



Town of Bridgewater

Town Council

September 2, 2025

7:00 PM

66 Central Square

Academy Building

Council Chambers/2nd Floor

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

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

MEETING AGENDA

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

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- a) August 5, 2025 Meeting Minutes
- b) August 12, 2025 Meeting Minutes

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

- a) Philip Nichols - DEIB Committee (2025 - 2026)

F. HEARINGS

G. LICENSE TRANSACTIONS

H. PRESENTATIONS

I. TOWN MANAGER'S REPORT

- a) Boards & Committee Appointments
- b) Rainbow's Edge
- c) BSU Water Usage Update
- d) Town Hall Fire Hydrant Inquiry

J. DISCUSSIONS

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

- a) Order O-FY25-071: An Order Establishing a Tax Increment Financing (TIF) District for 60-86 Broad Street
Refer to Advertising: TIF Ad Hoc Oversight Committee voted 5-0 to recommend at their 8/21/25 meeting.
- b) Order O-FY25-074: Town Manager Goals
Voice vote for approval. Strategic Planning voted 3-0 to recommend with amendments at their 8/21/25 meeting.
- c) Resolution R-FY26-001: Town River Landing Phase 1 Improvements
Voice vote for approval. 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.

M. OLD BUSINESS

N. NEW BUSINESS

- a) Order O-FY26-015: Laying Out and Accepting a Private Way – Oldfield Road
Refer to Planning Board
- b) Order O-FY26-016: Laying Out and Accepting a Private Way – Timber Lane
Refer to Planning Board
- c) Order O-FY26-017: Laying Out and Accepting a Private Way – Erbeck Circle
Refer to Planning Board
- d) Order O-FY26-018: Acceptance of Donation – Howard Foundation
Refer to Budget & Finance and Finance Committee
- e) Order O-FY26-019: Acceptance of Donation to Parks & Recreation Department - Ron Enos
Refer to Budget & Finance and Finance Committee
- f) Order O-FY26-020: Acceptance of Gift - Bridgewater State University
Refer to Budget & Finance and Finance Committee

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT



Town of Bridgewater

Town Council

August 5, 2025

7:00 PM

Special Town Council Meeting

66 Central Square

Academy Building

Council Chambers/2nd Floor

The Town Council meeting was streamed Live via You Tube.

MEETING MINUTES

CALL TO ORDER

Council President Loreti called the Special Town Council meeting to order at 7:00pm on Tuesday, August 5, 2025 in the Council Chambers.

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

Also in attendance was Town Manager Justin Casanova-Davis and Town Attorney Jason Rawlins.

Councilor Loreti asked for a moment of silence for all those veterans who have passed.

ANNOUNCEMENTS FROM THE PRESIDENT

Councilor Loreti read a statement regarding MBTA Ordinance and asked people to take time to learn what a density consists off, not to learn the information from Facebook posts.

PROCLAMATIONS

a) Honoring Annie Voyer on the Occasion of Her 100th Birthday

CITIZEN OPEN FORUM

- Janet Hanson, Pleasant Street: water rates are going to be discussed, compare what the rate is now and what is being proposed. 013 – in favor of this, good idea. Citizen comments should be on all meetings. When taxes are due on a Friday the hours of the town hall should be open later.
- Brad McKinnon, 86 Spring Street: Flagg Street – will there be a new water line. Rainbows End – was told it was going out to build, what is the status. Summer Street Park – what is going on there. Grove Street – cars going up one day. Center of Town public safety – crossing at the crosswalks. Stiles and Hart – parking lot needs curb cuts.

- Elizabeth Sharp, South Street: disappointed in the outcome of the override. 281 out of 288 districts in Mass. Do not ignore the data, we are not providing the school budget that is needed. 7th lowest funded school in Massachusetts, I hope you are not proud of this data.
- Tom Arrighi, 20 LedgeWood Drive, Bridgewater Recreation: asked if the golf course was being brought up tonight. Was told no and did not speak.
- Jim Campbell, 144 Laurel Street: - how can you have the people running it to pay off the debt. Was the contract extended by 5 years before the Town Manager left? Do we get reports monthly.
- Peggy Farrell, 270 Boxwood Lane: feels Bridgewater has lost their way, taxes have gone up, how can we add more people to town.
- Jack Brace, 152 Pine Street: Pine Street has a double yellow lane which means no passing, but cars are passing. Wants speed bumps like they have on Elm Street in West Bridgewater. 4 or 5 of them. Speed Limit is 30 miles per hour.

HEARINGS

- a) Order O-FY26-010: Post Override Supplemental Appropriation
***Public Hearing:** Advertised in the 7/21/25 Enterprise. Finance Committee voted 6-0 to recommend at their 7/21/25 meeting.*
Councilor Loreti opened the public hearing at 7:21pm.

Town Manager Casanova-Davis noted that \$450K was being taken from Employee Liability Fund – funds retirement buy backs, felt comfortable taking from that fund.

Councilor Loreti asked if anyone wished to speak in favor:

Tim Fitzgibbons, 238 South Drive: Raynham passed their assessment at their special meeting tonight. I urge Bridgewater to vote yes on this.

Councilor Loreti asked if anyone wished to speak in opposition: no one spoke.

Councilor Loreti asked if any Councilor had questions:

Councilor Murphy asked when school comes back next year how do we fund? Town Manager Casanova-Davis noted that there will be difficult decisions for 2027, not an ideal situation. This decision was made the day before I started and thought this was the most prudent decision since we had 45 days. We are going to roll up our sleeves and sharpen the pencils and start the 2027 budget early. Working with the collective bargaining groups for savings.

Councilor Linde noted that he commends the Town Manager and the Finance Team to come up with a creative solution.

Councilor Kennedy noted he would like a chance to work on this, opposed to using stabilization funds, would like to see continued work at the school committee for funding. Will give the Town Manager the chance to work on this and the ability to replenish the funds. Support this currently based on what I see today. Future problems need to be solved.

Councilor Ellenberg thanked the Town Manager for coming to a solution to keep things together.

Councilor Perry noted that we should not be using stabilization funds but this is special circumstances. Want to give the Town Manager the chance to work his magic with 2027 budget. We are short of funds for the Town and the school district. There will be talk of another override this time next year, the work needs to be done to show that money is being spent appropriately.

Councilor Loreti noted that he is willing to give the Town Manager the opportunity to work with us to managing the budget and working on the budget.

Councilor Loreti closed the hearing at 7:38pm

Councilor Linde made a motion to approve Order O-FY26-010, 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.

TOWN MANAGER'S REPORT

a) Boards, Commissions & Committee Update

Town Manager Casanova-Davis gave an update on the Boards and commissions openings. Noting that he has introduced himself to some of the committees and they have had some quorum issues.

Councilor Linde noted that the Open Space Committee needs members, they have not been able to meet.

b) Community Engagement Update

Town Manager Casanova-Davis noted that he plans to host some meet and greets, two have been scheduled: August 20th 10:30am at the Sr. Center and 8/25 at 5pm at the Academy Building.

Town Manager Casanova-Davis noted that he posted a survey about the Town Website, looking for resident feedback for a new webpage.

Councilor Linde asked about the fire hydrant outside of Town Hall and since it was removed, what fire protection does the Town Hall have now.

Councilor Kennedy would like an update on Flagg Street – time table, street is a mess.

Councilor Ellenberg noted that Whitman Street needs updating in bad shape.

Councilor Murphy asked for a list of grants for the MBTA compliance.

Councilor McGrath would like to know who requests the committees to come before the council, would like to start having them come to a council meeting.

Councilor Kenndy asked if the MBTA zoning and Hanson Farm is there a direct connection, would that be received or have to be paid back.

LEGISLATION FOR ACTION

- a) Order O-FY26-007: Acceptance of Gift - Lopieke's Family Trust
Budget & Finance meeting 8/5/25. Finance Committee voted 6-0 to recommend at their 7/21/25 meeting.

Councilor Perry made a motion to approve Order O-FY26-007, which was duly seconded by Councilor Kennedy.

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-FY26-011: FY26 Water Rates
Budget & Finance meeting 8/5/25. Finance Committee voted 6-0 to recommend at their 7/21/25 meeting.
Councilor Murphy noted that Budget & Finance voted 2-0 to recommend.

Councilor McGrath noted that it would be good to look at it for one year and then see how it is working.

Councilor Ellenberg noted that this would have incentive for conserving water because it is charging more for the big volume users. Provide money for the Enterprise Fund and help upgrade equipment.

Councilor Kennedy noted that there was a great presentation at the last meeting, does not like raising rates but we have to fix out water system. Can pay for things we may need in the future.

Councilor Ellenberg asked what the total water usage was for the college. Water Superintendent Jonas Kazlauskas noted that he did not know the exact percentage but could get that to the Town Manager.

Town Manager Casanova-Davis noted that the average bill with this change will be 7% lower with this structure than with the previous structure.

Councilor Loreti noted that this shifts liability to the larger users, BSU and larger commercial users.

Councilor Kennedy noted that in the old structure if you are paying \$88 quarterly you would go up to \$102. With the new structure, if you are paying \$88 it would go up to \$92.

Councilor Striggles made a motion to approve Order O-FY26-011, 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-FY26-012: FY26 Sewer Rates
Budget & Finance meeting 8/5/25. Finance Committee voted 6-0 to recommend at their 7/21/25 meeting.
Councilor Murphy noted that Budget & Finance voted 2-0 to recommend.

Councilor Loreti noted that sewer rates were flat rates before but now tiered rates which will shift liability to larger users.

Town Manager Casanova-Davis noted that the current structure all users were paying a fixed rate, in this structure it will be based on meter size. Actual rate for usage drops.

Councilor Striggles noted that this goes hand and hand with the water, and if we do not combat our problems we are never going to fix them, create a system to see if it works. It is a good trial run for a year.

Councilor Linde noted that it is a trial for one year and hopefully it will work.

Town Manager Casanova-Davis noted that this team is committed to being transparent with the public and the council and will have more meetings for the public.

Councilor Kennedy made a motion to approve Order O-FY26-012, 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.

d) Order O-FY25-073: Town Clerk's Salary

Finance Committee voted 4-1 to recommend salary change at their 7/21/25 meeting.

Councilor Murphy noted that this is roughly a \$2k raise or 2.5%, good justified amount for the Town Clerk.

Councilor Perry asked if any change in hours with the change of money and Town Manager Casanova-Davis noted that this is an elected position so they can set whatever hours they determine.

Councilor Hunt noted that the Town Clerk works whatever hours that they need to work.

Councilor Kennedy asked how this lines up with other Town Clerks in the area and Councilor Loreti noted that we reviewed other towns and it is a hard position to compare. This is in align with the Town Clerks in our area.

Councilor Linde made a motion to approve Order O-FY25-073, 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.

NEW BUSINESS

a) Order O-FY26-013: An Order Creating an Ad hoc Forensic Audit Committee for the Town of Bridgewater

Councilor Ellenberg noted that there has been persistent comments from residents that things are not being done right. The Town is supposed to be earning certain revenues when reach a 20% threshold and more revenue at 30%. Curious about seeing the books, are we getting that 20% or 30%. Ad Hoc committee can start with the golf course and then go to the ballot and go to the school system. At this point the Town Manager has said there is no money allocated to this committee.

Councilor Hunt made a motion to refer Order O-FY26-013 to Budget & Finance and Finance Committee, which was duly seconded by Councilor Linde.

Councilor Linde asked how many ad hoc committees are we going to create, Budget & Finance can handle this. We should look at everything.

Councilor Hunt noted that we already have committees, should use what we have.

Councilor Perry noted that he believes that this order is overreaching for the Council. The Town does not have the money, no one on this panel is a forensic auditor, do not like how it is worded.

Councilor Perry made a motion to table Order O-FY26-013, which was duly seconded by Councilor Striggles.

A voice vote was taken with the results as follows: Kennedy – No; Ellenberg – No; Striggles – Yea; McGrath – Yea; Loreti – No; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - No. Motion passed 5-4

CITIZEN COMMENTS

- Janet Hanson, Pleasant Street: how going forward is the town getting money from the golf course. Who is going to look more closely at the golf course to make sure getting money.
- Mike Flaherty, 416 Forest Street: Recreation Commissioner when Dutton gave the contract. Inspector general said that the management of golf courses is the biggest rip off. A forensic audit to the way to go. Golf course not friendly to anyone from Bridgewater. Invited everyone down to his house and no one showed up.
- Jim Campbell, 124 Laurel Street: why would you allow them to go up to \$2,000 but only get a smaller portion. Needs a casual look at it.
- John Donna, 261 South Street: spoke about MBTA issue as it relates to water.

COUNCIL COMMENTS

- Councilor Linde: thanked the citizens who came out, golf course issue – we have a new Town Manager and we can ask him for information on that. That is what we should do. Lets give him an opportunity to get us some numbers. There is a recreation commission and maybe they should be more involved.
- Councilor Hunt: thanked everyone who came to listen and speak. Great news about the website improvement. Meeting citizens tomorrow from 4:30 to 6:30 in Room 201B.
- Councilor Murphy: had a golf course discussion at the June Budget & Finance meeting, learned that the golf course was putting revenue back into the general fund. MBTA piece asked for the grants awarded, want to understand what we are getting or could get in being in compliance and what towns are not getting that are not in compliance. I want to know how we have benefited from this. Walked through the Fire Station with the Project Manager, incredible space, excited for the firefighters and the Town.

- Councilor Perry: FY23 realized \$443K from the agreement, FY25 is \$465k and the number is going up every year. The town does not have to run but can count on the money. FY02 to FY15 there were only 4 years where the income exceeded the expenses. It is going in a good direction. Not opposed to reviewing the numbers but it is in a better position. Information being passed around on social media is inaccurate.
- Councilor Striggles: thanked everyone who came and engaged. First TIF Ad Hoc meeting took place on 7/23, Mr. Cormier came and provided an update and the ground floor of starting. Next meeting is tomorrow at 6pm via hybrid meeting.
- Councilor Ellenberg: thanked everyone who came to the meeting.
- Councilor Kennedy: thanked the public for the involvement. Happy we are moving forward with water and sewer. Looked forward to the questions being answered by the Town Manager.
- Councilor McGrath: voted no on the golf course because we do not have \$50k but would work with Councilor Ellenberg to find out more information.
- Councilor Loreti: thanked Councilor Hunt for the Nip agreement. We will just double check that is the most updated version. Happy to dive into the golf course issue. Thanked the council for coming to the special meeting.

ADJOURNMENT

Councilor Linde 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 8:40pm.



Town of Bridgewater

Town Council

August 12, 2025

7:00 PM

66 Central Square

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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.

CALL TO ORDER

Council President Loreti called the Town Council meeting to order at 7:00pm on Tuesday, August 12, 2025 in the Council Chambers.

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

Absent: Marilee Hunt.

Also in attendance was Town Manager Justin Casanova-Davis and Town Attorney Jason Rawlins.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) July 15, 2025 Meeting Minutes

Councilor Linde made a motion to approve the July 15, 2025 meeting minutes, 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 – Absent; Linde - Yea.

Motion passed 8-0.

ANNOUNCEMENTS FROM THE PRESIDENT

Council President Loreti noted that a TIF update will be given later on. We are planning on referring the TIF back to the TIF Ad Hoc Committee. Welcome all comments but we will not be voting on sending to advertising.

PROCLAMATIONS - None

CITIZEN OPEN FORUM

- Ed Ivaldi, 10 Boxwood Lane: spoke about Comcast being the only service in Town. and Charter Objections.
- Janet Hanson, Pleasant Street: spoke about the TIF, should not be allowed. Actual figures from the State for the BSU and Prison.
- James Walsh, 60 Crescent Street: Support for Laurie Keane and Ordinance #3 and transfer order for the church windows. Why is the MBTA district so large, would like to know why.

APPOINTMENTS

- a) Laurie Keane - Conservation Commission (2025 - 2028)
Councilor Linde made a motion to ratify the appointment of Laurie Keane to the Conservation Commission. This was duly seconded by Councilor Ellenberg.

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 – Absent; Linde - Yea.
Motion passed 8-0

- b) Phillip Nichols - DEIB Committee (2025 - 2026)
Councilor Linde noted that there was no resume submitted for this appointment. voting against the process.

Councilor Kennedy also noted that he was not in favor of resumes not be submitted and not in favor of DEIB committee, appears to be a public outreach committee.

Councilor Perry noted that a resume was not provided but background was put into form, not everyone has resumes, don't think it should be a criteria.

Councilor Loreti noted that he also shared concerns about not having a resume.

Councilor Striggles made a motion to ratify the appointment of Phillip Nichols to the DEIB Committee. This was duly seconded by Councilor Perry.

A roll-call vote was taken with the results as follows: Kennedy – No; Ellenberg – No; Striggles – Yea; McGrath – Yea; Loreti – No; Perry – Yea; Murphy – Yea; Hunt – Absent; Linde - No.
Motion failed 4-4.

F. HEARINGS

- a) Petition P-2026-001: Petition for National Grid and Verizon New England Inc. Joint or Identical Pole Location – 815 Bedford Street
Public Hearing: *Advertised in the 7/29/25 Enterprise.*

Councilor Loreti called the public hearing to order at 7:18pm.

National Grid Representative noted that the poles were for a location on 815 Bedford Street and it was the standard request.

Councilor Loreti asked if anyone from the public had any questions. There we no questions.

Councilor Loreti asked if anyone wished to speak in favor. No one spoke.

Councilor Loreti asked if anyone wished to speak in opposition. No one spoke.

Councilor Loreti asked if any councilors had any questions. No questions were asked.

Councilor Loreti closed the public hearing at 7:19pm.

Councilor Striggles made a motion to approve Petition P-2026-001, 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 – Absent; Linde - Yea.
Motion passed 8-0.

- b) Order O-FY26-008: Loan Authorization for Phase 2 Waste Water Treatment Facility (WWTF) Preliminary Design and Engineering of Phosphorous Removal Upgrade Project
Public Hearing: *Advertised in the 7/29/25 Enterprise. Budget & Finance meeting voted 3-0 at their 8/5/25 meeting. Finance Committee voted 5-0 to recommend at their 7/21/25 meeting.*

Councilor Loreti called the public hearing to order at 7:20pm.

Councilor Loreti asked if anyone from the public had any questions. There we no questions.

Councilor Loreti asked if anyone wished to speak in favor. No one spoke.

Councilor Loreti asked if anyone wished to speak in opposition. No one spoke.

Councilor Loreti asked if any councilors had any questions:

- Councilor McGrath asked who the OPM is and Town Manager Casanova-Davis noted that it would be Helen Gordon and she has done many project in the Town.

Councilor Loreti closed the public hearing at 7:22pm.

Councilor Linde made a motion to approve Order O-FY26-008, 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 – Absent; Linde - Yea.
Motion passed 8-0.

- c) Order O-FY26-009: Loan Authorization - Community Septic Management Program (CSMP) Title V - Homeowner Loans
Public Hearing: *Advertised in the 7/29/25 Enterprise. Budget & Finance meeting voted 3-0 at their 8/5/25 meeting. Finance Committee voted 5-0 to recommend at their 7/21/25 meeting.*

Councilor Loreti called the public hearing to order at 7:23pm.

Councilor Loreti asked if anyone from the public had any questions. There we no questions.

Councilor Loreti asked if anyone wished to speak in favor. No one spoke.

Councilor Loreti asked if anyone wished to speak in opposition. No one spoke.

Councilor Loreti asked if any councilors had any questions. No questions were asked.

- Councilor Ellenberg asked if there was a ceiling on the amount that a homeowner could ask for and Town Manager Casanova-Davis noted that he did not believe there was a ceiling .

Councilor Loreti closed the public hearing at 7:24pm.

Councilor Striggles made a motion to approve Order O-FY26-009, 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 – Absent; Linde - Yea.
Motion passed 8-0.

G. LICENSE TRANSACTIONS

- a) Petition P-2026-002: Alcohol Establishment - Change of Officers - Cumberland Farms of Massachusetts Inc.

Councilor Striggles made a motion to approve Petition P-2026-002, 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 – Absent; Linde - Yea.
Motion passed 8-0.

PRESENTATIONS - None

TOWN MANAGER'S REPORT

- a) Fire Station Update
CED Director Rulli noted that the Fire Station project ahead of schedule, did not start on time but will be done with project in November/December. Scheduling furniture delivery, communication equipment going on. Paul Murphy had a tour of the facility, if any councilor would like a tour please ask Mrs. Ward and we will schedule the tour.

Councilor Murphy asked about the \$160k worth of winter condition costs and what they were for. Mr. Rulli noted that most of it has to do with concrete work, bringing in heaters and blankets during the winter. Did not start the project on time so moved the schedule back.

Councilor Perry asked how are we doing on contingency with that and Mr. Rulli noted that 50% remained, some surprises but no major surprises this point forward. We negotiated the winter conditions cost down.

Councilor Linde thanked Mr. Rulli for keeping the contingency down and monitoring the project closely.

- b) DPW Update
Town Manager Casanova-Davis noted that he included the DPW operational update in the packet. This includes Flagg Street and some other projects that are ongoing.

DPW Director Azu Etoniru updated the council on Flagg Street: Flagg Street has been having many sinkholes, potholes and have had fill-ins. Drainage system on the road is rotted, when the pumps collapsed it weakened the soil. Former Town Manager declared an emergency on Flagg Street and used ARPA and Chapter 90 money to take care of the drainage because that is what was causing the sink holes. Drainage has been completed, in the next couple of weeks, a company will grind down a patch to get a good pavement base. It will sit through the winter and make sure there are no more issues and then it will be paved in the Spring.

Councilor Loreti asked what the timeline was for replacing the water main and Mr. Etoniru noted that it is not on the radar, we do not have the funding for it.

Councilor Kennedy asked for the timeline for the current work being done. Mr. Etoniru noted that the leveling will be done by end of September, then the basins will be adjusted to that level. Then in the Spring they will be adjusted to the final grade of the pavement.

c) **MBTA Communities Funding Opportunities**

Town Manager Casanova-Davis noted that being a compliant housing community is a bonus, whole host of programs that are given bonus points, one being complete streets. Clean Water Trust, Housing Choice Loan Program – interest rate gets reduced.

Councilor Ellenberg asked if adopting 15 units per acre would make us compliant? Town manager Casanova-Davis noted that the letter from the State said that initially we put through we were not in compliant with that, that is why we were looking to change the language.

Mr. Rulli noted that in the CBDR we allow much more than 15 units per acre. That is a conversation that is going to happen next Wednesday. If in compliant it would help with grants, better off we are.

Councilor Linde asked that slides be available for the CED/Planning Board Joint meeting.

Mr. Rulli: One Stop Program requires that you are fully compliant and do not have any moratorium on building.

Councilor Ellenberg asked for a cost of the total water for BSU.

d) **Central Square Pedestrian Crosswalks**

Town Manager Casanova-Davis noted that he met with the Team to see if we can make some meaningful changes to get crosswalks safer and they will be meeting again over the next few weeks.

e) **Golf Course Update**

Town Manager Casanova-Davis noted that all of the Golf information has been on the Town Manager's page of the website. The contract was extended until 2032.

Some additional information that Councilors asked for a future meeting:

Councilor McGrath noted that there is an August meeting at the Senior Center and they would like information on 1) Senior Tax Abatement Program; can the town lower the age of that; and 2) credits are subject to taxes, how do they figure out if it's worth it.

Councilor Murphy would like an update on the Rainbow's End Status.

DISCUSSIONS - None

COMMITTEE REPORTS

Rules and Procedures

Councilor McGrath noted that Rules held a meeting in July to go over Charter Ordinances from 2022.

TIF Ad Hoc Oversight Committee

Councilor Striggles noted that the TIF Ad Hoc Oversight Committee met and voted 5-0 to refer the Order back to council to refer to advertising but upon further reflection asked that the Order be referred back to committee so that every single question is answered.

Strategic Planning

Councilor Perry noted that Strategic Planning met last week to finalize the goals of the manager, will be meeting on 8/21 to finalize the goals.

LEGISLATION FOR ACTION

- a) Ordinance D-FY25-015: Ordinance Establishing the Process for Filling a Vacant Town Councilor Role

Rules and Procedures voted 3-0 to recommend with amendments at their 4/10/25 meeting.

Councilor Murphy made a motion to amend Ordinance D-FY25-015 by changing (E) to (5) under Section 1 and changing “Home Rule” to “Town of Bridgewater’s Town” under Section 5, 1. This was 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 – Absent; Linde - Yea.
Motion passed 8-0.

Councilor Murphy made a motion to amend Ordinance D-FY25-015 by accepting the amendments made in the Rules and Procedures Committee. This 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 – Absent; Linde - Yea.
Motion passed 8-0.

Councilor Ellenberg noted that she was not in favor of rank choice voting – controversial and not as straight up.

Councilor Kennedy also noted that he was not in favor of rank choice voting.

Councilor Striggles noted that after having lived through the process, having the process is the best way to start. If rank choice voting does not work then we at least have a starting point.

Councilor McGrath noted the she also does not like the rank choice voting, we could come up with a better way, seems complicated.

Councilor Murphy noted that he agreed, it is a complicated process, we were trying to address if 7 or 8 people are applying for one seat we wanted them to all be able to speak. Open to any suggestions to include hearing from all candidates.

Councilor Loreti noted that the Charter is written pretty clearly on how to fill the seat, rank choice is a little confusing.

Councilor Perry noted that this fills the gap that the Charter lists. Great attempt to fill that, feels like councilors have questions on the process, may want to send this back to Rules before sending to advertising.

Councilor Kennedy noted that he would work with Councilor Murphy on the language of the Ordinance.

Councilor Striggles made a motion to retain Ordinance D-FY25-015 at council level, 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 – Absent; Linde - Yea.

Motion passed 8-0.

- b) 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
Advertised in the 8/1/25 Enterprise. Planning Board voted 5-0 and Community and Economic Development voted 3-0 to recommend at a Joint Public Hearing held on 4/16/25.

Councilor Perry noted that this is an amendment to the zoning map to incorporate some residential land that was in a commercial district.

Councilor Perry made a motion to approve Ordinance D-FY25-018, which was duly seconded by Councilor McGrath.

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 – Absent; Linde - Yea.

Motion passed 8-0.

- c) Order O-FY25-071: An Order Establishing a Tax Increment Financing (TIF) District for 60-86 Broad Street

Councilor Striggles noted that there were many unanswered questions and would like the Order referred back to the Ad Hoc Committee.

Councilor Striggles made a motion to refer Order O-FY25-071 back to the Ad Hoc Oversight Committee. This 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 – Abstained; Murphy – Yea; Hunt – Absent; Linde - Yea.

Motion passed 7-0-1.

OLD BUSINESS

NEW BUSINESS

- a) Proposed Ordinance D-FY26-002: Amendment to Bridgewater Town Charter: Article IV, Section 4-1 Town Manager Term of Office

Councilor Kennedy noted that this ordinance would put a limit on the Town Manager contract to 3 years.

Councilor Kennedy made a motion to refer Ordinance D-FY26-002 to Rules and Procedures, 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 – Absent; Linde - Yea.
Motion passed 8-0

- b) Proposed Ordinance D-FY26-003: Amendment to Bridgewater Town Charter Article VIII, Section 8-2 Citizen Referendum Petition Timeframe

Councilor Ellenberg made a motion to refer Ordinance D-FY26-003 to Rules and Procedures, which was duly seconded by Councilor Kennedy.

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 – Absent; Linde - Yea.
Motion passed 8-0

- c) Proposed General Ordinance D-FY26-004: Amendment to Chapter 3, Article II, Section 1 - Business Ethics and Conduct

Councilor Kennedy wanted to update the list and add any committees who are touching grants, tried to exclude some committees. Try to create transparency for the public.

Councilor Linde made a motion to refer Ordinance D-FY26-004 to Rules and Procedures, 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 – Absent; Linde - Yea.
Motion passed 8-0

- d) Order O-FY26-014: Transfer Order - CPC First Parish Unitarian Church Window Project

Town Manager Casanova-Davis noted that he received an approval request from the CPC for windows for the First Parish Church.

Councilor Linde noted that he is recusing himself as he is a member of that church.

Councilor Striggles made a motion to refer Order O-FY26-014 to Budget & 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 – Absent; Linde - Abstained.
Motion passed 7-0-1

- e) Resolution R-FY26-001: Town River Landing Phase 1 Improvements

Councilor Loreti noted that Al Lacerda and the group are the Stewards of the Town River Landing and have been doing some great events. Master Plan has been provided, an extensive plan to

revitalize the area. This Resolution is just asking our town manager to consider applying through the CPC to help getting the gazebo completed.

Councilor McGrath noted that Town River Landing is very successful and we should support him.

Councilor Striggles made a motion to retain Resolution R-Fy26-001 at Town Council, which was duly seconded by Councilor Striggles.

Councilor Kennedy thanked Councilor Loreti for putting this forward, this brings in people and what they have done there with no funding has been great. I hope we can assist him with whatever we can.

Councilor Linde thanked Al and his group for all the work they have done.

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 – Absent; Linde - Yea.

Motion passed 7-0-1

CITIZEN COMMENTS

- Janet Hanson, Pleasant Street: thanked the committee for the Charter Ordinances. Spoke about MBTA compliance, needs to be a balance.
- James Walsh, 60 Crescent Street: thanked Justin for attaching documents to the Town Manager's report, thanked Mr. Rulli about complaining the MBTA overlay, confused about – maybe some bullet points would be helpful. June 30th asked about a question about Chapter 40B – how many more housing units until we are out of compliance. If out of compliance then developers can apply to the state.
- Al Lacerda, Comfort Street: appreciate that you took that up and discussed Town River Landing.
- Ed Ivaldi, Boxwood Lane: appreciate the council that they want the public more involved.

COUNCIL COMMENTS

- Councilor Linde: thanked the citizens for being at the meeting, would like to see advertising posted on the webpage, noted that Verizon stopped building years ago.
- Councilor Murphy: if DEIB is a committee you no longer feel is necessary then submit legislation to remove the committee; I know the resume piece perhaps doing legislation that it is a requirement. Thanked Al and his team for the work at Town River Landing.
- Councilor Perry: thanked Al for his energy and his passion for Town River Landing.
- Councilor Striggles: agrees with Councilor Murphy about DEI Committee, thanked everyone who came to the meeting and the TIF Ad Hoc meeting. Agree with Councilor Murphy on the DEIB Committee, we need to figure it out. Ask for prayers for Marie Hunt and her family for her tragic passing.
- Councilor Ellenberg: thanked Mr. Lacerda for his wonderful work and setting a good example to civic engagement. Complimented Councilor Kennedy for bringing charter changes.
- Councilor Kennedy: thanked the public for coming out, Al for all his work and the councilors for another good meeting.
- Councilor McGrath: thanked the Town Manager for the information on the website.
- Councilor Loreti: thanked the Town Manager for his diligence, thanked all of the committees, thanked Al for all that he does. If you want to get involved, reach out to Al.

EXECUTIVE SESSION - None

ADJOURNMENT

Councilor Striggles made a motion to adjourn, 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 – Absent; Linde - Yea.

Motion passed 8-0

Meeting adjourned at 8:45pm.

Online Form Submittal: Board/Committee/Commission Application

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

Date Tue 6/24/2025 3:42 PM

To Committees <committees@bridgewaterma.org>

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

Board/Committee/Commission Application

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

Select the Board,
Commission, or Committee
applying for

Other

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

Diversity - Equity - Inclusion and Belonging

Personal Information

First Name Philip

Middle Name *Field not completed.*

Last Name Nichols

Address1 30 Carriage House Dr.

City Bridgewater

State MA

Zip 02324

Primary Number

Alternate Phone *Field not completed.*

Email Address

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

No

Are you Applying for
reappointment?

No

How did you hear about this vacancy?	Other
--------------------------------------	-------

If other How did you hear about this vacancy?	Joshua McGraw
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Please Attach Resume

In addition to providing a resume, please detail below experience and skills relevant to the B/C/C to which you are applying. List work/volunteer experience, technical skills or other abilities which will make a positive contribution to the B/C/C.	* Border of Directors - Bridgewater Youth Football Association * Board of Directors - Plymouth Bay Area Girl Scouts * NAACP Board * Educator * Facilitator
---	--

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

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

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

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

Electronic Signature	Philip O Nichols
----------------------	------------------

Date	6/24/2025
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Email not displaying correctly? [View it in your browser.](#)

Phil Nichols

philipo.nichols@gmail.com | 508-245-5744 | Bridgewater MA

PROFESSIONAL SUMMARY

Dynamic educator and award-winning consultant with expertise in cultivating relationships and organizational development. Strong analytical skills combined with a collaborative approach to goal setting, problem solving, and building consensus. Effective communicator with proven success delivering results, mentoring teams, and fostering creative inclusive environments. Consistent record of driving organizational growth.

PROFESSIONAL EXPERIENCE

Boston Public Schools — *Guest Teacher*

Boston, MA | September 2011 – March 2014

- Inspired students and staff, fostering a strong sense of belonging.
- Mastered emotional intelligence, adaptability, and diplomacy in dynamic settings.
- Maintained excellent classroom management and decorum.
- Implemented peer-mediated conflict resolution techniques.

New Testament School — *Educator*

Norton, MA | October 2001 – June 2011

- Led educational initiatives, organizational development, and conflict resolution strategies.
- Developed and implemented experiential learning and academic enhancement programs.
- Mentored faculty and students, contributing to a positive and supportive school culture.

Xerox Global Services — *Principal Consultant*

Boston, MA | October 1988 – October 2001

- Served as a trusted strategic advisor to clients focusing on delivering stated objectives.
- Managed a team of system programmers. Responsible for project management, implementation, and client retention.
- Achieved high satisfaction scores and brand loyalty.

- Chair - Xerox Boston Leadership Roundtable Promoted leadership development and best practices.

Digital Products — *Senior Account Manager*

Watertown, MA | February 1987 – September 1988

- Expanded the customer base by providing progressive products and excellent corporate support.

Wang Laboratories — *Account Administrator*

Lowell, MA | October 1983 – August 1986

- Acted as the key liaison for offshore subsidiaries facilitating communication and operational efficiency.

Millipore Corporation — *Account Administrator*

Bedford, MA | June 1982 – October 1983

- Provided comprehensive administrative support to international affiliates ensuring seamless operations.

Balubaid Company — *Marketing Intern*

Jeddah, Saudi Arabia | January 1982 – April 1982

- Designed, wrote, and published advertisements for the automobile division. Liaison to foreign adjuncts.

EDUCATION

Bridgewater State University — *Master's Coursework in English and Literature*

Lesley University — *Bachelor of Arts*

Management

PHILANTHROPIC & VOLUNTEER WORK

• **Philanthropy**

Sri Lanka (Post Tsunami Relief)

Philippines, Costa

Rica, Cuba, Indonesia

• **Volunteer** (former)

Homeless Shelters, DJ Dream Fund, NAACP Brockton

VP/Coach - Bridgewater Youth Football

Coach - Bridgewater

Youth Soccer

Board of Directors Plymouth Bay Area Girl Scouts



Bridgewater Citizen's Advisory Committee Applicant Recommendation Form

Name of Applicant: Phillip Nichols

Board/Committee/Commission Applied for: Diversity – Equity-inclusion and belonging Committee

Date of Interview: 07/23/25

Summary of qualifications the applicant will bring to the committee: Member of Board of Directors BYFA, Plymouth Bay Area Girls Scouts, NAACP Board with a background in education and resident of Bridgewater for many years.

Summary of why the committee would like to recommend the applicant: Through his service on many boards and a successful business career Mr. Nichols described his experience while working in an atmosphere filled with diversity. He emphasized that communication on exactly what DEIB is and how it benefits everyone is important.

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

Additional Comments: no resume provided

Date Citizen's Advisory Committee Vote Taken: 07/23/25

Vote Results: 4-0 to recommend

Completed by: Keith Buohl

Town of Bridgewater BCC Application

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

2. Select the Board, Commission, or Committee applying for*

3. Personal Information

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

1. Yes
2. No

5. Are you Applying for reappointment?

1. Yes
2. No

6. How did you hear about this vacancy?

1. Town Website
2. BTV
3. Newspaper
4. Existing B/C/C member
5. Other

7. Please Attach Resume

Please Attach Resume in Microsoft Word or PDF Format (.doc,.docx, .pdf)

8. In addition to providing a resume, please detail below experience and skills relevant to the B/C/C to which you are applying. List work/volunteer experience, technical skills or other abilities which will make a positive contribution to the B/C/C.

Town of Bridgewater BCC Application

- 1. Board/Committee/Commission (B/C/C) Application**
- 2. Select the Board, Commission, or Committee applying for***
- 3. Personal Information**
- 4. Are you presently, or have you ever served on a Board, Committee, or Commission in the Town of Bridgewater? ***
 1. Yes
 2. No
- 5. Are you applying for reappointment?**
 1. Yes
 2. No
- 6. How did you hear about this vacancy?**
 1. Town Website
 2. BTV
 3. Newspaper
 4. Existing B/C/C member
 5. Other
- 7. Please list your past/present education or any special training:**
- 8. Please detail experience and skills relevant to the B/C/C to which you are applying. List work/volunteer experience, technical skills, or other abilities that will make a positive contribution to the B/C/C you are interested in serving on.**
- 9. Is there anything else you would like to share with us?**



Bridgewater Town Council

Introduced By: Johnny Loreti, Councilor
Paul Murphy, Councilor
Date Introduced: 6/17/2025
First Reading: 6/17/2025
Second Reading: 7/15/2025
Amendments Adopted:
Third Reading: 9/2/2025
Date Adopted:
Date Effective:

Order O-FY25-071: An Order Establishing a Tax Increment Financing (TIF) District for 60-86 Broad Street

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

WHEREAS, the proposed redevelopment project at 60–86 Broad Street represents an estimated \$31 million private investment, including 77 residential units, over 6,200 square feet of commercial space, and the creation of approximately 50 new permanent full-time jobs; and

WHEREAS, the subject property is located within the Bridgewater Economic Target Area (ETA), thereby qualifying for local and state economic development incentives pursuant to M.G.L. Chapter 23A; and

WHEREAS, the establishment of a Tax Increment Financing (TIF) District is a prerequisite for the Town’s consideration of a TIF Agreement under M.G.L. Chapter 40, Section 59 and Chapter 23A;

NOW THEREFORE, BE IT ORDERED:

Section 1. Establishment of TIF District

1. The Town Council hereby designates the parcels located at:
 - 60 Broad Street (Assessor’s Map 21, Parcel 98),
 - 70 Broad Street (Assessor’s Map 21, Parcel 97),
 - 76–78 Broad Street (Assessor’s Map 21, Parcel 96), and
 - 86 Broad Street (Assessor’s Map 21, Parcel 95),collectively referred to as the “Property,” and as shown on the map attached hereto as Exhibit A, as a Tax Increment Financing (TIF) District in accordance with M.G.L. Chapter 40, Section 59 and Chapter 23A.

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

2. This designation authorizes the Town to consider a Tax Increment Financing Agreement for the proposed development. This Order does not constitute approval of any such agreement.
3. Any proposed TIF Agreement related to this District shall be submitted to the Town Council as a separate measure and shall require Council review and approval in accordance with applicable law.

Committee Referrals and Dispositions:

Town Council	6/17/25: Introduced and continued. 7/15/25: Referred to TIF Ad Hoc Oversight Committee for 60-86 Broad Street
TIF Ad Hoc Oversight Committee for 60-86 Broad Street	7/23/25: Continued to next meeting. 8/6/25: Referred back to Town Council with recommendation.
Town Council	8/12/25: Referred back to TIF Ad Hoc Oversight Committee for 60-86 Broad Street
TIF Ad Hoc Oversight Committee for 60-86 Broad Street	8/21/25: Voted 5-0 to recommend

Attachments: None



Bridgewater Town Council

Introduced By: Paul Murphy, Councilor
Date Introduced: 6/17/2025
First Reading: 6/17/2025
Second Reading: 9/2/2025
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY25-074: Town Manager Goals

WHEREAS; the Town Council recognizes that establishing priorities for the Town and the Town Manager is critical to ensuring that resources are directed toward Bridgewater's highest-priority initiatives;

NOW THEREFORE, the Town Council prioritizes the following goals for the Town of Bridgewater and instructs the Town Manager to complete these goals prior to the end of FY26:

FY26-TCG-001: Exemplary Town Operations

Develop, communicate, and deliver against the following Town Service milestones:

- Develop and adhere to a balanced budget
- Conduct a Town-wide Resident Satisfaction Survey to baseline opinions on key town services, projects, and communications by 09/01/2025
- Deliver a Town Manager Operational Report to the Town Council every 4 weeks
- {populate with input from Town Departments, Town Manager, and Town Clerk in the format: Milestone – Due Date}

Responsible Party: Town Manager

Evidence of Success: The Town Manager has completed each milestone by the defined date, and we see measurable improvement in resident satisfaction and in the Town Manager's annual performance review.

FY26-TCG-002: Drinking Water Improvement

Develop, communicate, and deliver a clear plan with actionable milestones to address public concerns over drinking water quality and ensure safe, reliable water delivery at the tap.

Responsible Party: Town Manager

Evidence of Success: The Town Manager completes each milestone by the defined date. There is a documented reduction in brown water complaints, along with measurable progress in identifying new water sources and expanding system capacity.

VOICE VOTE FOR APPROVAL

REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

FY26-TCG-003: Roadway Improvement Plan

Prepare and communicate a clear plan to address Bridgewater’s roadway conditions, including short-term repairs, long-term reconstruction priorities, and potential funding strategies.

Responsible Party: Town Manager

Evidence of Success: A comprehensive and publicly accessible roadway improvement plan is completed and presented to the Town Council by 01/01/2026. The plan includes project prioritization, cost estimates, and funding options, and is used to guide future investments and communications with residents.

FY26-TCG-004: Community Engagement and Communication

Strengthen community trust and transparency by expanding public engagement opportunities, improving access to information, and enhancing communication between the Town and residents.

Responsible Party: Town Manager

Evidence of Success: The Town Manager implements new or improved tools for communication (e.g., updated website features, newsletter, or community dashboard), holds at least four public forums or listening sessions by 06/30/2026, and tracks increased resident participation in town initiatives.

FY26-TCG-005: Economic Development Strategy

Develop and implement a targeted economic development strategy to attract new businesses, support existing local enterprises, and strengthen Bridgewater’s commercial tax base.

Responsible Party: Town Manager

Evidence of Success: A formal economic development plan is completed and presented by 12/31/2025. The plan includes strategies for business retention, attraction, and downtown activation. Key performance indicators include increased commercial permitting activity, new business openings, and engagement with the business community.

Explanation:

This Order represents the Town Council’s formal communication of its priorities to the Town Manager. It is designed to align the Town Manager’s work with the Council’s goals and to provide a framework for measuring performance and progress.

Committee Referrals and Dispositions:

Disposition(s)	
• Strategic Planning	• 8/21/25: Voted 3-0 to recommend with amendments

Attachments: 1. Town Manager Goals - 8.21.25 Strategic Planning Amendments

VOICE VOTE FOR APPROVAL
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

8/21/25 Strategic Planning Voted Amendments

TCG-001 Exemplary Town Operations

- Develop and adhere to a balanced budget for FY27, done by 4/7/2026
- Conduct multiple meetings with BR School District/Superintendent in preparing FY27 budget and recommendations of budgetary solutions for funding of BR school district by 1/12/2026
- Conduct a Town wide Resident Satisfaction Survey to baseline opinions on key town services, projects and communications by 12/15/2025
- Deliver a Town Manager Operational Report to the Town Council every 4 weeks

TCG-002 Drinking Water Improvement

- Develop and publicly present, in conjunction with water dept/DPW, an updated multi-phase improvement plan to address water quality, identifying new water sources and expanding system capacity, with estimated timelines and funding sources to accomplish this plan by 4/1/2026, with initial report/review by 10/1/2025.

TCG-003 Roadway Improvement Plan

- Complete/update road condition assessment, in conjunction with DPW, and update priority repair list of town roadways and multi-phase improvement plan with potential funding strategies by 1/26/2026.
- Once developed, update town website with posting of priority street repair list and roadway improvement plan, pending availability of funding, for public information. (possibly on home page, DPW FAQ pg)

TCG-004 Community Engagement and Communication

- Improvements to Town website, existing or new design, for easier public access to information, documentation, scheduling and communication to town officials and departments by 6/1/2026.
- Expanding public engagement by hosting at least 4 public forums/listening sessions by 6/30/2026 with updated quarterly reports to TC via operational reports with results of those forums.
- Engage with the public by attending at least one community event per quarter (Autumnfest, Christmas on the Common, etc.) and report results during TM report at council meeting.

TCG-005 Economic Development Strategy

- In conjunction with V2R, and working with the CED department and director, identify our current economic strengths and weaknesses, develop and implement short term and long term funding strategies and a timeline to improve the town's economic development, which include improvements to the Downtown Business District, supporting existing local businesses, and working to expand Bridgewater's commercial tax base, with this plan to be presented to the TC by 4/15/2026.

TCG-006 Operational Efficiency

- Conduct an operational review of Bridgewater's organizational structure to identify and report to the TC by 6/30/2026:
 - Areas of inefficiency and duplication
 - Opportunities for shared services, regional partnerships or outsourcing of non-core functions.
- If funding is available, procure independent consultant and conduct operational efficiency assessment during FY26 and report results to TC by 3/17/2026, to prepare for FY27 budget season.



Bridgewater Town Council

Introduced By: Johnny Loreti, Councilor
Date Introduced: 8/12/2025
First Reading: 8/12/2025
Second Reading: 9/2/2025
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Resolution R-FY26-001: Town River Landing Phase 1 Improvements

WHEREAS, the Town River Landing at 80 Spring Street is a planned public asset designed to support community gatherings, outdoor events, and recreational enjoyment in Bridgewater; and

WHEREAS, the Town Council has been presented a phased Master Plan (dated June 2025) by the Fire For Effect Foundation for the development of the site, with Phase 1 consisting of the construction of a pavilion and installation of supporting utility infrastructure; and

WHEREAS, the total cost of Phase 1 is estimated at \$157,200, of which \$80,000 in funding has already been secured, leaving a balance of \$77,200; and

WHEREAS, the Community Preservation Act (CPA) provides a funding mechanism for projects that support outdoor recreational use and public access, making the Town River Landing an eligible and suitable recipient of such funding;

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of Bridgewater, Massachusetts:

1. That the Town Manager explore the filing of an application to the Community Preservation Committee (CPC) for \$77,200 in CPA funds to complete Phase 1 of the Town River Landing project.
2. That the Town Council remains committed to exploring all available resources for the development of the Town River Landing.

Committee Referrals and Dispositions:

Referral(s)

VOICE VOTE FOR APPROVAL
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

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

Attachments: 1. TownRiverLanding_MasterPlan 1 June 2025

Three-Year Master Plan

Town River Landing – 80 Spring St., Bridgewater, MA

(Prepared June 2025; Revised June 10, 2025)

Executive Summary

This master plan guides development through April 2028 in three sequential phases. Key objectives:

1. Deliver a fully code-compliant pavilion with modern power / data connectivity by mid-April 2026.
2. Enhance visitor comfort, safety, and aesthetics through surface repairs and comprehensive signage (2026-2027).
3. Introduce additional recreational assets and programmed activities while finalising long-term stewardship (2027-2028).

All phases respect existing parking capacity and river-edge conditions; no shoreline work or new parking construction is included.

Phase 1 – Pavilion & Utility Infrastructure

Completion target: 15 April 2026

Task	Detail	Responsible	Duration	Cost (USD)
1.1 Final design review & permits	Confirm drawings (PDF set dated 10/25/24) with Town officials; obtain building, electrical, and accessibility permits.	Owner / Architect	6 wks (Jul-Aug 2025)	\$3,500 fees
1.2 Site mobilisation & layout	Temporary fencing, erosion control (if required), staking, utility locating.	GC	2 wks	\$4,000
1.3 Foundation & slab	12 in Ø sonotubes on 30 in square	GC / Concrete sub	4 wks	\$32,000

	footings, 6-in slab w/ WWF, control joints, sealants.				
1.4 Structural framing	Cedar posts (6 × 6), beams (6 × 10 & 6 × 12), roof rafters (2 × 10 @16" O.C.), Simpson APT/APA accent connectors, hurricane clips.	Carpentry crew	6 wks		\$45,000
1.5 Roofing & cladding	5/8" plywood, synthetic underlayment, standing-seam metal roof; composite (Nichiha VintageWood) soffits & walls.	Roofing & Siding subs	3 wks		\$24,000
1.6 Electrical & low-voltage	• 200 A main service panel. • Conduits in stud walls for power, fiber, and Cat6 courtesy of Bridgewater Access Corp. • Recessed adjustable LED downlights (IC-rated, dimmable) × 16. • Two duplex GFCI receptacles per	Licensed electrician / BAC	3 wks		\$18,000

	column (weather-resistant).			
1.7 Accessibility elements	Cast-in-place flush transitions, 5 ft turning clearances, tactile edging.	GC	1 wk	\$2,500
1.8 Inspection & close-out	Rough & final inspections; punch-list, as- built set, O&M manuals.	GC / Owner Rep	2 wks	\$2,000

Phase 1 Sub-Total: \$131,000 (20 % contingency = \$26,200) → Phase 1 Budget: \$157,200

Funding sources: \$20,000 in-kind materials already donated (applied to Task 1.4). Balance through municipal capital allocation & community fundraising.

Phase 2 – Surface Repairs, Landscape & Signage

Implementation: May 2026 – April 2027

Task	Detail	Cost
2.1 Asphalt rehabilitation	Mill & overlay 2,500 sy of existing drive lanes & parking bays; crack seal & line-striping (incl. 2 van-accessible stalls).	\$68,000
2.2 Furnishings	• 8 ADA-compliant picnic tables (thermoplastic-coated steel) • 12 benches • 6 trash + 6 recycling receptacles • 4 bike racks (8-bike capacity each)	\$29,000

2.3 Landscape & tree planting	Native shade trees (caliper 2.5") × 18, ornamental understory × 26, hydroseeded lawn restoration; automatic drip irrigation zones at tree rings.	\$22,000
2.4 Way-finding & interpretive signage	• Main ID sign at Spring St. (externally lit). • Directional blade signs to pavilion, restrooms. • Three interpretive panels (history of Town River Landing, local ecology).	\$17,000
2.5 Project administration & contingency (15 %)	—	\$20,500

Phase 2 Budget: \$156,500

Phase 3 – Program Expansion & Long-Term Stewardship

Implementation: May 2027 – April 2028

Task	Detail	Cost
3.1 Outdoor classroom / performance nook	Semi-circular cedar bench seating for 60; 16 ft × 12 ft raised composite stage, low-voltage lighting, conduit stub for AV equipment.	\$62,000
3.2 Small craft launch enhancement	Prefabricated aluminum kayak / canoe rack (10-slot) near existing launch; non-skid matting at ramp approach; paddle splash-down station with hose bib.	\$28,000
3.3 Interpretive & regulatory signage expansion	Additional panels on wildlife, water safety; update site rules signs; QR-	\$9,500

	code integration for online resources.	
3.4 Programming & partnerships	Seed funding for first-year events: summer concert series (4 shows), environmental workshops (3), local vendor market days (4).	\$15,000
3.5 Contingency & administration (15 %)	—	\$16,800

Phase 3 Budget: \$131,300

Combined Financial Outlook

Phase	Core Estimate	Contingency/Admin	Budget Ceiling
1	\$131,000	\$26,200	\$157,200
2	\$136,000	\$20,500	\$156,500
3	\$114,500	\$16,800	\$131,300
Total (3 yrs)	\$381,500	\$63,500	\$445,000

All amounts in 2025 dollars; assume 6 % annual escalation when forecasting beyond 12 months.

Implementation Schedule (Gantt Summary)

Phase 1: Jul 2025 → Apr 2026

Phase 2: May 2026 → Apr 2027

Phase 3: May 2027 → Apr 2028

Critical milestones:

- 15 Apr 2026 – Pavilion ribbon cutting
- 01 Jun 2027 – Asphalt repairs and site improvements complete
- 15 May 2028 – Launch of first full summer event season

Risk & Mitigation Highlights

Risk	Phase	Mitigation
------	-------	------------

Utility connection delays	1	Coordinate early with Bridgewater Access Corp; include utility lead-time clause in GC contract.
Extreme winter conditions	1	Plan concrete work Jul-Sep 2025; slab cure prior to freeze.
Asphalt cost volatility	2	Lock unit prices 60 days before milling; carry 10 % asphalt escalator in contingency.
Program funding shortfall	3	Pursue MassTrails & DCR Partnerships grants; solicit local sponsors for event series.

Operations & Maintenance Snapshot

- Pavilion: semi-annual roof inspection; recommended clear-coat on cedar every 3 yrs (\$3 k).
- Lighting: LED fixtures rated 100,000 h; group relamp in 10 yrs.
- Asphalt: crack-seal in year 5; overlay in year 12 (funded via future capital planning).
- Signage: UV-laminated panels; replace/refresh graphics every 8-10 yrs.

Conclusion

This master plan delivers a phased, financially grounded roadmap that:

1. Provides a technologically equipped, weather-resilient pavilion by spring 2026.
2. Enhances accessibility, aesthetics, safety, and way-finding without altering existing parking or riverbank.
3. Expands recreational and educational value while securing resources for long-term upkeep.

With timely approvals and sustained community support, Town River Landing will emerge as a signature public asset supporting gatherings, learning, and outdoor enjoyment for decades to come.



Bridgewater Town Council

Introduced By: Sean Kennedy, Councilor
Date Introduced: 9/2/2025
First Reading: 9/2/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-015: Laying Out and Accepting a Private Way – Oldfield Road

WHEREAS, the owners of the subdivision known as Oldfield Road in the subdivision commonly known as Oldfield Preserve, Long Built Homes has requested the Town of Bridgewater lay out and accept Oldfield Road as a public way; it is therefore;

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

Committee Referrals and Dispositions:

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

Attachments: 1. Oldfield Road Road Acceptance Request

NOT FOR ACTION - FIRST READING
REFER TO PLANNING BOARD



158 Charles McCombs Boulevard, New Bedford, MA 02745
Tel: (508) 995-8240 Fax: (508) 995-3275

June 25, 2025

VIA HAND DELIVERY

Debra Ward, Council Clerk
Town Council
Town of Bridgewater
Municipal Office Building
66 Central Square
Bridgewater, MA 02324

Re: Oldfield Road in the subdivision commonly known as Oldfield Preserve

Dear Debbie:

The purpose of this letter is to serve as our formal request to have Town Council consider accepting as a public way that portion of Oldfield Road starting immediately to the north of its intersection with Stenmore Place and Quail Run Road and ending at the end of its cul-de-sac. Please note that title to the right-of-way land area for this portion of Oldfield Road is currently held by Oldfield Estates LLC, and said right-of-way land area is unencumbered.

Enclosed you will find:

1. the certified abutters list;
2. a copy of the as-built plan; and
3. the legal description of (a) the right-of-way land area for this portion of Oldfield Road, (b) Drainage Lot 1A, (c) Drainage Lot 1B, (d) Drainage Lot 3A, (e) Drainage Lot 4, (f) the Drainage Easement on 27 Oldfield Road (Lot 8), (g) the Drainage Easement on 31 Oldfield Road (Lot 9), and (h) the Drainage Easement on 39 Oldfield Road (Lot 11).

Please also note that a scanned copy of the as-built plan in PDF format will be sent to you via e-mail, and all of the legal descriptions will be sent to you in Word format via e-mail.

If you have any questions or need any additional information or material relative to this request, please contact me. My cell phone number is (508) 965-3579 and my e-mail address is lcastignetti@longbuilthomes.com.

Debra Ward, Council Clerk
June 25, 2025
Page 2 of 2

Thank you for your kind cooperation and assistance with this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Lee Castignetti, Jr.", with a large, stylized flourish extending from the end of the signature.

Lee Castignetti, Jr.
In-House Counsel and Director of
Land Acquisition and Development

Enclosures

Cc: Shane O'Brien, Town Planner (without enclosures)

DRAINAGE LOT 4 - LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SIDELINE OF OLDFIELD ROAD

THENCE N85°14'40"E, A DISTANCE OF 187.81', TO A POINT;

THENCE N51°19'59"E, A DISTANCE OF 95.83', TO A POINT;

THENCE S41°11'32"E, A DISTANCE OF 20.02', TO A POINT;

THENCE S51°19'59"W, A DISTANCE OF 102.80', TO A POINT;

THENCE S39°36'56"E, A DISTANCE OF 229.97', TO A POINT;

THENCE S50°23'01"W, A DISTANCE OF 182.50', TO A POINT;

THENCE S37°38'45"E, A DISTANCE OF 179.15', TO A POINT;

THENCE N81°09'45"W, A DISTANCE OF 42.15', TO A POINT;

THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 113.68', A RADIUS OF 220.00', AND A CENTRAL ANGLE OF 29°36'27", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 59.91', A RADIUS OF 200.00', AND A CENTRAL ANGLE OF 17°09'51", TO A POINT;

THENCE N68°49'00"W, A DISTANCE OF 254.73', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 31.42', A RADIUS OF 20.00', AND A CENTRAL ANGLE OF 90°00'00", TO A POINT IN THE SIDELINE OF OLDFIELD ROAD;

THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT, IN THE SIDELINE OF OLDFIELD ROAD, WITH AN ARC LENGTH OF 84.85', A RADIUS OF 400.00', AND A CENTRAL ANGLE OF 12°09'12", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 35.66', A RADIUS OF 20.00', AND A CENTRAL ANGLE OF 102°09'12", TO A POINT;

THENCE S68°49'00"E, A DISTANCE OF 230.07', TO A POINT;

THENCE N37°38'45"W, A DISTANCE OF 13.00', TO A POINT;

THENCE N50°23'04"E, A DISTANCE OF 220.66', TO A POINT;

THENCE N39°36'56"W, A DISTANCE OF 202.83', TO A POINT;

THENCE S85°14'34"W, A DISTANCE OF 150.55', TO A POINT IN THE SIDELINE OF OLDFIELD ROAD;

THENCE WITH A CURVE TURNING TO THE LEFT, IN THE SIDELINE OF OLDFIELD ROAD, WITH AN ARC LENGTH OF 20.72', A RADIUS OF 290.00', AND A CENTRAL ANGLE OF 04°05'35", TO THE POINT OF BEGINNING;

HAVING AN AREA OF 50,151 SQ.FT. (1.151 AC.±).

DRAINAGE LOT 1A - LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SIDELINE OF OLDFIELD ROAD

THENCE WITH A CURVE TURNING TO THE LEFT, IN THE SIDELINE OF OLDFIELD ROAD, WITH AN ARC LENGTH OF 209.85', A RADIUS OF 249.99', AND A CENTRAL ANGLE OF 48°05'46", TO A POINT;

THENCE N52°35'56"E, A DISTANCE OF 53.22', TO A POINT;

THENCE S35°23'04"E, A DISTANCE OF 250.58', TO A POINT;

THENCE S28°48'52"E, A DISTANCE OF 330.21', TO A POINT;

THENCE N68°56'57"W, A DISTANCE OF 83.25', TO A POINT;

THENCE N50°37'41"W, A DISTANCE OF 359.16', TO THE POINT OF BEGINNING IN THE SIDELINE OF OLDFIELD ROAD

HAVING AN AREA OF 59,113 SQ.FT. (1.357 AC.±).

DRAINAGE LOT 1B - LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SIDELINE OF OLDFIELD ROAD

THENCE WITH A CURVE TURNING TO THE LEFT, IN THE SIDELINE OF OLDFIELD ROAD, WITH AN ARC LENGTH OF 33.34', A RADIUS OF 290.00', AND A CENTRAL ANGLE OF 06°35'17", TO A POINT IN THE SIDELINE OF OLDFIELD ROAD;

THENCE N38°55'28"E, A DISTANCE OF 142.67', TO A POINT;

THENCE N43°55'32"W, A DISTANCE OF 74.03', TO A POINT;

THENCE N06°23'34"E, A DISTANCE OF 96.08', TO A POINT;

THENCE N43°20'19"E, A DISTANCE OF 67.63', TO A POINT;

THENCE S46°39'41"E, A DISTANCE OF 256.09', TO A POINT;

THENCE S43°20'19"W, A DISTANCE OF 153.89', TO A POINT;

THENCE S72°39'43"W, A DISTANCE OF 165.51', TO THE POINT OF BEGINNING IN THE SIDELINE OF OLDFIELD ROAD.

HAVING AN AREA OF 47,168 SQ.FT. (1.083 AC.±).

DRAINAGE LOT 3A – LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SIDELINE OF ERBECK CIRCLE;

THENCE S81°43'40"E, A DISTANCE OF 163.31', TO A POINT;

THENCE S49°14'49"W, A DISTANCE OF 113.87', TO A POINT;

THENCE S83°34'11"W, A DISTANCE OF 106.26', TO A POINT IN THE SIDELINE OF ERBECK CIRCLE EXT;

THENCE WITH A CURVE TURNING TO THE LEFT, IN THE SIDELINE OF ERBECK CIRCLE EXT, WITH AN ARC LENGTH OF 55.46', A RADIUS OF 222.00', AND A CENTRAL ANGLE OF 14°18'49", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT IN THE SIDELINE OF ERBECK CIRCLE EXT , WITH AN ARC LENGTH OF 17.87', A RADIUS OF 20.00', AND A CENTRAL ANGLE OF 51°11'25", TO A POINT IN THE SIDELINE OF ERBECK CIRCLE;

THENCE WITH A REVERSE CURVE TURNING TO THE LEFT, IN THE SIDELINE OF ERBECK CIRCLE, WITH AN ARC LENGTH OF 44.43', A RADIUS OF 65.00', AND A CENTRAL ANGLE OF 39°09'39", TO THE POINT OF BEGINNING

HAVING AN AREA OF 13,172 SQ.FT. (0.302 AC±)



Bridgewater Town Council

Introduced By: Sean Kennedy, Councilor
Date Introduced: 9/2/2025
First Reading: 9/2/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-016: Laying Out and Accepting a Private Way – Timber Lane

WHEREAS, the owners of the subdivision known as Timber Lane in the subdivision commonly known as Oldfield Preserve, Long Built Homes has requested the Town of Bridgewater lay out and accept Timber Lane as a public way; it is therefore;

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

Committee Referrals and Dispositions:

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

Attachments: 1. Timber Lane Street Acceptance Request

NOT FOR ACTION - FIRST READING
REFER TO PLANNING



158 Charles McCombs Boulevard, New Bedford, MA 02745
Tel: (508) 995-8240 Fax: (508) 995-3275

June 25, 2025

VIA HAND DELIVERY

Debra Ward, Council Clerk
Town Council
Town of Bridgewater
Municipal Office Building
66 Central Square
Bridgewater, MA 02324

Re: Timber Lane in the subdivision commonly known as Oldfield Preserve

Dear Debbie:

The purpose of this letter is to serve as our formal request to have Town Council consider accepting as a public way Timber Lane. Please note that title to the right-of-way land area for Timber Lane is currently held by Oldfield Estates LLC, and said right-of-way land area is unencumbered.

Enclosed you will find:

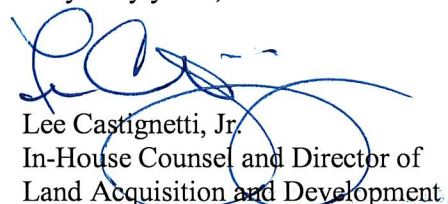
1. the certified abutters list;
2. a copy of the as-built plan; and
3. the legal description of the right-of-way land area for Timber Lane.

Please also note that a scanned copy of the as-built plan in PDF format will be sent to you via e-mail, and the legal descriptions will be sent to you in Word format via e-mail.

If you have any questions or need any additional information or material relative to this request, please contact me. My cell phone number is (508) 965-3579 and my e-mail address is lcastignetti@longbulthomes.com.

Thank you for your kind cooperation and assistance with this matter.

Very truly yours,


Lee Castignetti, Jr.
In-House Counsel and Director of
Land Acquisition and Development

Enclosures

Cc: Shane O'Brien, Town Planner (without enclosures)

TIMBER LANE – LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE NORTHERLY SIDELINE OF ERBECK CIRCLE EXT.;

THENCE WITH A CURVE TURNING TO THE LEFT, IN THE SIDELINE OF ERBECK CIRCLE EXT., WITH AN ARC LENGTH OF 52.50', A RADIUS OF 222.00', AND A CENTRAL ANGLE OF 13°33'00", TO A POINT;

THENCE N66°36'44"W, CONTINUING IN THE SIDELINE OF ERBECK CIRCLE EXT., A DISTANCE OF 27.50', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 31.93', A RADIUS OF 20.00', AND A CENTRAL ANGLE OF 91°28'38", TO A POINT;

THENCE N21°54'37"E, A DISTANCE OF 189.23', TO A POINT;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 159.08', A RADIUS OF 297.00', AND A CENTRAL ANGLE OF 30°41'22", TO A POINT;

THENCE N52°35'59"E, A DISTANCE OF 106.82', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 35.75', A RADIUS OF 20.00', AND A CENTRAL ANGLE OF 102°25'01", TO A POINT IN THE SIDELINE OF OLDFIELD ROAD;

THENCE WITH A REVERSE CURVE, TURNING TO THE RIGHT, IN THE SIDELINE OF OLDFIELD ROAD, WITH AN ARC LENGTH OF 55.48', A RADIUS OF 256.00', AND A CENTRAL ANGLE OF 12°25'01", TO A POINT;

THENCE S37°24'01"E, A DISTANCE OF 33.25', IN THE SIDELINE OF OLDFIELD ROAD, TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 31.42', A RADIUS OF 20.00', AND A CENTRAL ANGLE OF 90°00'00", TO A POINT;

THENCE S52°35'59"W, A DISTANCE OF 112.35', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 135.51', A RADIUS OF 253.00', AND A CENTRAL ANGLE OF 30°41'22", TO A POINT;

THENCE S21°54'37"W, A DISTANCE OF 198.13', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 26.17', A RADIUS OF 20.00', AND A CENTRAL ANGLE OF 74°58'21", TO THE POINT OF BEGINNING IN THE SIDELINE OF ERBECK CIRCLE EXT.

HAVING AN AREA OF 21,933 SQ.FT. (0.504 AC.±)



Bridgewater Town Council

Introduced By: Sean Kennedy, Councilor
Date Introduced: 9/2/2025
First Reading: 9/2/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-017: Laying Out and Accepting a Private Way – Erbeck Circle

WHEREAS, the owners of the subdivision known as Erbeck Circle Ext. in the subdivision commonly known as Oldfield Preserve, Long Built Homes has requested the Town of Bridgewater lay out and accept Erbeck Circle Ext. as a public way; it is therefore;

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

Committee Referrals and Dispositions:

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

Attachments: 1. Erbeck Circle Ext Street Acceptance Request

NOT FOR ACTION - FIRST READING
REFER TO PLANNING BOARD



158 Charles McCombs Boulevard, New Bedford, MA 02745
Tel: (508) 995-8240 Fax: (508) 995-3275

June 25, 2025

VIA HAND DELIVERY

Debra Ward, Council Clerk
Town Council
Town of Bridgewater
Municipal Office Building
66 Central Square
Bridgewater, MA 02324

Re: Erbeck Circle Ext. in the subdivision commonly known as Oldfield Preserve

Dear Debbie:

The purpose of this letter is to serve as our formal request to have Town Council consider accepting as a public way Erbeck Circle Ext. Please note that title to the right-of-way land area for Erbeck Circle Ext. is currently held by Oldfield Estates LLC, and said right-of-way land area is unencumbered.

Enclosed you will find:

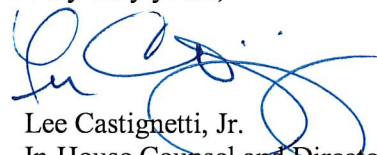
1. the certified abutters list;
2. a copy of the as-built plan; and
3. the legal description of (a) the right-of-way land area for Erbeck Circle Ext., (b) Drainage Lot 3B, and (c) the Drainage Easement on Open Space Lot 3-R.

Please also note that a scanned copy of the as-built plan in PDF format will be sent to you via e-mail, and all of the legal descriptions will be sent to you in Word format via e-mail.

If you have any questions or need any additional information or material relative to this request, please contact me. My cell phone number is (508) 965-3579 and my e-mail address is lcastignetti@longbuilthomes.com.

Thank you for your kind cooperation and assistance with this matter.

Very truly yours,



Lee Castignetti, Jr.
In-House Counsel and Director of
Land Acquisition and Development

Enclosures

Cc: Shane O'Brien, Town Planner (without enclosures)

ERBECK CIRCLE EXT. – LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE EXISTING SIDELINE OF ERBECK CIRCLE;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 17.87', A RADIUS OF 20.00', AND A CENTRAL ANGLE OF 51°11'25", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 74.91', A RADIUS OF 222.00', AND A CENTRAL ANGLE OF 19°20'02", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 255.62', A RADIUS OF 178.00', AND A CENTRAL ANGLE OF 82°16'55", TO A POINT;

THENCE S66°36'44"E, A DISTANCE OF 495.21', TO A POINT;

THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 108.85', A RADIUS OF 222.00', AND A CENTRAL ANGLE OF 28°05'32", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 28.32', A RADIUS OF 20.00', AND A CENTRAL ANGLE OF 81°07'10", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 313.83', A RADIUS OF 65.00', AND A CENTRAL ANGLE OF 276°37'43", TO A POINT;

THENCE N23°00'40"W, A DISTANCE OF 19.72', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 135.46', A RADIUS OF 178.00', AND A CENTRAL ANGLE OF 43°36'05", TO A POINT;

THENCE N66°36'44"W, A DISTANCE OF 495.21', TO A POINT;

THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 318.81', A RADIUS OF 222.00', AND A CENTRAL ANGLE OF 82°16'54", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 22.41', A RADIUS OF 178.00', AND A CENTRAL ANGLE OF 07°12'44", TO A POINT;

THENCE N02°04'23"W, A DISTANCE OF 40.06', TO A POINT IN THE SIDELINE OF ERBECK CIRCLE;

THENCE WITH A CURVE TURNING TO THE LEFT IN THE SIDELINE OF ERBECK CIRCLE, WITH AN ARC LENGTH OF 57.71', A RADIUS OF 65.00', AND A CENTRAL ANGLE OF 50°52'20", TO THE POINT OF BEGINNING.

HAVING AN AREA OF 56,644 SQ.FT. (1.300 AC±)

DRAINAGE LOT 3B – LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SIDELINE OF ERBECK CIRCLE EXT.;

THENCE N66°36'44"W, A DISTANCE OF 20.00', TO A POINT;

THENCE N23°23'16"E, A DISTANCE OF 137.04', TO A POINT;

THENCE N66°36'44"W, A DISTANCE OF 123.50', TO A POINT;

THENCE N24°47'48"E, A DISTANCE OF 344.72', TO A POINT;

THENCE N53°37'49"E, A DISTANCE OF 104.67', TO A POINT;

THENCE S17°42'38"E, A DISTANCE OF 114.14', TO A POINT;

THENCE S82°26'38"E, A DISTANCE OF 59.32', TO A POINT IN THE SIDELINE OF OLDFIELD ROAD;

THENCE WITH A CURVE TURNING TO THE LEFT, IN THE SIDELINE OF OLDFIELD ROAD, WITH AN ARC LENGTH OF 21.75', A RADIUS OF 65.00', AND A CENTRAL ANGLE OF 19°10'28", TO A POINT;

THENCE N82°26'38"W, A DISTANCE OF 59.49', TO A POINT;

THENCE S24°25'23"W, A DISTANCE OF 332.06', TO A POINT;

THENCE S23°23'16"W, A DISTANCE OF 137.04', TO THE POINT OF BEGINNING IN THE SIDELINE OF ERBECK CIRCLE EXT.

HAVING AN AREA OF 58,866 SQ.FT. (1.351AC±).

10' WIDE DRAINAGE EASEMENT AT OPEN SPACE LOT 3-R

LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SIDELINE OF ERBECK CIRCLE EXT.;

THENCE WITH A CURVE TURNING TO THE RIGHT IN THE SIDELINE OF ERBECK CIRCLE EXT., WITH AN ARC LENGTH OF 10.05', A RADIUS OF 178.00', AND A CENTRAL ANGLE OF 03°14'04", TO A POINT IN THE SIDELINE OF ERBECK CIRCLE EXT.;

THENCE N74°34'04"E, A DISTANCE OF 99.72', TO A POINT;

THENCE S66°36'44"E, A DISTANCE OF 164.02', TO A POINT;

THENCE S24°47'48"W, A DISTANCE OF 10.00', TO A POINT;

THENCE N66°36'44"W, A DISTANCE OF 160.25', TO A POINT;

THENCE S74°34'04"W, A DISTANCE OF 97.16', TO THE POINT OF BEGINNING IN THE SIDELINE OF ERBECK CIRCLE EXT

HAVING AN AREA OF 2,606 SQ.FT. (0.096 AC. ±).



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 9/2/2025
First Reading: 9/2/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-018: Acceptance of Donation – Howard Foundation

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 a charitable foundation, a private corporation, or an individual, or from the commonwealth, a county or municipality 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 of \$9,000, 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 of \$9,000 from the Trustees of the Home for Aged Men in the City of Brockton aka Howard Home, and in accordance with stated purpose thereof.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•
•	•

NOT FOR ACTION - FIRST READING
REFER TO BUDGET & FINANCE AND FINANCE COMMITTEE

•	•
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Attachments: 1. Acceptance COA Donation \$9000 Home for Aged Men in City of Brockton

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August 4, 2025

Town of Bridgewater
Council on Aging
Attention: Ms. Emily EJ Williams, Director
10 Wally Krueger Way
Bridgewater, MA 02324

Re: Trustees of the Home for Aged Men in the City of Brockton

Dear Ms. Williams:

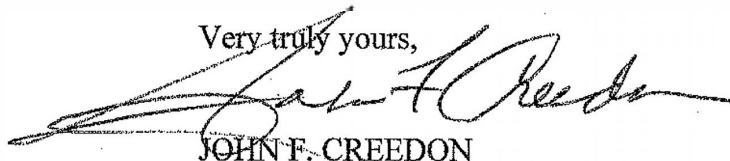
The Trustees of the Home for Aged Men in the City of Brockton have recently voted to grant your organization the sum of nine thousand dollars (\$9,000.00). Therefore, I have enclosed a check made payable to your organization in the aforementioned amount.

We must reiterate to you that the Howard Home is under the Attorney General's Office-Public Charities Division and thus, is audited for compliance with the Trust each year. Every bit of expenditures made with our donation must be made on behalf of *elderly only* and we are **NOT** allowed to pay any salaries or provide for capital expenditures (i.e. new buildings or new wings on buildings). **Also, we require that a detailed description of the expenditures made from this grant be mailed to us for our records. Next year, in order to be considered, you must submit the detailed description of expenditures as we did not receive a detail accounting this year.**

When you have depleted this grant and *after submitting a detailed expenditure report*, you may make a written request for additional funds. The Trustees will review each request and you will be notified of our decision. **If you apply before a year has expired, the Trustees will take no action until the appropriate time.**

If you have any questions, or need any further explanation as to the guidelines of the trust, please do not hesitate to contact me at my office.

Very truly yours,



JOHN F. CREEDON



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 9/2/2025
First Reading: 9/2/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-019: Acceptance of Donation to Parks & Recreation Department - Ron Enos

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 a charitable foundation, a private corporation, or an individual, or from the commonwealth, a county or municipality 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 of \$867.81, 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 of \$867.81 from Ron Enos, to the Parks and Recreation Department, in accordance with the stated purpose thereof.

Explanation:

Mr. Enos has donated the funds for the purchase of a memorial bench at Stiles & Hart. The bench will be installed with a memorial plaque in memory a loved one.

Committee Referrals and Dispositions:

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

REFER TO BUDGET & FINANCE AND FINANCE COMMITTEE

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Attachments: 1. Ron Enos Donation August 2025

August 25, 2025

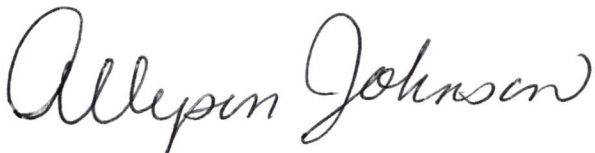
Justin Casanova-Davis
Town Manager
Municipal Office Building
66 Central Square
Bridgewater, MA 02324

Dear Mr. Casanova-Davis,

This letter is to attest that Ron Enos is making a donation in the amount of \$867.81 to the Parks and Recreation Department to fund the purchase of a memorial bench at Stiles & Hart. This bench will be installed with a memorial plaque in memory of a loved one. These funds are for this express purpose only.

Thank you in advance for your cooperation in this matter. Should you have any questions, please feel free to contact me on 508 659-1232.

Thank you.

A handwritten signature in cursive script that reads "Allyson Johnson". The signature is written in dark ink and is positioned above the printed name and title.

Allyson Johnson
Office Coordinator
Parks and Recreation Department



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 9/2/2025
First Reading: 9/2/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-020: Acceptance of Gift - Bridgewater State University

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 Bridgewater State University for \$55,000. 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 of \$55,000 from BSU and to expend the gift in accordance with stated purpose thereof.

Explanation:

BSU Annual Donation to Public Safety equally divided to Police, Fire, and Highway for ongoing Community Partnership

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

NOT FOR ACTION - FIRST READING
REFER TO BUDGET & FINANCE AND FINANCE COMMITTEE

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Attachments: None