaluation, miscalculation of the exemption, or a failure to apply the exemption, must apply for abatement by the same deadline and follow the same rules that apply to abatements for other parcels.

6. Amendments

EDIP-TIF agreements or STAs approved by the EACC cannot be amended without the approval of the EACC.

7. Recordkeeping

Assessors should maintain a copy of each agreement establishing a TIF or STA exemption, a record of the vote approving the TIF agreement or STA, and a table of the exemption percentages for each fiscal year that the exemption is in effect. In the case of EDIP-TIF, UCH-TIF, and MWF-TIF exemptions, a year-by-year table of the inflation factors for each fiscal year of the TIF agreement should also be kept.

Calculation of Exemption

Generally

Real Estate Valuation and Assessment

For both an STA and TIF exemption, the fair cash value of the property must be determined by the assessors in each year of the agreement. The tax committed by the assessors, however, is based upon the value of the parcel reduced by the exemption amount, rather than upon the parcel's fair cash value. By using the property value reduced by the exemption, no abatement or charge is made against the overlay account as a result of these exemptions. The parcel value reduced by the exemption is also used to calculate the levy class percentages under G.L. c. 40, § 56 and the minimum residential factor under G.L. c. 58, § 1A.

TIF Exemptions

Real Estate

The TIF exemption on real estate is determined by applying the exemption percentage specified in the agreement to the fair cash value of the real estate less the parcel base value adjusted annually for inflation. This calculation is described in detail below. The value of the EDIP or MWT-TIF exemption is adjusted annually for inflation in the value of commercial and industrial **properties in the municipality. The UCH-TIF exemption is adjusted for inflation in the value of** residential properties, or residential and commercial properties where the TIF zone includes mixed uses.

(1) Parcel Base Value

To calculate the TIF exemption on the parcel, the assessors start with the base value of the parcel. The base value is the assessed valuation of the parcel in the last fiscal year before the TIF exemption went into effect.

(2) Adjustment Factor

The base value is then multiplied by an adjustment factor, which is the product of the inflation factors for all the years the TIF exemption has been in effect for the parcel.

Each exemption year's inflation factor is a fraction. If the fraction is less than one, then the inflation factor for that fiscal year is one.

Numerator – For **EDIP** and **MWT-TIFs**, the numerator of the fraction is the current fiscal year's total assessed value of all commercial and industrial parcels in the municipality that are being assessed at fair cash value (i.e., excluding TIF parcels), minus the part of that year's Proposition 2½ tax base growth adjustment that is attributable to commercial and industrial real estate. For UCH-TIFs, the numerator is (a) the current year's total value of all non-TIF residential parcels, minus residential new growth or (b) if the TIF zone includes mixed use properties, the current year's total value of all non-TIF residential and commercial parcels, minus residential and commercial new growth.

Denominator – **For all TIFs**, the denominator of the fraction is the total assessed value for the preceding fiscal year of all the parcels included in the numerator.

In determining the numerator and denominator in the subsequent fiscal year, note that the prior year's new growth is included in the total assessed value of the properties for the fiscal year.

Exempt and Assessed Value

In each fiscal year of the agreement, the assessors must determine the fair cash value of the parcel for the fiscal year in accordance with usual assessment methods. The fair cash value is then reduced by the base value of the parcel multiplied by the inflation factors for all the years of the exemption up to and including the current fiscal year. The difference is then multiplied by the agreed-upon TIF exemption percentage for that fiscal year to arrive at the exemption amount. The assessed value is the fair cash value of the parcel minus the value of the exemption; tax is assessed upon this amount. G.L. c. 59, § 5, Clause Fifty-first.

EXAMPLE 1 – TIF Real Property Exemption Calculation	
Parcel Fair Cash Value FY	\$1,000,000
Adjusted Base Value FY (base value of parcel adjusted by inflation factors to current fiscal year)	minus <u>\$100,000</u>
Adjusted Parcel Fair Cash Value FY (Parcel Fair Cash Value less Adjusted Base Value)	\$900,000
Exemption Percentage for FY stated in Agreement	100%
Exemption Amount FY (Exemption Percentage times Adjusted Parcel Fair Cash Value FY)	\$900,000
Assessed Value FY (Parcel Fair Cash Value FY minus Exemption Amount FY)	\$100,000
Tax is assessed on Assessed Value FY at FY tax rate	\$100,000 times FY tax rate

EXAMPLE 2 - TIF Real Property Exemption Calculation	
Parcel Fair Cash Value FY	\$1,000,000
Adjusted Base Value FY (base value of parcel adjusted by inflation factors to current fiscal year)	minus <u>\$100,000</u>
Adjusted Parcel Fair Cash Value FY (Parcel Fair Cash Value less Adjusted Base Value)	\$900,000
Exemption Percentage for FY stated in Agreement	50%
Exemption Amount FY (Exemption Percentage times Adjusted Parcel Fair Cash Value FY)	\$450,000
Assessed Value FY (Parcel Fair Cash Value FY minus Exemption Amount FY)	\$550,000
Tax is assessed on Assessed Value FY at FY tax rate	\$550,000 times FY tax rate

If the exemption percentage is 100%, the assessed value will simply be the base value multiplied by all the inflation factors.

See Attachment 2 for examples of how to calculate the TIF real estate tax exemption, including examples of how to calculate the adjusted base value.

CALCULATION OF TAX BASE GROWTH

Increases in the value of a parcel receiving a special tax assessment or TIF exemption during the exemption period will be treated as tax base growth for the levy limit calculation under G.L. c. 59, § 21C(f) in the year or years when the increased value attributed to the tax base growth first becomes taxable. For tax base growth examples, see Attachment 3. See also the Annual IGR for “Determining Annual Levy Limit Increase for Tax Base Growth.”

END OF EXEMPTION

Exemption Period

TIF agreements may run for any period up to 20 years, at the election of the municipality. EDIP-STA agreements must run for at least five years, but not more than 20 years. WH-STA agreements may run for a period not to exceed five years.

Revocation of EDIP Project Certification by EACC

A revocation of a project's certification by the EACC terminates the EDIP local property tax incentive (STA or TIF) unless the written agreement between the municipality and the taxpayer provides otherwise. The municipality may seek to preserve the EDIP local tax incentive by amending the written agreement with the taxpayer through the same process by which it was approved, subject to EACC approval.

Upon revocation of certification, a municipality may recapture the EDIP tax benefit received by the taxpayer before revocation by making a special assessment on the taxpayer in the tax year that follows the EACC decertification. The omitted assessment procedure is used to commit the recaptured tax, but the time limit for making the assessment does not apply. G.L. c. 59, § 75.

Termination of Exemption before End of Exemption Period /Recapture of Tax Benefits

The local property tax incentive (exemption) may be terminated by the municipality before the end of the exemption period described in an agreement if the agreement includes provisions describing what constitutes a default by the taxpayer under the agreement and the remedies of the municipality in the event of such default include termination of the agreement. The municipality may also recapture tax benefits afforded taxpayer under the agreement in the event of such termination if the agreement so provides.

ATTACHMENT 2

CALCULATION OF EDIP-TIF OR MWT-TIF REAL ESTATE TAX EXEMPTION

Note: This attachment shows an example of the calculations for an **EDIP-TIF or MWT-TIF** real estate tax exemption. To calculate a **UCH-TIF** exemption, instead of using the numerator shown in each Step 1 below, the Step 1 numerator is (1) the current year's total value of all non-TIF residential parcels, minus residential new growth or (2) if the UCH-TIF zone includes mixed use properties, the current year's total value of all non-TIF residential and commercial parcels, minus residential and commercial new growth. The remainder of the calculation is the same.

EXAMPLE - An EDIP or MWT-TIF plan is adopted by the municipality that gives a 50% TIF real estate tax exemption to the owner of Parcel A for 20 years, starting in FY1. In the FY before the exemption begins (FY0 base year), the assessed valuation of Parcel A was \$100,000. Therefore, \$100,000 is the base year value.

FY1

Step 1 – Calculate FY1 Inflation Factor

In FY1, there are 10 non-TIF eligible parcels of commercial and industrial (C&I) land in the community with a total valuation of \$11,000,000. In the base FY those same 10 parcels had a total valuation of \$10,000,000. In FY1, \$500,000 of the municipality's Proposition 2½ levy limit due to approved tax base growth is attributable to the C&I classes.

The inflation factor for FY1 is determined by taking the FY1 total value of non-TIF eligible C&I parcels (\$11,000,000) minus the FY1 new growth attributed to the C&I class (\$500,000) and dividing that amount (\$10,500,000) by the base FY0 value of the non-TIF eligible C&I parcels (\$10,000,000).

Numerator	\$10,500,000 (\$11,000,000 [FY1 Total Value Non-TIF Eligible C&I Parcels] minus \$500,000 [FY1 C&I new growth])	FY1 Inflation Factor = 1.05
Denominator	\$10,000,000 (FY0 total value of parcels included in the numerator)	

Step 2 – Calculate FY1 Exemption Amount

The owner of the TIF parcel constructs a new building, increasing the parcel's fair cash value for FY1 to \$2,000,000. The FY1 exemption amount is determined by reducing the FY1 fair cash value of the parcel (\$2,000,000) by the FY1 adjusted base value (\$105,000) and multiplying that amount (\$1,895,000) by the FY1 exemption percentage (50%) as follows:

FY1 Fair Cash Value	FY1 Adjusted Base Value (Base Value x FY1 Inflation Factor)	FY1 Adjusted Parcel Fair Cash Value	FY1 Exemption %	FY1 Exemption Amount
\$2,000,000	\$105,000 (\$100,000 x 1.05)	\$1,895,000	50%	\$947,500

Step 3 – Calculate FY1 Assessed Valuation

The FY1 assessed value is FY1 fair cash value (\$2,000,000) minus the FY1 exemption amount (\$947,500) = \$1,052,500. Tax is assessed on the \$1,052,500 at the FY1 tax rate.

FY1 Fair Cash Value	FY1 Exemption Amount	FY1 Assessed Value
\$2,000,000	\$947,500	\$1,052,500

FY2

Step 1 – Calculate FY2 Inflation Factor

For FY2, the aggregate value of non-TIF eligible C&I parcels assessed at fair cash value has risen to \$12,000,000 and \$550,000 of that value increase reflects new growth. The FY2 inflation factor is calculated as follows:

Numerator	\$11,450,000 (\$12,000,000 [FY2 Total Value Non-TIF Eligible C&I Parcels] minus \$550,000 [FY2 C&I new growth])	FY2 Inflation Factor = 1.04
Denominator	\$11,000,000 (FY1 total value of parcels included in the numerator)	

Step 2 – Calculate FY2 Exemption Amount

For FY2, the fair cash value of the TIF parcel has risen to \$2,100,000. The FY2 exemption amount is determined by reducing the FY2 fair cash value of the parcel (\$2,100,000) by the FY2 adjusted base value (\$109,200) and multiplying that amount (\$1,990,800) by the FY2 exemption percentage (50%) as follows:

FY2 Fair Cash Value	FY2 Adjusted Base Value (Base Value x FY1 x FY2 Inflation Factors)	FY2 Adjusted Fair Cash Value Parcel	FY2 Exemption %	FY2 Exemption Amount
\$2,100,000	\$109,200 (\$100,000 x 1.05 x 1.04)	\$1,990,800	50%	\$995,400

Step 3 – Calculate FY2 Assessed Valuation

The FY2 assessed value is FY2 fair cash value (\$2,100,000) minus the FY2 exemption amount (\$995,400) = \$1,104,600. Tax is assessed on the \$1,104,600 at the FY2 tax rate.

FY2 Fair Cash Value	FY2 Exemption Amount	FY2 Assessed Value
\$2,100,000	\$995,400	\$1,104,600

FY3

Step 1 – Calculate FY3 Inflation Factor

For FY3, the aggregate value of non-TIF eligible C&I parcels assessed at fair cash value is \$12,500,000 and \$140,000 of the increase reflects new growth. The FY3 inflation factor is calculated as follows:

Numerator	\$12,360,000 (\$12,500,000 [FY3 Total Value Non-TIF Eligible C&I Parcels] minus \$140,000 [FY3 C&I new growth])	FY3 Inflation Factor = 1.03
Denominator	\$12,000,000 (FY2 total value of parcels included in the numerator)	

Step 2 – Calculate FY3 Exemption Amount

For FY3, the fair cash value of the TIF parcel has risen to \$2,150,000. The FY3 exemption amount is determined by reducing the FY3 fair cash value of the parcel (\$2,150,000) by the FY3 adjusted base value (\$112,476) and multiplying that amount (\$2,037,524) by the FY3 exemption percentage (50%) as follows:

FY3 Fair Cash Value	FY3 Adjusted Base Value (Base Value x FY1 x FY2 x FY3 Inflation Factors)	FY3 Adjusted Fair Cash Value Parcel	FY3 Exemption %	FY3 Exemption Amount
\$2,150,000	\$112,476 (\$100,000 x 1.05 x 1.04 x 1.03)	\$2,037,524	50%	\$1,018,762

Step 3 – Calculate FY3 Assessed Valuation

The FY3 assessed value is FY3 fair cash value (\$2,150,000) minus the FY3 exemption amount (\$1,018,762) = \$1,131,238. Tax is assessed on the \$1,131,238 at the FY3 tax rate.

FY3 Fair Cash Value	FY3 Exemption Amount	FY3 Assessed Value
\$2,150,000	\$1,018,762	\$1,131,238

ATTACHMENT 3

CALCULATION OF TAX BASE GROWTH FOR PARCEL WITH TIF OR STA EXEMPTIONS

New growth during the term of a TIF or STA agreement is allowed only in the year when the additional value becomes taxable for the first time.

EXAMPLE 1 – TIF

A TIF agreement provides for an exemption of 100% of the increased value for the maximum of 20 years, beginning in FY1. Before the agreement, the parcel's assessed value was \$100,000; this is the base value. A \$1,000,000 building is added in FY2. From FY1 through FY20, the exemption amount is 100% of the parcel's fair cash value less the adjusted base value, resulting in an assessed value equal to the adjusted base value. Because 100% of the value attributed to the construction was exempt during the TIF, no new growth is added through FY20. After expiration of the TIF agreement in FY21, the fair cash value of the parcel, including improvements added, is \$3,000,000. This will also be the assessed value as the exemption period is over. The adjusted base value of the parcel in the last year of the TIF (FY20) was \$200,000, so this amount was the assessed value in FY20. Therefore, the new growth to be added to the levy limit in FY21 is the parcel's assessed value in FY21 (\$3,000,000) minus the assessed value of the parcel in FY20, the last year of the TIF agreement (\$200,000). See below:

FY	Parcel Fair Cash Value	Adjusted Base Value	Exemption Amount	Parcel Assessed Value	New Growth in FY
20	\$2,950,000	\$200,000	\$2,750,000 (100% of [Fair Cash Value \$2,950,000 minus Adjusted Base Value \$200,000])	\$200,000 (Fair Cash Value \$2,950,000 minus Exemption Amount \$2,750,000)	0
21	\$3,000,000	N/A	N/A	\$3,000,000	\$2,800,000 (Parcel Assessed Value \$3,000,000 minus Parcel Assessed Value Previous FY \$200,000)

EXAMPLE 2 – TIF

In this example, the facts are the same as Example 1 except that the exemption is 100% of the increased value for the first five years of the agreement and 50% for the remainder of the agreement. As shown in the previous example, because the exemption amount is 100%, no new growth is added through FY5. In FY6, when the exemption decreases to 50%, the fair cash value of the parcel is \$1,300,000 and the compounded inflation adjustments bring the base value to \$110,000. As a result, the exemption amount is \$595,000, which is 50% of (the fair cash value of \$1,300,000 minus the adjusted base value of \$110,000). Therefore the assessed value in FY6 is \$705,000, determined by reducing the fair cash value of \$1,300,000 by the exemption amount of \$595,000. New growth in FY6 is determined by reducing the FY6 assessed value (\$705,000) by the assessed value of parcel in previous fiscal year. In this example, the FY5 adjusted base value

(\$108,000) was the FY5 assessed value because the FY5 exemption amount was 100%. As shown below, the new growth added in FY6 is \$597,000.

FY	Parcel Fair Cash Value	Adjusted Base Value	Exemption Amount	Parcel Assessed Value	New Growth in FY
5	\$1,275,000	\$108,000	\$1,167,000 (100% of [Fair Cash Value \$1,275,000 minus Adjusted Base Value \$108,000])	\$108,000 (Fair Cash Value \$1,275,000 minus Exemption Amount \$1,167,000)	0
6	\$1,300,000	\$110,000	\$595,000 (50% of [Fair Cash Value \$1,300,000 minus Adjusted Base Value \$110,000])	\$705,000 (Fair Cash Value \$1,300,000 minus Exemption Amount \$595,000)	\$597,000 (Parcel Assessed Value \$705,000 minus Parcel Assessed Value Previous FY \$108,000)

Because no additional value of the improvements is added to the assessed value during the remainder of the agreement (the TIF exemption amount of 50% remains the same for FY6 through FY20), no new growth is added from FY7 through FY20.

In FY 21, after the TIF agreement expires, there is no further exemption and the parcel and improvements are assessed at fair cash value. The FY21 fair cash value (and assessed value) of the parcel, including the value of all improvements, is \$3,000,000. The assessed value of the parcel in FY20, the last year of the TIF was the fair cash value of the parcel, less the TIF exemption amount of 50%. The TIF exemption amount in FY20 was 50% of \$2,750,000 (the difference between the fair cash value [2,950,000] and the FY20 base value and compounded inflation adjustments [\$200,000]), resulting in an exemption of \$1,375,000. The FY20 assessed value was the fair cash value of \$2,950,000 less the exemption amount of \$1,375,000 = \$1,575,000. Therefore, the new growth to be added to the levy limit in FY21 is the parcel's assessed value in FY21 (\$3,000,000) less the assessed value of the parcel in FY20 (\$1,575,000), the last year of the TIF agreement.

FY	Parcel Fair Cash Value	Adjusted Base Value	Exemption Amount	Parcel Assessed Value	New Growth in FY
20	\$2,950,000	\$200,000	\$1,375,000 (50% of [Fair Cash Value \$2,950,000 minus Adjusted Base Value \$200,000])	\$1,575,000 (Fair Cash Value \$2,950,000 minus Exemption Amount \$1,375,000)	0
21	\$3,000,000	N/A	N/A	\$3,000,000	\$ 1,425,000 (Parcel Assessed Value \$3,000,000 minus Parcel Assessed Value Previous FY \$1,575,000)



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 5/20/2025
First Reading: 5/20/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-065: Acceptance of a Grant from the Executive Office of Energy and Environmental Affairs (EEA)

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 \$40,000 from the Executive Office of Energy & Environmental Affairs for the Open Space and Recreation Plan proposal it submitted to the 2025 round of the Planning Assistance Grant Program.

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)
•	•
•	•

NOT FOR ACTION - FIRST READING

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Attachments: 1. Bridgewater 2025 Planning Grant Award

ATTACHMENT A - SCOPE OF SERVICES AND ADDITIONAL TERMS AND CONDITIONS

INSTRUCTIONS: In order to ensure that the Department and the Contractor have a clear understanding of their respective responsibilities and performance expectations, the Following attachment shall contain a specific detailed description of all obligations, responsibilities and additional terms and conditions between the Contractor and the Department which do not modify the Contract boilerplate language. *Attach as many additional pages as necessary.* {See INSTRUCTIONS sheet for more information and suggested provisions to include in ATTACHMENT A.}

The Executive Office of Energy and Environmental Affairs (EEA) hereby grants the Town of Bridgewater \$40,000 for the Open Space and Recreation Plan proposal it submitted to the 2025 round of the Planning Assistance Grant Program. The submitted proposal is attached; the scope of work and budget contained within are hereby included in this contract by reference.

General Conditions:

- EEA funds must be utilized by June 30, 2026 and documentation regarding their use, along with final billing, is to be received no later than August 1, 2026;
- This contract terminates on June 30, 2026. Any contract amendment, including extensions, will be at the sole discretion of EEA;

- The grantee will credit EEA as a funding source in an written deliverable produced as a result of this project;
- The grantee will document the expenditure of any matching funds committed;
- The grantee will submit an electronic copy of any deliverable to EEA; and
- The grantee agrees to notify EEA about the outcomes that result from this project.

ATTACHMENT B - BUDGET AND APPROVED EXPENDITURES

{The Department and Contractor may complete this format or attach an approved alternative Budget format or invoice.}

Items identified below which are not part of the Contract should be left blank.

Attach as many additional copies of this format as necessary, Maximum obligation should appear as last entry.

Contract Expenditures	Unit Rate (per unit, hour, day)	Number of Units	Other Fees or Charges (specify)	TOTAL
Planning Grant				\$20,000 (FY25)
Planning Grant				\$20,000 (FY26)
SUBTOTAL (this page)				\$40,000

MAXIMUM OBLIGATION

\$40,000

Page 1 of 1 Budget pages

Attachment B is subject to any restrictions or additional provisions outlined in Attachment A



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 5/20/2025
First Reading: 5/20/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-066: Transfer Order - Flag Pole Returning Funds to One Time Stabilization Fund

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 return \$25,000 to the Other One Time Stabilization Fund as per Town Manager per the below schedule:

<u>Source of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
INSTALLATION OF FLAGPOLE	10995990-596120	Transfer to OOTS Fund	<u>\$25,000.00</u>
Total:			\$25,000.00
<u>Use of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
Other One Time Stabilization Fund	80134-497002	Transfer from GF Capital Fund	<u>\$25,000.00</u>
Total			\$25,000.00

Explanation:

Funds being returned to Other One Time Stabilization Fund because the Historical District Commission voted to not allow this project to move forward.

Committee Referrals and Dispositions:

NOT FOR ACTION - FIRST READING

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

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
 Date Introduced: 5/20/2025
 First Reading: 5/20/2025
 Second Reading:
 Amendments Adopted:
 Third Reading:
 Date Adopted:
 Date Effective:

Order O-FY25-067: End of Year Transfers

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 the amounts from below schedule Source of Funds to below schedule of Use of Funds:

Dept	Dept Description	Group	Amount
Source of Funds			
123	TOWN MANAGER'S OFFICE	1-Salary/Wages/Benefits	(25,000.00)
132	FINANCE RESERVE FUND	2-Expenses	(60,000.00)
145	TREASURY-COLLECTOR'S	1-Salary/Wages/Benefits	(55,000.00)
155	INFORMATION TECHNOLOGY	1-Salary/Wages/Benefits	(20,000.00)
182	CED	1-Salary/Wages/Benefits	(30,000.00)
210	POLICE	1-Salary/Wages/Benefits	(100,000.00)
240	INSPECTIONAL SERVICES	1-Salary/Wages/Benefits	(75,000.00)
292	ANIMAL CONTROL	1-Salary/Wages/Benefits	(20,000.00)
	BR REGIONAL SCHOOL DISTRICT		
300	DEBT	2-Expenses	(69,000.00)
420	HIGHWAY	1-Salary/Wages/Benefits	(28,000.00)
424	STREET LIGHTING	2-Expenses	(75,000.00)
914	MDCR/HEALTH/LIFE INSURANCE	1-Salary/Wages/Benefits	(100,000.00)
Source of Funds Total			(657,000.00)

Dept	Dept Description	Group	Amount
Use of Funds			
111	TOWN COUNCIL	1-Salary/Wage/Benefits	3,000.00
123	TOWN MANAGER	2-Expenses	25,000.00
151	LEGAL	1-Salary/Wage/Benefits	500.00
151	LEGAL	2-Expenses	100,000.00
155	INFORMATION TECHNOLOGY	2-Expenses	20,000.00
161	TOWN CLERK	1-Salary/Wage/Benefits	2,500.00
161	TOWN CLERK	2-Expenses	20,000.00
192	TOWN BUILDINGS	2-Expenses	100,000.00
220	FIRE	2-Expenses	30,000.00
220	FIRE	1-Salary/Wage/Benefits	250,000.00
301	BRISTOL AGRICULTURAL TUITION/TRANSPORTATION	2-Expenses	65,000.00
303	NORFOLK AGRICULTURAL TRANSPORTATION	2-Expenses	1,300.00
410	ENGINEERING	2-Expenses	3,500.00
543	VETERAN'S	2-Expenses	15,000.00
820	COUNTY ASSESSMENTS	2-Expenses	10,150.00
919	HUMAN RESOURCES -OTHR BENEFT	2-Expenses	500.00
945	LIABILITY INSURANCE	2-Expenses	10,550.00
Use of Funds Total			657,000.00

Committee Referrals and Dispositions:

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

Attachments: None



Bridgewater Town Council

Introduced By: Johnny Loreti, Councilor
Date Introduced: 5/20/2025
First Reading: 5/20/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

General Ordinance D-FY25-020: Adoption of Clause 22J of Massachusetts General Laws, Chapter 59, Section 5 (“HERO Act”)

WHEREAS, the HERO Act provides for increased property tax exemptions to service-connected disabled veterans to further recognize and support their service; and

WHEREAS, Clause 22J of the Act authorizes municipalities to double current exemption amounts for disabled veterans; and

WHEREAS, the Town of Bridgewater seeks to offer enhanced financial relief to those with service-connected disabilities.

NOW THEREFORE, in accordance with Section 2-06 of the Bridgewater Home Rule Charter, the Town Council hereby adopts the following as a General Ordinance of the Town:

SECTION 1: PURPOSE

The purpose of this ordinance is to adopt Clause 22J of Massachusetts General Laws, Chapter 59, Section 5, in order to increase property tax exemptions for service-connected disabled veterans beginning in Fiscal Year 2026 (FY26).

SECTION 2: ADOPTION OF CLAUSE 22J – INCREASED EXEMPTIONS FOR DISABLED VETERANS

Pursuant to Clause 22J, the Town of Bridgewater shall increase property tax exemptions for service-connected disabled veterans by up to 50% of their current exemption amount, effective FY26.

- **Veterans with a 10%-90% disability rating** shall receive an exemption increase from \$400 to \$600.
- **Veterans with a 100% disability rating** shall receive an exemption increase from \$1,000 to \$1,500.
-

NOT FOR ACTION - FIRST READING

SECTION 3: IMPLEMENTATION & ADMINISTRATION

- (a) The Bridgewater Board of Assessors shall be responsible for administering these exemptions.
- (b) Eligible veterans must meet existing requirements under G.L. c. 59, §5 and submit applications as required by the Bridgewater Assessor’s Office.
- (c) The Veterans’ Services Office shall confirm the eligibility of applicants under Clauses 22, 22A, 22B, 22C, 22E, or 22F.
- (d) The exemptions shall be reflected in the tax bills issued for the applicable fiscal year.

SECTION 4: EFFECTIVE DATE

This ordinance shall take effect upon passage and approval as required by law and shall be applicable beginning Fiscal Year 2026 (FY26).

SECTION 5: SEVERABILITY

If any provision of this ordinance is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Committee Referrals and Dispositions:

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

Attachments: None



Bridgewater Town Council

Introduced By: Johnny Loreti, Councilor
Date Introduced: 5/20/2025
First Reading: 5/20/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Resolution R-FY25-013: Resolution of Support for FY2026 Annual Budget Order No. O-FY26-001

WHEREAS, the Town Manager submitted the proposed Fiscal Year 2026 Annual Budget to the Clerk of the Town Council on April 1, 2025, in accordance with Section 6-3 of the Town Charter; and

WHEREAS, Budget Order O-FY26-001 was introduced to the Town Council on April 8, 2025, and referred to the Budget & Finance Subcommittee, with a public hearing duly advertised in accordance with the Charter; and

WHEREAS, the FY2026 Budget has been adopted by operation of law pursuant to Section 6-3(b) of the Charter May 15, 2025; and

WHEREAS, the Council acknowledges the significance of the adopted budget in supporting essential municipal operations and community services, and recognizes the work of the Town Manager, department heads, and staff in its development;

NOW, THEREFORE, BE IT RESOLVED, that the Bridgewater Town Council formally expresses its support for the FY2026 Annual Budget as adopted, and reaffirms its commitment to responsible stewardship of public funds, collaborative governance, and public engagement in the budget process.

BE IT FURTHER RESOLVED, that the Town Council will hold a public hearing on June 3, 2025, to receive public input on the FY2026 Budget and provide a forum for Council discussion and community feedback.

Adopted by the Town Council of Bridgewater this ____ day of _____, 2025.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

NOT FOR ACTION - FIRST READING

Attachments: None