



Town of Bridgewater

Town Council

October 7, 2025

7:00 PM

66 Central Square

Academy Building

Council Chambers - Second Floor

The Town Council meeting was streamed Live via You Tube.

MEETING MINUTES

CALL TO ORDER

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

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

Also in attendance was Town Manager Justin Casanova-Davis, Town Attorney Jason Rawlins, Finance Director Laurie Guerrini, CED Director Bob Rulli, Town Planner Shane O'Brien and Chief Assessor Shelley McCauley.

Councilor Loreti read the names of recent veterans who have passed and asked for a moment of silence.

- Michael G. Frisoli, US Air Force (Korea) – passed away on September 5th.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) September 2, 2025 Meeting Minutes

Under comments during the presentation of BSUs check, Councilor Hunt made a motion to amend the meeting minutes as of the September 2, 2025 as follows:

Councilor Hunt noted that while she was Bridgewater's elected Town Clerk working in the Old Town Hall, responses from BSU were always incredible. A few years after the Town Hall basement was flooded it became a dangerous mess and bad for everyone's health and when called, BSU came immediately to clean it up. When she digitized all of our Annual Town Reports and went to our IT department asking to put the documents on-line, they said we did not have that capacity. She called the University and they were quick to have all the documents on line and available to the public.

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 – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea.

Motion passed 9-0.

Councilor Linde made a motion to approve the meeting minutes of September 2, 2025 as amended, which was duly seconded by Councilor Hunt.

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.

b) September 16, 2025 Meeting Minutes

Councilor Linde made a motion to approve the meeting minutes of September 16, 2025, which was duly seconded by Councilor Hunt.

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.

ANNOUNCEMENTS FROM THE PRESIDENT

At 7:05pm Council President Loreti opened the Public Hearing for Order O-FY25-071.

Councilor Striggles made a motion to continue the Pubic Hearing to after Legislation, 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 – Yea; Linde - Yea.

Council President Loreti noted that public comments during citizen open forum is for public comments and any comments that pertain to the Public Hearing should be done during the public hearing so that they are an official part of the record. Look forward to a spirited discussion and hope everyone treats everyone with respect.

PROCLAMATIONS - None

CITIZEN OPEN FORUM

- Janet Hanson, Pleasant Street: spoke about water issues and lake shore area, being overdeveloped.
- Julie Blanchard, 27 Bridle Road: spoke about water supply crisis and memo that G. Tansey wrote.
- Marilyn McDonald: spoke in favor of supporting the legislation for changing the license of Kotak.
- Bill Wood, Hayward Street: spoke about road improvements and multiple road rage incidents that was seen in one hour. Spoke about being opposed to the TIF.
- Ray Ajamian, Aldrich Road: invited everyone to the Tree Forum on 10/22 at the Library at 6:30pm.
- James Stantley, Journey House: spoke about an issue that he is having at the Journey House, thinks it should be closed down.
- MJ Spagone, 5 Lakeshore Center: spoke about the appointments and how the Finance Committee was left out.

APPOINTMENTS

a) Town Council Finance Committee Appointments:

- 1) Dana Sullivan (2025-2028)

Councilor Murphy made a motion to ratify Dana Sullivan to the Finance Committee as a Town Council appointment. This was duly seconded by Councilor Linde.

A roll-call 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.

2) Christopher Raymond (2025-2026)

Councilor Striggles made a motion to ratify Christopher Raymond to the Finance Committee as a Town Council appointment. 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 – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea.

Motion passed 9-0.

b) Open Space Committee:

1) John Fitzgerald (2025-2028)

Councilor Linde made a motion to ratify John Fitzgerald to the Open Space 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 – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea.

Motion passed 9-0.

HEARINGS

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

Public Hearing: Advertised in the 9/23/25 Enterprise and on the Town Website.

Council President Loreti re-opened the Public Hearing at 8:16pm

Town Manager Casanova-Davis gave a presentation on what a TIF is, what benefits it has to a town. Approved at a local level. 5 different tax exemptions. We are looking at EDIP-TIF Exemption. TIF does not negate property taxes on that property. Solely on the assessed value. The vote tonight is to establish a TIF District not to approve a TIF agreement. It will allow the staff to have conversations. The Town Council will have the final say.

Council President Loreti asked if anyone in the audience had any general questions:

- Carol Nestler, 10 Brownfield Drive: asked if there would be a third party independent third party review. Town Manager Casanova-Davis noted that he has a great team and feels comfortable with that group doing the work and will present publicly.
- Ray Ajamian, Aldrich Road: asked if the Planning Board involved in this and Town Manager Casanova-Davis noted that the Planning Board does not have a say.
- Mark Peterson, Church Street: asked if the town council could employ a third party review. Council President Loreti noted that the council could discuss possibly doing that.
- Janet Hanson, Pleasant Street: questioning #2 on the order, question the word “proposed”.
- Jon Higgins, Knotty Pine Road: asked how can this be discussed without knowing the water and sewer. Town Manager Casanova-Davis noted that the vote tonight is for a TIF District not a TIF agreement. There has been no discussion on a TIF Agreement.
- Sandra Cundari, 493 Summer Street: what is the district, is it the whole downtown. CED Director Rulli noted that the order calls out the addresses of the established.

Town Attorney Rawlins noted that the Town Council does not approve developments, they go through a different process. Some need special permits, variances, they need a permit of some sort. This is not

approving any TIF Agreement. As it relates to specific developments, this council does not decide what developments go where in town, this is not zoning legislation.

- Marie Hayes, 50 Holden: how does this effect town residents. Who makes up the shortfall, it will effect the town.
- Donna Jewell, 50 Keith Place: 60 Broad Street is on the Order which is the bowling alley. Council President Loreti noted that there is an easement so that address has to be included.
- MJ Spagone, LakeShore: issue with the speed of this request and the fact that there was no open discussion with people.
- Chris Ventura, Leonard Street: spoke about an impartial third party to look at the TIF agreement and water issues.
- Eric Christianson, 214 South Drive: why can't we just evaluate the process. President Loreti noted that this is the process, you need to establish a TIF district first.
- Stacey Cundari, 535 Conant Street: what would the value be if taxable and what would the town get versus no TIF. CED Director Rulli noted that the town would collect the taxes we collect today. We have not seen numbers yet for a new project so we don't know what that number would be.
- James Walsh, 60 Pleasant Street: we should really look at our zoning for 2025;

Council President Loreti asked if anyone in the audience wished to speak in favor:

- Bob Cormier, 65 Grange Park: One stop grant got denied yesterday. 60 Broad Street is in the agreement because the parcels are connected. That building is not included. The order before you is for a TIF District. Our goal is to pay our own way and then some. What we would like to establish is a new revenue for any increased costs. Third party is a brilliant idea. I would like to get to the point as to the reason for this TIF. TIF does not change quality standards. The Town has to hold the developer accountable.
- Justine Grossman, Pratt Avenue: feel strongly that the TIF District should be created so that discussions can be had about a possible TIF agreement so that it can be decided. Need to invest in our downtown.
- Jeff Raybull, Pratt Avenue: in favor of creating a TIF District and then allow the Town Manager and staff to go over the TIF Agreement.

Council President Loreti asked if anyone in the audience wished to speak in opposition:

- Bill Mallard, 270 Grange Park: creating a district you are creating a title with this particular land. Someone can buy that land and owner can ask for more. Council President Loreti asked CED Director Rulli if there was a value assigned to the district and Mr. Rulli noted that there was not.
- Tom Pratty, 37 Moulton Place: noted that a TIF was never discussed prior to the owner buying it two years ago; not this district.
- Janet Hanson, Pleasant Street: not in favor of a TIF District; many things wrong with this process.
- Nick Palmieri, 36 Dartmouth Road: spoke about land on Bedford Street and no TIF district was created for that; the town not in the greatest shape. Not a good time for a TIF District in town.
- Sandra Wright, : you take leadership and tough choices, not easy to say no, we do not have the support.
- Stef D'Melia, Harvest Lane: not opposed to a TIF district but not for the downtown. Corner of Elm and 104 is the spot for it.

- Pat Neary, Lakeside Drive: asked the council to vote no, too late in the process, primarily apartments, how will it benefit the town.
- Donna Jewell, 50 Keith Place: asked councilors to vote no; union contracts were voted on with a lower increase, should not look at giving a tax exemption to a developer. Middleboro approved a TIF yesterday.
- Eric Christianson, South Drive: opposed to a TIF district
- Marie Hayes, 50 Holden Place: opposed to the TIF, cannot afford it.

Council President Loreti closed the public comments portion of the public hearing and opened it up for Council deliberation.

Councilor Linde noted that residents have spoken loud and clear, over 200 have sent emails against and 25 for. Need every dime for the schools. Noted Foundry project giving money to the town. Is the developer embarrassed about the property.

Councilor Ellenberg noted that the town needs revenue, schools have cut out all the AP classes, our children are being short changed.

Councilor McGrath noted that 80% of the town revenue is from property taxes. I struggled with this and can't find any benefit for having a TIF district. I can't vote for the district.

Councilor Hunt noted that she was elected to this position by the citizens of the town, and will be voting for what the citizens want.

Councilor Kennedy noted that many residents contacted the councilors, some are viewing as a way to solve problems in town. Process raised concerns with residents. Voting no.

Councilor Striggles noted that she urges those that are no votes to be willing to allow for discussion. We sit here and ask for respect for all parties involved. Need to maintain decorum in this room. Creation of a district is just that, I wanted it to be larger, more properties on Broad Street. I would commit to looking into a third party platform.

Councilor Perry noted that he cannot vote on this Order because he owns property that abuts this property. This is the first time the Town would go through a TIF process. This could be a good process for other TIF areas in town. This property has been blighted for so long.

Councilor Linde asked for a point of order and asked if Councilor Perry should be speaking about the Order if he cannot vote for it.

Town Attorney Rawlins noted that there is no conflict for him to discuss the Order, he just can't vote on it.

Councilor Perry continued by saying that maybe the Town could negotiate up front money like Middleboro did but by saying no it defeats any conversation that could be had, gives the town the opportunity to go through the process.

Council President Loreti asked Mr. Cormier if financing has been secured and Mr. Cormier noted that the project is moving forward, construction loan has been secured.

Council President Loreti asked what less money would mean and Mr. Cormier noted that tenant improvement as not a high quality material would be used and the ability to attract a commercial tenant would be reduced.

Council President Loreti asked about the accountability for job creation, if you don't create 20 jobs then the agreement would be null and void. Mr. Cormier noted that it would be clearly stated in an agreement, would have to supply labor reports.

Councilor Ellenberg asked if residential would the rents be sufficient to build out later and Mr. Cormier noted that that is already written in the financing.

Councilor Kennedy thanked Mr. Cormier for taking the initiative to try to solve the problem.

Council President Loreti closed the public hearing at 9:48pm.

Councilor Striggles made a motion for a brief recess at 9:48pm which was duly seconded by Councilor Murphy.

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

Councilor Linde made a motion for the council to resume their meeting at 10:04pm which was duly seconded by Councilor Murphy.

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

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

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

Council President Loreti noted that it was clear after speaking with everyone that at this time the order will be rescinded.

Councilor Linde asked what does that do with this being brought up again and Town Attorney Rawlins noted that if withdrawn, it can be submitted again.

Councilor Loreti made a motion to withdraw Order O-FY25-071, which was duly seconded by Councilor Murphy.

A roll call was taken with the results as follows: Kennedy – Yea; Ellenberg – No; Striggles – Yea; McGrath – No; Loreti – Yea; Perry – Abstained; Murphy – Yea; Hunt – No; Linde – No.
Motion failed 4-4-1

Councilor Linde made a motion to approve Order O-FY25-071, which was duly seconded.

A roll call vote was taken with the results as follows: Kennedy – No; Ellenberg – No; Striggles – Yea; McGrath – No; Loreti – Yea; Perry – Abstained; Murphy – Yea; Hunt – No; Linde - No.
Motion failed 3-5-1

LICENSE TRANSACTIONS – None

PRESENTATIONS

a) Municipal Energy Aggregation Update

Town Manager Casanova-Davis gave a presentation on the Municipal Energy Aggregation which including what products are being offered; launching in December 2025 for 35 months; residents will realize savings; opt out program, no fees associated with opting out. If National Grid has fees lower you can opt out and not pay any fees.

Town Manager Casanova-Davis introduced Mark Cappadonna and Denise Allard, energy consultants from Colonial Power Group.

Mr. Cappadonna noted that the program is about choices in the market place, automatically opted in to the program, you must opt out. Mailings will be sent out, if you do nothing you will be enrolled.

Ms. Allard noted that the mailings would be going out on October 15th and there is a 30 day opt out period.

Councilor Linde noted that the information should be put on social media, cable recording it as more information the better.

b) MBTA Update: Jeff Davis, Horsely Witten Group

Jeff Davis, Senior Planner for Horsley Witten Group gave an update on the MBTA communities. Noting that Section 3A does not require that multi-family housing be built; compel communities to design or pay for new infrastructure to accommodate future multi-family housing.

The original approach was for the MBTA station platform to be moved closer to downtown, then the CBD could simply serve as the MBTA communities district – but that did not occur.

Key issue is the ½ mile radius around current station; lots of University land cannot be counted. Environmentally constrained land excluded. State took that into consideration when creating standards for Bridgewater.

20% of the 50 acre minimum is 10 acres. 281 unit capacity must be within that area. If you cap 15 units per acre you would not hit a 281 unit capacity. Other option would be to expand and where would you expand.

Density can be capped at 30 units per acres but encourage not to get hung up on numbers. The odds of anything being built at 30 units per acre are slim to none.

Options for the Town could be to 1) keep the MBTA zoning as is but make the adjustments requested by the State. 2) Cap the density in Residential D subdistrict (Plymouth Ave) to 30 units per acre,

paired with some or all of the CBD and/or the 40R (Waterford Village) or 3) expand the land area within the Station area in order to cap the density to 15 units per acre.

CED Director Rulli discussed the MBTA communities funding opportunities and what the town is eligible for and will lose if not in compliance.

Councilor Linde asked to receive the numbers attached to the grants of what the town received and what the town could receive.

TOWN MANAGER'S REPORT

Town Manager Casanova-Davis noted that a water presentation will be on the next council agenda.

DISCUSSIONS - None

COMMITTEE REPORTS - None

LEGISLATION FOR ACTION

- a) Order O-FY26-021: To Request the Legislature to Allow an Additional All Alcohol Beverages Package Store License for 233 Broad Street
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.

Councilor Striggles made a motion to approve Order O-FY26-021, which was duly seconded by Councilor Hunt.

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-FY26-022: Bridgewater DPW Union, AFSCME Local 1700 Collective Bargaining Contract Ratification
Voice vote for approval. Budget & Finance meeting 10/7/25. Finance Committee voted 5-0 to recommend at their 9/29/25 meeting.

Councilor Striggles made a motion to approve Order O-FY26-022, 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.

- c) Order O-FY26-023: Bridgewater DPW Union, AFSCME Local 1700 Collective Contract Appropriation Transfer
Voice vote for approval. Budget & Finance meeting 10/7/25. Finance Committee voted 5-0 to recommend at their 9/29/25 meeting.

Councilor McGrath made a motion to approve Order O-FY26-023, which was duly seconded by Councilor Perry.

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

d) **Order O-FY26-024: Bridgewater Public Library Staff Association Collective Bargaining Contract Ratification**

Voice vote for approval. Budget & Finance meeting 10/7/25. Finance Committee voted 5-0 to recommend at their 9/29/25 meeting.

Councilor Striggles made a motion to approve Order O-FY26-024, which was duly seconded by Councilor Linde.

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

e) **Order O-FY26-025: Bridgewater Public Library Staff Association Collective Contract Appropriation Transfer**

Voice vote for approval. Budget & Finance meeting 10/7/25. Finance Committee voted 5-0 to recommend at their 9/29/25 meeting.

Councilor Ellenberg made a motion to approve Order O-FY26-025, which was duly seconded by Councilor Striggles.

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

OLD BUSINESS - None

NEW BUSINESS

a) **Order O-FY26-026: Laying Out and Accepting a Private Way – Magnolia Way**

Refer to Planning Board.

Councilor Striggles made a motion to refer Order O-FY26-026 to the Planning Board, which was duly seconded by Councilor Hunt.

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-FY26-027: Laying Out and Accepting a Private Way – Hickory Lane**

Refer to Planning Board.

Councilor Linde made a motion to refer Order O-FY26-027 to the Planning Board, which was duly seconded by Councilor Murphy.

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-FY26-028: Laying Out and Accepting a Private Way – Sycamore Lane**

Refer to Planning Board.

Councilor Striggles made a motion to refer Order O-FY26-028 to the Planning Board, which 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 – Yea; Linde - Yea.

Motion passed 9-0.

- d) Order O-FY26-029: Adoption of Scope of Work for Independent Review of the Bridgewater-Raynham Regional School District
Council President Loreti noted that he is sponsoring this as a scope of the work that would be sent to the CLA to ask them send a scope and a contract to understand what the cost would be. Estimated cost would be \$50k to \$60k. Would be sharing with the cost of Raynham.

Councilor Linde made a motion to retain Order O-FY26-029 at Town Council, which was duly seconded by Councilor Striggles.

Councilor Murphy noted that he is adamantly against any internal audit, the scope and the cost should be done by the superintendent and school committee. Recommendations may be made and sent to the school committee but will the school committee do the changes. There is a clear gap with what the state is giving to Bridgewater-Raynham School District Voting against this.

Councilor Linde noted that we need to do this, tax payer confidence issue with the school district. First step and all parties have agreed to it.

Councilor McGrath noted that 18 kids go to Bristol Aggi and no busses were there for the first day of school. They are trying to put it on the finance director and we gave money for transportation. Parents were told that no one was in charge of transportation because of budget cuts. There are things that are worth being seen.

Councilor Murphy noted that he is in agreement but there are issues with our school system, I just don't think this is the route to go. Why are we not holding school committee members accountable for the issues.

Councilor Kennedy noted that he agrees with the Order as the school is made up of 60% of the town budget, this is one of the things we can do and voters are asking us to do this.

Attorney Rawlins asked if this is an appropriation to hire an auditing firm to do this and what is the procurement process going to be? If Bridgewater, then the Town Manager should be doing the procurement. If the school committee is doing the procurement, they are their own entity and they should be doing their own thing. This order needs a lot of vetting. Not sure how an entity was even procured.

Councilor Kennedy asked if it would be appropriate to postpone a vote on this and Attorney Rawlins noted that can continue to a few meetings down so we can have a conversation. Need to follow the law. There is a procurement process and need to know the process which is the Town Manager.

Town Manager Casanova-Davis noted that there is a lot of moving parts and needs to be discussed.

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

Motion passed 9-0.

CITIZEN COMMENTS

- Brad McKinnon, 86 Spring Street: noted that whatever happened to make you feel unsafe should not happen; the microphones catch what everyone says; the town needs to stop being divided.
- James Walsh, 60 Crescent Street: MBTA presentation we have the ability to deny based on availability.
- Bill Mallard, 270 Grange Park: \$60k procurement needs sealed bids, opening up to a lawsuit.
- Janet Hanson, Pleasant Street: thanked everyone and happy to hear that councilors listened to the majority.

COUNCIL COMMENTS

- Councilor Linde: Friends of the Library raised \$1,200 to put back into library programs. Residents elect us, they should tell us what they think. Do not think the school district is doing anything wrong. Thanked the Lions Club for the decorations in town.
- Councilor Hunt: spoke about her Nebraska friend in town visiting; 10/25 Walk for Survivors will be taking place at the Middle School in Bridgewater, starts at 9:30am and would love the council to walk.
- Councilor Murphy: no comments
- Councilor Perry: thanked the Lions Club for setting up the Fall display because they are fishing for new members. Looking forward to working on the lights. Thanked the BBA for the Autumnfest, went well. Thanked the Police Department for the 5K was well attended and fun was had by all.
- Councilor Striggles: thanked everyone who came this evening. Hope you can understand that votes were made on the knowledge base, I believed in the ability of town staff but it didn't work out in that favor and I respect my fellow councilors votes.
- Councilor Ellenberg: thanked the people who came out tonight and expressed their view points.
- Councilor Kennedy: thanked the public for coming out. This was a good process. Appreciate their input regardless of where they stood on this.
- Councilor McGrath: thanked everyone for sending emails and coming out tonight.
- Councilor Loreti: thanked everyone for coming out. A lot of enthusiasm for the TIF district. I hope people can stay engaged, a challenge to stay engaged. South Shore Farmers Brew Festival next Sunday at Town River Landing. 4th of July committee still trying to raise money to keep the common lit.

EXECUTIVE SESSION - None

ADJOURNMENT

Councilor Linde made a motion to adjourn, 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.

Meeting adjourned at 10:46pm.

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, October 21, 2025, to approve the aforementioned minutes, as submitted.

TC Talking Points
Bill Wood
388 Hayward Street, Bridgewater

Road Improvements

Lions setting up the "Pumpkin People" noticed multiple road rage episodes.

There are some very simple fixes:

1. Add "No Turn on Red" to the Main Street right lane going into the Common. This will improve the traffic flow and promote the right-of-way to reduce conflicts.
2. Make the intersection an "all stop" for pedestrian crossing. Facilitate safety in light of possible new residents nearby. I saw multiple near-misses with children on the half-day release. People should not have to dodge cars like its a game of Frogger.

TIF - Tax Increment Financing

A Tax Increment Financing agreement can provide benefits. Norwood and Westwood have used TIFs to encourage business growth. If Bridgewater wanted to grow a business district, then a TIF would be appropriate, but the Broad Street Project is primarily residential-rental, and a TIF is not appropriate.

A friend and I had a long chat about the tax implications for homeowners should a TIF and tax discount be created for the developers on Broad Street. We both agree that the impact would be minor - a few dollars added to each home owner's tax bill to subsidize the absence of taxes from the developer.

Where we disagreed was whether the incentive for development was necessary. My opinion is that the property was purchased without condition, the developers have shared their vision, and the building plan approval process is well underway. The developers are unlikely to walk away if the TIF is denied. An incentive is not warranted.

Apartments like these are a subscription model for financing. Meaning, that rents will be adjusted to keep occupancy rates at a level so that the Return on Investment (ROI) is positive for the current owners and any future owners when the current ones sell.

Key points:

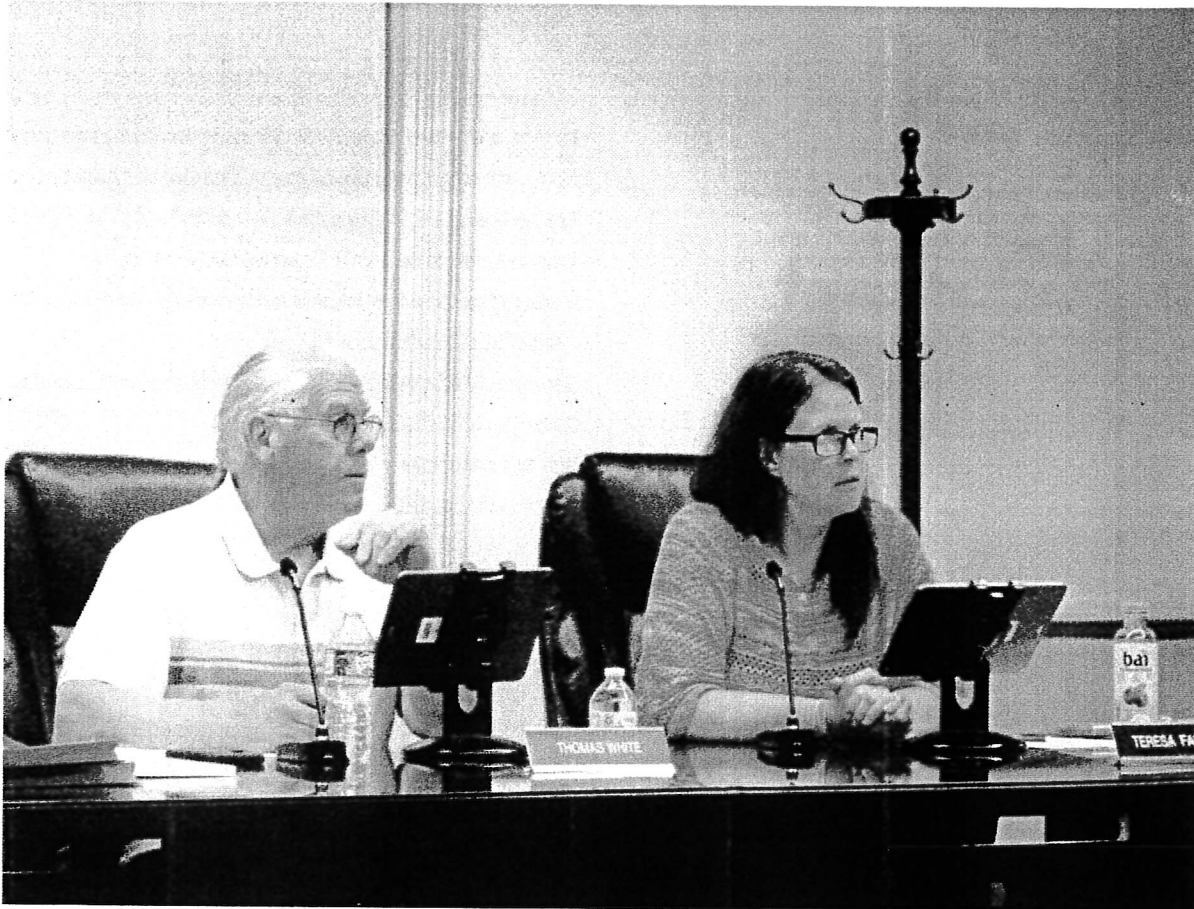
- Taxes from a project in a TIF agreement do not disappear, they are added to the tax burden of other property owners.
- There is a significant probability that there will be a school age population in these apartments. To deflect taxes away from the rental base onto other homeowners, will burden them with additional school costs and is a double impact to other homeowners.
- When purchased, the property had an approved plan, which was the result of many months of effort, with multiple benefits to be given to the Town. The Town does not need to fund this project for it to be a success.

I urge you to deny the TIF funding for this project.

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No fees, new sewage pipes: Middleboro, developer agree on plan to save town millions

By Grace Roche - reporter@nemasketweek.com - Sep 29, 2025



Select Board members Thomas White and Teresa Farley during the Sept. 29 meeting. Photos by Grace Roche

MIDDLEBORO — In exchange for Middleboro waiving sewer fees for developer West Grove Holdings LLC, the company will replace an approximately 5 mile stretch of aging and outdated pipes, and donate them to the town.

This work would have cost the town approximately \$5 million to complete, while revenue from the sewer fees would have been about \$1.5 million. The cost of this work would far exceed the lost fee revenue, meaning this deal will save Middleboro millions in much-needed sewage improvements. The Select Board voted to approve the agreement Sept. 29.

"Those fees are what we call system development fees, which goes into a fund which usually funds this type of work," said Select Board member Brian Giovanoni. "So instead of getting a million and a half [dollars] and us having to come up with \$5 million, this would be us getting \$5 million and giving up a million and a half [dollars]."

The current sewage pipes have been at capacity for a number of years, and Town Manager James McGrail said they often get backed up during heavy rain. The updated pipes will have increased capacity, reducing the risk of overflow.

McGrail said the town has tried to improve the area from Mayflower Avenue to Wareham Street — where the developer will replace sewage pipes — and the nearby section of Route 28 — where it will replace the water main — for years, and the updates are long overdue.

At last year's Town Meeting, voters approved a \$4 million appropriation to update the sewage pipes. This agreement would bring these changes at no cost to the town and is, McGrail said, a "really good deal" for taxpayers.

The current agreement also allows for the town to have a resident engineer on-site throughout the construction process, which McGrail said he is "100% supportive" of. He said the town intends to send a member of the staff to ensure the installation is done correctly.



Select Board members Mark Germain and Thomas White at the Monday night meeting.

He added the current project is fully permitted through the Planning Board, and the Select Board had the power to make a final approval. However, if this agreement is not approved at Town Meeting, final approval for a separate sewage project would come from Massachusetts Department of Environmental Protection — taking the decision out of Middleboro's hands.

"The best course of action is for the developer and the town to agree, so that's what we're proposing," McGrail said.



Select Board members Brian Giovanoni and Mark Germain at the board meeting.

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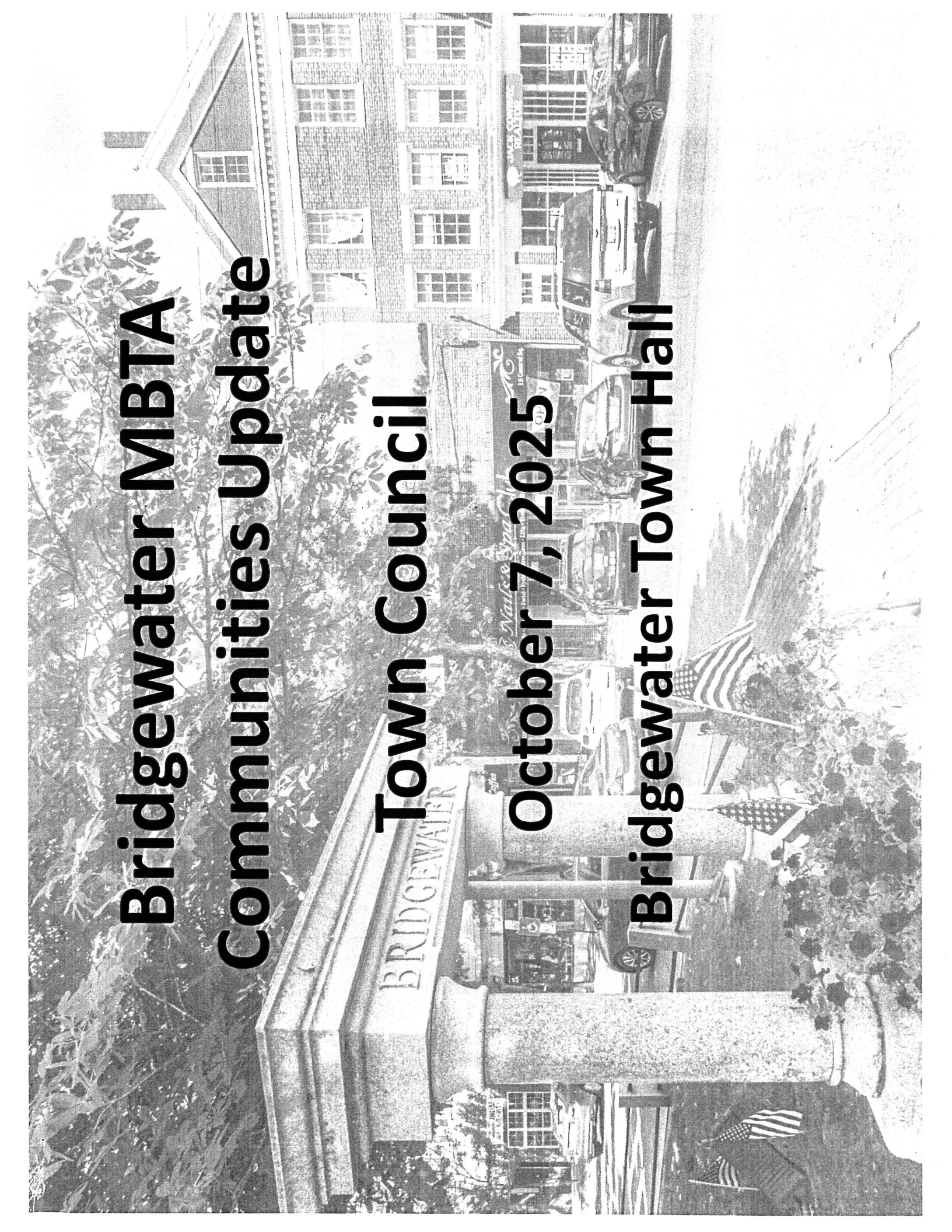
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Bridgewater MBTA Communities Update

Town Council

October 7, 2025

Bridgewater Town Hall



Introductions

- Horsley Witten Group (HW) – Planning and Engineering firm based in Sandwich, MA
- Jeff Davis, Senior Planner
- Provided technical assistance to MBTA Communities through a grant managed by the Massachusetts Housing Partnership (MHP) and directly with the Town of Bridgewater.

MBTA Communities targets for Bridgewater

- Minimum multi-family housing unit capacity: 1,401 units (15% of total housing unit in 2020)
- Minimum land area: 50 acres
- Minimum gross density: 15 units per acre
- Percent of minimum district and unit capacity to be located in the station area (1/2-mile radius around a station): 20%
- Compliance Deadline Extension: December 31, 2025

What do these targets mean?

Section 3A does NOT:

- Require that multi-family housing be built *(compliance is based on zoning that meets standards)*
- Compel communities to design or pay for new infrastructure to accommodate future multi-family development in a 3A district
- Supersede MA Wetlands Protection Act nor Title V of MA Environmental Code

Zoning is a menu, not a development plan

What do these targets mean?

Although some units may already exist, “unit capacity” for any given parcel may be higher or lower than existing development on the site.

The unit capacity of each parcel is measured as if that parcel was undeveloped:

Existing use: duplex → Treat as an undeveloped parcel → Evaluate what could be built under zoning: fourplex



Existing units = 2

Unit capacity = 4

Goal: use as much of the CBD as possible

-



Key Issue: ½ Mile Radius Around Current Station

- *Lots of University land (excluded)*
- *Lots of environmentally constrained land (excluded)*
- *Otherwise largely built out with smaller lot residential*



Key Issue: ½ Mile Radius Around Current Station

- At least **20% of minimum land area** has to be in the ½ mile radius 50-acre min. land area x 20% = **10 acres**

We have more than enough land are in the radius

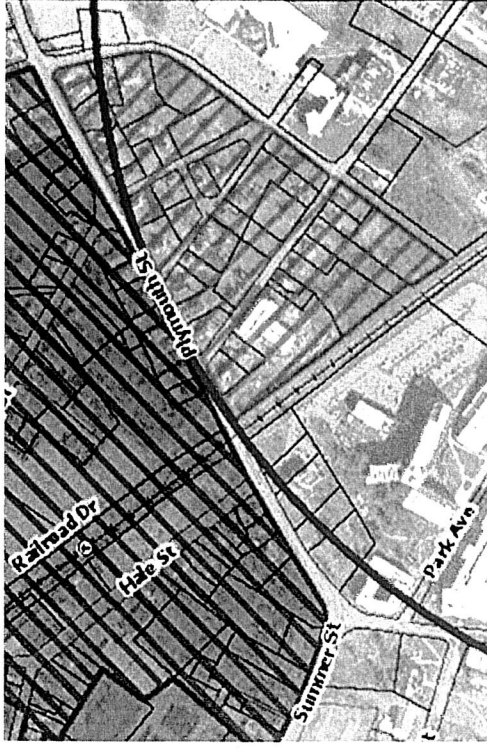
- At least **20% of minimum unit capacity** has to be in the ½ mile radius 1,401 min. unit capacity x 20% = **281-unit capacity**
- Capping the current area south of Plymouth Street at 15 units per acre would **NOT** hit a 281-unit capacity – there's not enough land area.
- In order to cap the density at 15 units per acre, you would have to expand the land area in the radius – but where?

***Existing zoning standards for the CBD
and the 40R at Waterford Village are
more than adequate for the other
80% - the hitch is the Station Area***



Key Issue: ½ Mile Radius Around Current Station

- Density can be capped at **30 units per acre** in the compliance model and hit the 281-unit capacity target.
- ***But! Try not to get hung up on this number***
- Due to lot sizes and streets/rights of way in this area, the compliance model assumes even with this cap you would not exceed an average density of **18.1 units per acre**.
- Indeed – given the dimensional requirements, parking requirements, etc., ***the odds of ANYTHING being built at 30 units per acre are slim to none***



Options for the Town

- Keep the MBTA zoning as-is but make the adjustments requested by the state. Density will be naturally capped by dimensional requirements, parking standards, lot size, etc.
- Cap the density in the Residential D subdistrict (Plymouth Ave) to 30 units per acre, paired with some or all of the CBD and/or the 40R (Waterford Village).
- Expand the land area within the Station Area in order to cap the density to 15 units per acre (or closer to it) while still hitting the 281-unit capacity target (this would still be paired with the CBD and/or the 40R).

MBTA Communities Funding Opportunities

MBTA Communities Catalyst Fund -This \$15 million fund, launched by the Healey-Driscoll administration, provides grants to compliant MBTA communities for housing and infrastructure projects. **(With conditional compliance, we are not currently eligible to access these funds)**

Community Planning Grants-These grants can fund activities related to community planning, including those supporting MBTA Communities compliance.

Housing Choice Community Grants-These grants can support projects that increase housing production, including those in MBTA Communities. **(The Town was redesignated a Housing Choice Community on July 10, 2025, 5-year designation, first designated in 2018)**

MassWorks Infrastructure Grants-These grants can fund infrastructure projects that support housing development. **(Submitted grant request for \$1.3 MM for piping from Plymouth Street Storage Tanks to High Street Treatment Plant, this funding covers the gap between the loan amount and actual costs, past grants include \$3,000,000 for Elm St in 2019)**

Local Capital Project Funds-This funding can be used for various local infrastructure projects, including those related to housing.

Community One Stop for Growth -This program offers multiple grant opportunities, including those for Community Planning, Rural and Small-Town Development, and Housing Choice, which can be used for MBTA Communities compliance activities. **(\$164,000 to initiate Vision to Reality)**

Massachusetts Housing Partnership-MHP provides technical assistance and funding to support MBTA communities in zoning compliance, including a dedicated \$2.5 million for MBTA zoning assistance. **(The Town received \$60,000 for technical assistance related to initial zoning amendment)**

Discussion/Questions

Current GRANTS TIED TO MBTA Compliance

1. Municipal Vulnerability Preparedness (MVP) Planning and Project Grants, EOEEA. (\$3 Million Dollars to purchase Hanson Farm Development Rights, previously the Town received \$1.745 MM for Hight Street Dam Removal)
2. Community Planning Grants, EOHLC
3. Massachusetts Downtown Initiative, EOED, (Pending \$30,000 Grant/Technical Assistance)
4. Urban Agenda, EOED
5. Rural and Small-Town Development Fund, EOED
6. Brownfields Redevelopment Fund, MassDevelopment
7. Site Readiness Program, MassDevelopment
8. Underutilized Properties Program, MassDevelopment, (Pending application for 60-82 Broad Street)
9. Collaborative Workspace Program, MassDevelopment
10. Real Estate Services Technical Assistance, MassDevelopment
11. Commonwealth Places Programs, MassDevelopment
12. Land Use Planning Grants, EOEEA, (\$40,000 Technical Assistance Grant for Open Space Plan as well as Jenkins Pond and High St Dam Project)
13. Local Acquisitions for Natural Diversity (LAND) Grants

Discussion/Questions