



Town of Bridgewater

Town Council

November 4, 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) October 21, 2025 Meeting Minutes

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

F. HEARINGS

- a) Petition P-2026-003: Petition for National Grid for Pole and Wire Locations - Center Street
Public Hearing: Advertised in the 10/21/25 Enterprise.
- b) Petition P-2026-004: Petition for National Grid for Joint or Identical Pole Locations – Winter Street
Public Hearing: Advertised in the 10/21/25 Enterprise.

G. LICENSE TRANSACTIONS

H. PRESENTATIONS

I. TOWN MANAGER'S REPORT

J. DISCUSSIONS

- a) MBTA Legislation
- b) Budget Discussion

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

- a) Zoning Ordinance Amendment D-FY26-001: MBTA Final Compliance Ordinance for the Town of Bridgewater

M. OLD BUSINESS

N. NEW BUSINESS

- a) Order O-FY26-030: FY2026 Classification Tax Allocation - Adoption of Residential Factor
- b) Order O-FY26-031: Transfer Order for Prior Year Bill - Sewer Fund
- c) Order O-FY26-032: Transfer Order - Contractual Payments
- d) Order O-FY26-033: Transfer Order – CPC Engineering for Multi-Functional Fields
- e) Ordinance D-FY26-007: Ordinance Establishing the Process for Filling a Vacant Town Councilor Role

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

- a) MGL Chapter 30A, Section 21(a) (4): to discuss the deployment of security personnel or devices, and strategies with respect thereto related to Council meeting safety; and to adjourn from Executive Session

R. ADJOURNMENT



Town of Bridgewater

Town Council

October 21, 2025

7:00 PM

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 Town Council meeting to order at 7:00pm on Tuesday, October 21, 2025 in the Council Chambers.

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

Absent: Dr. Kevin Perry.

Also in attendance was Town Manager Justin Casanova-Davis, Town Attorney Jason Rawlins, Finance Director Laurie Guerrini and CED Director Bob Rulli.

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

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- a) October 7, 2025 Meeting Minutes
Councilor Striggles made a motion to approve the meeting minutes of October 7, 2025, 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 – Absent; Murphy – Yea; Hunt – Yea; Linde - Yea.
Motion passes 8-0.

ANNOUNCEMENTS FROM THE PRESIDENT

Council President Loreti read an email into the record from Veterans Agent Greg Martin regarding a kind gesture that was done for a local veteran (Mr. Levy) by D&L Appliance of East Bridgewater, Al Lacerda from Fire for Effect Foundation and David Moore from the Free Mason's Fellowship Lodge. Council President Loreti thanked them for their coordination in helping this local veteran.

PROCLAMATIONS – None

CITIZEN OPEN FORUM

- Ray Ajamian, Aldrich Road: spoke about Mr. Levy and what a wonderful person he is and how the Veterans agent has worked so good with Mr. Levy. Read a letter from the BCCR regarding immigration issues in the country.
- John Donna, 261 South Street: thanked the council for their efforts on recent issues in town. Personally believe all acting in the best interest of the town. Noted that housing is the last thing the town needs right now.
- Jill Sheridan: spoke about a past meeting and the protest over the weekend.
- MJ Spagone, 5 Lakeshore Center: spoke about ordinances on the agenda 1) concerned about tenure of office for Town Manager being 3 years; 2) extensive changes to the ethics ordinance.

E. APPOINTMENTS

- a) DEIB Committee - Jane Meyrick (Annual Term)
Councilor Striggles made a motion to ratify the appointment of Jane Meyrick to the DEIB Committee, which was duly seconded by Councilor Linde.

Councilor Ellenberg noted that she does not support DEI, does not think there should be a DEI committee in town. Voting against for DEI but wonderful she is applying for Cultural Council.

Councilor Linde questioned if someone can be on two committees. Town Manager Casanova-Davis noted that he did not see any restrictions on someone being on more than one committee. Decision on a case by case basis, depending on the committees.

Councilor Striggles noted that since she has been a councilor there has been residents ratified to more than one committee.

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

- b) Cultural Council - Jane Meyrick (2025-2028)
Councilor Striggles made a motion to ratify the appointment of Jane Meyrick to the Cultural Council, 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 – Absent; Murphy – Yea; Hunt – Yea; Linde - Yea.
Motion passes 8-0.

HEARINGS - None

LICENSE TRANSACTIONS - None

PRESENTATIONS

- a) Water Presentation
DPW Director Azu Etoniru gave a water presentation and included:

Water Capacity Update - permit for 1.98 million gallons per day, town averages 1.55 million gallons per day from the wells. Well 10B has been activated because water levels in the storage tanks were low; increasing the capacity to meet the water demands of users. Wells 10A & 10B being tied to the High Street Plant – 2 year timeline. Vernon Street Wells – no timeline established until all options are evaluated. Aquaria Desalination Plant – no projected timeline until further discussions with Brockton.

Water Quality Update – Town is not under a “Do Not Drink” order. Activation of Well 10B leads to discoloration and elevated manganese levels.

Water System priorities – maximize withdrawals from wells to meet water demand; meet all regulatory requirements; maintain well storage capacity for emergencies; plan for additional water sources and ensure financial stability of the water enterprise fund.

Ongoing Capital Projects – 1) Well No. 9R and 5R replacement, investigation, design and construction. 2) Wells 10A & 10B connection to High Street Plant Design and construction. 3) Flagg Street water main replacement drainage and pavement. 4) Cross Street water main replacement drainage and pavement costs. 5) Abandon 6” CI Water main along Main Street from Center Street to Central Square.

Planned Capital Projects FY26-30 – 1) Tank analysis and water supply strategy alternatives/hydraulic modeling. 2) Vernon Street new well and treatment facility. 3) Carver Pond WTP building addition for PFAS removal. 4) High Street WTP building addition for PFAS removal. 5) Sprague Hill tank rehabilitation replacement with elevated tank. 6) Connection to Aquaria Regional Desalinization Plant or Taunton Phase 1 Engineering and evaluation.

Funding Options – 1) Water system user fees. 2) Water retained earnings. 3) Low interest loans. 4) State and Federal Grants. 5) Class Action Lawsuits.

DPW Director Etoniru noted that the town is ensuring that federal and state requirements are being met; being judicious about projects that tie into the water system; undergo further study to evaluate interconnection system costs and opportunities; working with consultant and contractors to meet or exceed estimated timelines; apply for and utilize opportunities available to the town.

Councilor Linde noted that in March former Water Superintendent said that there was not enough water to support the building and asked if we now have the capacity or we will have the capacity. Can a permit be issued for large projects?

Mr. Etoniru noted that wells 5R and 9R were not on line in March, they are now. Further noted that he welcomed the projects because they will help offset some of the costs. Current projects will not be on-line for another year and a half. Summer and Spring people are filling their pools and watering their lawns and surges are happening and that is why there are limits set.

Councilor Striggles asked about the PFAS settlement funds and what that number was. Town Manager Casanova-Davis noted that \$873k has been received and put into a special account but waiting on further information from a Federal decision a few weeks ago.

Councilor Ellenberg asked how long the Vernon Street wells would take to be on-line and Mr. Etoniru noted 3 to 4 years.

Councilor Loreti asked if we knew the amount of water that can be gained from the Vernon Street wells and Mr. Etoniru noted a half a million, that is what we would be permitted per day.

Councilor Loreti asked if wells 5 and 9 have the functional capacity for the increase and Mr. Etoniru noted that they pump 200 gallons a minute. Does not pump all day long, those wells have to rest.

Mr. Etoniru further noted that the Claremont project including the apartments use less than 130k gallons per day, they don't use as much as people think.

TOWN MANAGER'S REPORT

a) Fire Station Update

CED Director Bob Rulli gave an update on the fire station. 5 weeks away from seeing the first furniture delivery. Lot of progress made, still on schedule. There have been no change orders over the past few months. Walk the building every other week. Still in good shape.

Fire Department Staffing - Chief Schlatz:

Chief Schlatz spoke about staffing concerns. Noting the challenges of staffing. 2 man engine makes it difficult for fighting fires; one has to man the hose and the other can't go in alone. Unsafe for search and rescue. Engine assists on EMS calls because ambulance needs a paramedic so that leaves the engine out of service – happened 200 times last year. Call volume has steadily increased every year. 2024 – increased 200 calls from the year prior. January to September 2025 – 151 calls higher than last year. 915 occasions there were double calls. When we move to the West side the town will be split in half. Two person engine will cover half the town. Propose we increase to 11 per group, putting a 3rd person on the engine. Would address all the safety concerns. Two options 1) hire 5 more firefighters or we can increase our minimum to 11 with our current staff which would increase overtime costs. Running at high risk, operating below standards. Trying to be proactive and hopefully we can address this issue sooner rather than later. We applied for the SAFER Grant for 5 firefighters, right now everything is on hold because of the shutdown.

Councilor McGrath asked if a firefighter works as a dispatch and Chief Schlatz noted that yes and there is a lot involved with regionalization of that. Councilor McGrath further noted that she is in favor of hiring more firefighters.

Councilor Ellenberg noted that she was in favor of hiring more firefighters and ask what the cost would be. Town Manager Casanova-Davis noted that when you account for pension, health, etc, it would be about \$750k a year. SAFER Grant would cover 75% for the first two years and 25% the year after. Could not pull from stabilization, there are a lot of factors.

Councilor Linde noted that he is concerned about the East Side and the manpower. A lot of the calls have a lot to do with BSU, we have the governor on Hale Street, is there anyway we can get BSU to help with some of the costs. Town Manager Casanova-Davis noted that he met with President Clark and asked him for additional support and resources for the Town which hasn't been done for 10 years. Trying to leverage opportunities to get more resources for the town.

Councilor Linde noted that the Town is getting money for the Mobil Station from BSU but would rather get that money for firefighters. Our resources are used for two state facilities.

Town Manager Casanova-Davis noted that the \$100k for the gas station was a one time offer, trying to advocate for as much resources for the town.

Councilor Murphy noted that within the override we included 4 firefighter positions and it did not pass, wish we would have had this information 7 months ago. I hope citizens are watching this now to see why police and fire need the funding.

Councilor Kennedy asked if there was a grant writer and Chief Schlatz noted that the Deputy Chief is very successful at writing grants.

Councilor Kennedy noted that he would love to hear more about a regional dispatcher and thanked Chief Schlatz for his presentation.

Town Manager Casanova-Davis noted that the Chief has been proactive about this, important that the community hear these concerns and issues and that he has some experience with regionalization so exploring that.

Councilor Loreti asked for a cost benefit analysis for overtime costs vs hiring new firefighters as it is important information going into budget discussions.

b) Boards, Committees and Commissions Process

Town Manager Casanova-Davis noted that In November we will start the process of bringing boards/committees in front of the council to explain what they do. He also noted that the Appointments on the last agenda were Town Council appointments. The process for Town Manager appointment is 1) application comes in; 2) Citizens Advisory Committee interviews; 3) Town Manager interviews; 4) Town Council ratifies. Very robust process.

c) Municipal Aggregation Informational Meetings

Town Manager Casanova-Davis noted that there will be two informational meetings, 10/30 at 6:30 in the Council Chambers – will be recorded. 11/5 at 1pm at the Senior Center. The information is also on the Town Webpage and Facebook page.

Councilor Linde noted that citizens are confused about opt out choices. Asked if there is a large print edition as some can't read theirs.

Town Manager Casanova-Davis noted that when we go to the Senior Center we do try to blow up the mailers for the meetings. Timing of mailings is the post office. Depending on if you have a 3rd party supply, you will not get a mailer. If interested in the program go to the website or call the office.

d) FY26 Budget Update

Town Manager Casanova-Davis noted that he included a letter from the department heads in the packet. Thanked the collective bargaining groups for working with the town to lower COLA costs for the next two years. Also thanked the department heads.

Also included a report from the MMA which we feel is a lack of support from Beacon Hill to get the local revenue that we need. Over 60 communities went for overrides this year. Lack of revenue, lots of wants and needs. There is no answer for this, health insurance rose 12%. This year might be worse. Prop 2 ½ is not able to address those needs. Have already started meeting with Supt. Powers and Raynham.

Councilor Hunt noted that they have had a lot of calls about the schools. Given we know that the schools are struggling what are the options for the funding they need.

Councilor McGrath asked if there is something that we can do, the governor is up for re-election, we only get 26% back.

Town Manager Casanova-Davis noted that in comparison to nationwide we get less from state government. We have been talking about this for years. Need to expend funds to do a report.

Councilor Linde noted that we have a State Senator who we have never seen. Perhaps he could come to a future meeting.

Councilor Striggles asked when the Council training would be rescheduled and Town Manager Casanova-Davis noted that it is in process of being rescheduled.

Councilor Hunt noted that the training should be recorded as the public needs to know what the councilors do.

Councilor Ellenberg noted that building permits, zoning permits, electrical permits are 22% of our budget, very dependent on the building continuing.

Councilor Loreti noted that it looks dire for suburban communities; state aid is low, tax rate in MA is 7th highest in the country and lowest return back to the communities. Not fair to put on the residents but don't know what the long term solution is.

Councilor McGrath noted that the Aggie bus did not show up again, 3rd time in 2 months. Not all parents could drive their kids there yesterday.

Councilor Murphy asked for updates on who was responsible for the signage around town with the Bridgewater seal on it. Topics will appear and not sure who is determining that. Should come from the Town Manager's office and an update on the Town Center safety short term improvement for pedestrian safety.

Councilor Hunt noted that the signs are put up by the Town Clerk's office. The person who is setting up picks what is on the boards.

Councilor Linde thanked the Town Manager for his help in addressing the situation on Summer Street and the business affected over there.

DISCUSSIONS - None

COMMITTEE REPORTS - None

L. LEGISLATION FOR ACTION

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

Refer to Advertising: Rules and Procedures voted 3-0 to recommend at their 9/9/25 meeting.

Councilor McGrath made a motion to amend Ordinance D-FY26-002 by adding “The Town Council shall appoint by a majority vote of the full Town council, a Town Manager” between language and with on the line reading “Replace existing language with the following:” This 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 – Absent; Murphy – Yea; Hunt – Yea; Linde - Yea.
Motion passes 8-0.

Councilor McGrath made a motion to refer Ordinance D-FY26-002 with amendments made to advertising. This 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 – Absent; Murphy – Yea; Hunt – Yea; Linde - Yea.
Motion passes 8-0.

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

Refer to Advertising: Rules and Procedures voted 3-0 to recommend at their 9/9/25 meeting.

Councilor Kennedy noted that the ordinance changes the timeframe from 10 days to 30 days. Is 30 days too much? Should we change it?

Councilor Ellenburg made a motion to refer Ordinance D-FY26-003 to advertising, which was duly seconded by Councilor Linde.

Councilor Striggles noted that it could go either way, 30 days may be too much, perhaps 15 to 21 das.

Councilor Ellenberg noted that she thinks the proposed 30 days is good because it gives the citizens a chance to be involved. In favor of the 30 days as proposed.

Councilor Kennedy noted that sitting around 21 days, we need an access for citizens to get involved. Would like to hear from citizens at the public hearing.

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

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

Refer to Advertising: Rules and Procedures voted 3-0 to recommend at their 9/9/25 meeting.

Councilor Kennedy noted that he will be asking to continue to the next meeting because some of these positions are under contracts. Entire section changed because the rules have changed.

Councilor Kennedy made a motion to continue Ordinance D-FY26-004 to the next meeting, 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 – Absent; Murphy – Yea; Hunt – Yea; Linde - Yea.

Motion passes 8-0.

OLD BUSINESS - None

NEW BUSINESS - None

CITIZEN COMMENTS

- John Donna, 261 South Street: appreciate the opportunity to get up and speak as a resident.
- Chris Ajamian, Aldrich Road: spoke about No Kings Day in Bridgewater.
- MJ Spagone, 5 Lakeshore Center: thanked Azu and Chief Schlitz for speaking. Look forward to hearing from other officials in town on what their departments do.

COUNCIL COMMENTS

- Councilor Linde thanked the citizens who commented. School funding needs to be addressed. Suburban districts need to address the issues.
- Councilor Hunt noted that there is a Walk for Survivors on Saturday at the Middle School, starts at 9:30am.
- Councilor Murphy noted that the Lights on the Common crew have some upcoming events. Friday at Tropical Smoothie and Saturday Trunk or Treat at Town River Landing and 11/1 at Black Hat Brew Works. Great causes and great people putting it together.
- Councilor Striggles thanked everyone who came to the meeting especially her Dad. Noted that she is a resident of the Town of Bridgewater, finds it concerning that anyone would question that. Very much a resident of the Town of Bridgewater. Want everyone to continue to go to Boundless Bean and help them. Thanked President Loreti for working with her on a few things over the weekend.
- Councilor Ellenberg also noted about the Walk for Safety on Saturday. Thanked Fire for Effect Foundation for the great Farmer's Market and Craft Fair.
- Councilor Kennedy asked people to support local businesses and support these events. On 10/27 there will be a first meeting for SEPAC, more information on Facebook page. Thanked the citizens.
- Councilor McGrath noted that there will be a Trunk or Treat this Saturday at Town River Landing.
- Councilor Loreti noted that he would encourage people to focus on local politics. Will not be rescinding my comments, they were among other comments about unity.

EXECUTIVE SESSION - None

ADJOURNMENT

Councilor Ellenberg made a motion 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 – Absent; Murphy – Yea; Hunt – Yea; Linde - Yea.
Motion passes 8-0.

Meeting adjourned at 9:34pm.



Bridgewater Town Council

Introduced By:

Date Introduced: 11/4/2025

First Reading: 11/4/2025

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2026-003: Petition for National Grid for Pole and Wire Locations - Center Street

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

Notice having been given and public hearing held, as provided by law,

IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID be and are hereby granted a location for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Company may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Company dated the 11th day of September, 2025. All construction under this order shall be in accordance with the following conditions: Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Center Street - Bridgewater Massachusetts.

No:# 31115296

Filed with this order:

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

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

Center Street – National Grid to install 1 SO pole on Center Street. Beginning at a point at the centerline at 130 Center Street and continuing approximately 12' feet in a West direction toward the edge of the road, at the corner of Aldridge Road across from Pole #31. Install a new Pole31-50 and install a strut (sidewalk) guy to support Pole 31-50.

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

VOICE VOTE FOR APPROVAL

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

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

Committee Referrals and Dispositions:

Attachments: 1. Bridgewater - WR#31115296 Center St - 1 SO pole

nationalgrid

September 11, 2025

Town of Bridgewater

To whom it may Concern:

Enclosed please find a petition for NATIONAL GRID, covering NATIONAL GRID pole location(s)

If you have any questions regarding this permit, please contact:

Daniel Roche # 978-809-4070

Please notify National Grid's Kimberly Samson of the hearing date / time to kimberly.samson@nationalgrid.com

If this petition meets with your approval, please return an executed copy to:

National Grid: Kimberly Samson; 100 East Ashland St, Brockton, MA 02302

Very truly yours,

Robert Leonida

Robert Leonida,
Supervisor Distribution Design

Enclosures

Questions contact – Daniel Roche – #978-809-4070

PETITION FOR POLE AND WIRE LOCATIONS

To the Town Council of Bridgewater, Massachusetts

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

Center Street - National Grid to install 1 SO pole on Center Street. Beginning at a point at the centerline at 130 Center Street and continuing approximately 12' feet in a West direction toward the edge of the road, at the corner of Aldridge Road across from Pole # 31. Install a new Pole 31-50 and install a strut (sidewalk) guy to support Pole 31-50.

Location approximately as shown on plan attached.

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

No.# 31115296

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

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

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

BY _____
Engineering Department

September 11, 2025

Questions contact – Daniel Roche – #978-809-4070

ORDER FOR POLE AND WIRE LOCATIONS

In the Town of Bridgewater, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and
be and it is hereby granted a location for and permission to erect and maintain poles and wires to
be placed thereon, together with such sustaining and protecting fixtures as said Company may
deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said
Company dated the 11th day of September, 2025.

All construction under this order shall be in accordance with the following conditions:
Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points
indicated upon the plan marked – Center Street - Bridgewater, Massachusetts.

No.# 31115296

Filed with this order:

There may be attached to said poles such wires, cables, and fixtures as needed in their business and
all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the
ground.

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

Center Street - National Grid to install 1 SO pole on Center Street. Beginning at a point at
the centerline at 130 Center Street and continuing approximately 12' feet in a West direction
toward the edge of the road, at the corner of Aldridge Road across from Pole # 31. Install a new
Pole 31-50 and install a strut (sidewalk) guy to support Pole 31-50.

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

Massachusetts City/Town Clerk.
20 ____.

Received and entered in the records of location orders of the City/Town of _____
Book _____ Page _____

Attest:

City/Town Clerk

I hereby certify that on _____ 20 ____, at _____ o'clock, M
at _____ a public hearing was held on the petition of _____

Massachusetts Electric Company d/b/a NATIONAL GRID for permission to erect the poles, wires,
and fixtures described in the order herewith recorded, and that we mailed at least seven days before
said hearing a written notice of the time and place of said hearing to each of the owners of real
estate (as determined by the last preceding assessment for taxation) along the ways or parts of
ways upon which the Company is permitted to erect poles, wires, and fixtures under said order.
And that thereupon said order was duly adopted.

City/Town Clerk.

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.....
.....

Board or Council of Town or City, Massachusetts

CERTIFICATE

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

Attest:

City/Town Clerk

Questions contact – Daniel Roche – #978-809-4070

ORDER FOR POLE AND WIRE LOCATIONS

In the Town of Bridgewater, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and
be and it is hereby granted a location for and permission to erect and maintain poles and wires to
be placed thereon, together with such sustaining and protecting fixtures as said Company may
deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said
Company dated the 11th day of September, 2025.

All construction under this order shall be in accordance with the following conditions:
Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points
indicated upon the plan marked – Center Street - Bridgewater, Massachusetts.

No.# 31115296

Filed with this order:

There may be attached to said poles such wires, cables, and fixtures as needed in their business and
all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the
ground.

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

Center Street - National Grid to install 1 SO pole on Center Street. Beginning at a point at
the centerline at 130 Center Street and continuing approximately 12' feet in a West direction
toward the edge of the road, at the corner of Aldridge Road across from Pole # 31. Install a new
Pole 31-50 and install a strut (sidewalk) guy to support Pole 31-50.

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

Massachusetts City/Town Clerk.
20____.

Received and entered in the records of location orders of the City/Town of _____
Book _____ Page _____

Attest:

City/Town Clerk

I hereby certify that on _____ 20____, at _____ o'clock, M
at _____ a public hearing was held on the petition of _____

Massachusetts Electric Company d/b/a NATIONAL GRID for permission to erect the poles, wires,
and fixtures described in the order herewith recorded, and that we mailed at least seven days before
said hearing a written notice of the time and place of said hearing to each of the owners of real
estate (as determined by the last preceding assessment for taxation) along the ways or parts of
ways upon which the Company is permitted to erect
poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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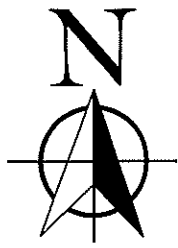
Board or Council of Town or City, Massachusetts

CERTIFICATE

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

Attest:

City/Town Clerk



Why: Enable removal of Stub Pole P31-84 and guy wire between P31 & P31-84 on private property at #130 Center St

How: Installing new Pole P31-50 in public way and move primary wires FROM P32-P31 to P30 TO P32 to P31-50 to P30.

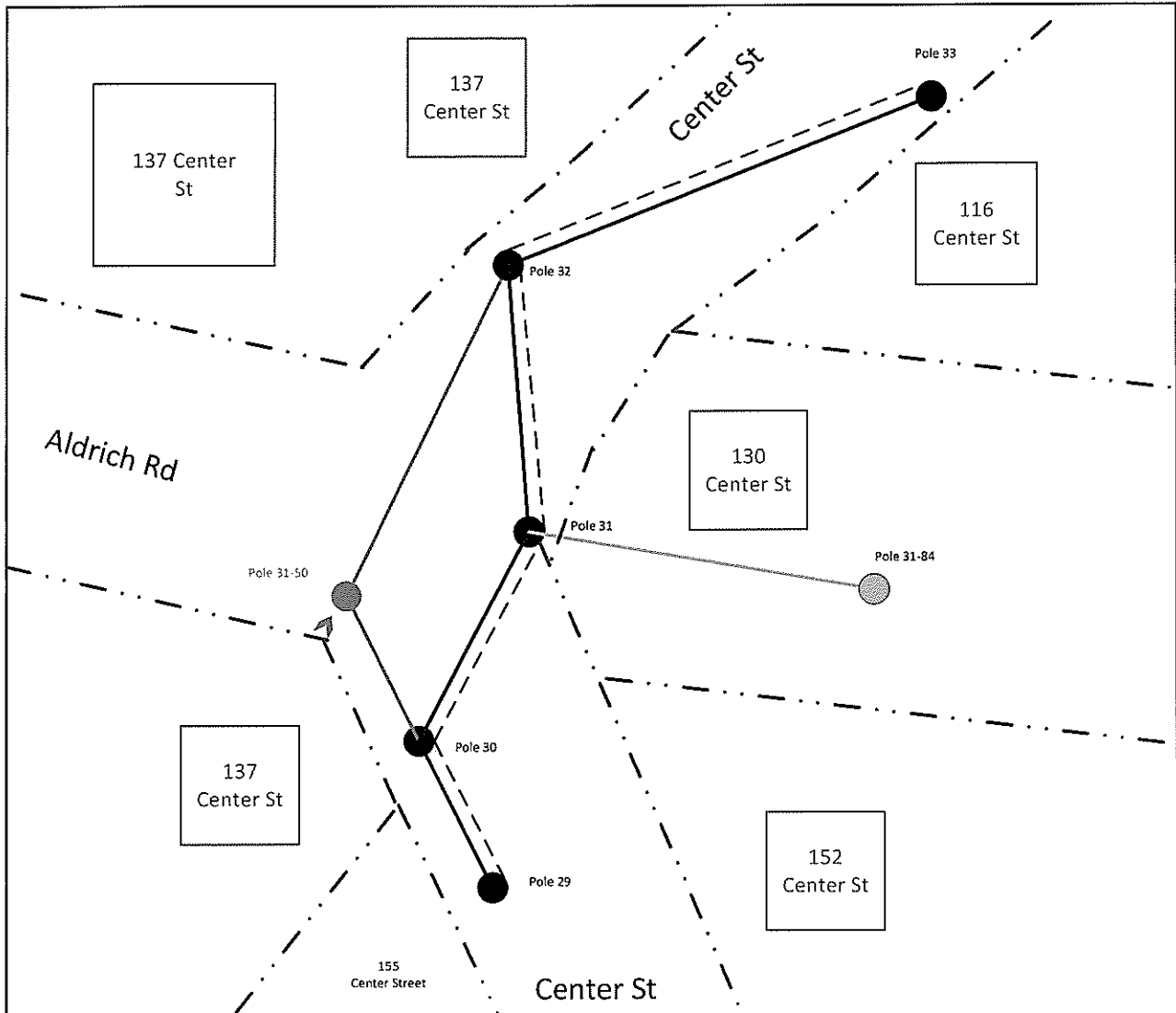


EXHIBIT A – NOT TO SCALE

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

Install new Pole 31-50 and move primary wires in public way.

NOT TO SCALE

LEGEND

- Existing Pole J/O
- Existing OH Primary Wire
- Existing Secondary and Telco Lines
- Removed Stub Pole
- Proposed Pole
- ▲ Proposed Anchor
- - - Property Line
- - - Removed Guy Wire
- Proposed Primary Wire
- Removed Primary Wire

Petition Sketch

130 Center Street Bridgewater, MA

Date: 5/20/2025

Designer: DR

W/R: 31115296

SKETCH TO ACCOMPANY
PETITION:

nationalgrid



Bridgewater Town Council

Introduced By:

Date Introduced: 11/4/2025

First Reading: 11/4/2025

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2026-004: Petition for National Grid for Joint or Identical Pole Locations – Winter Street

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

Notice having been given and public hearing held, as provided by law,

IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND, INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Company may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Company dated the 21st day of August, 2025.

All construction under this order shall be in accordance with the following conditions: Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Winter Street - Bridgewater Massachusetts.

No.#31137855

Filed with this order:

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

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

Winter Street – Relocate 3-JO Pole on 317 & 337 Winter Street beginning at a point approximately East of the centerline of the intersection of Bedford Street. National Grid to relocate poles 20, 21 & 24 per Town request to widen road.

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

VOICE VOTE FOR APPROVAL

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

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

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

Committee Referrals and Dispositions:

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

Attachments: 1. 317 and 337 Winter Street

Questions contact – Simon Yeung #781-434-8197

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the Town Council of
Bridgewater, Massachusetts

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

Winter Street – Relocate 3-JO Pole on 317 & 337 Winter Street beginning at a point approximately East of the centerline of the intersection of Bedford Street. National Grid to relocate poles 20, 21 & 24 per Town request to Widen Road.

Location approximately as shown on plan attached.

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

No.# 31137855

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

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

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

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY *JS* _____
Manager / Right of Way

Dated: August 21, 2025

Questions contact – Simon Yeung #781-434-8197

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the Town Council of
Bridgewater, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 21st day of August, 2025.

All construction under this order shall be in accordance with the following conditions:
Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Winter Street - Bridgewater, Massachusetts.

No.# 31137855

Filed with this order:

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

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

Winter Street – Relocate 3-JO Pole on 317 & 337 Winter Street beginning at a point approximately East of the centerline of the intersection of Bedford Street. National Grid to relocate poles 20, 21 & 24 per Town request to Widen Road.

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

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

City/Town Clerk.

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

Attest:

City/Town Clerk

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

City/Town Clerk.

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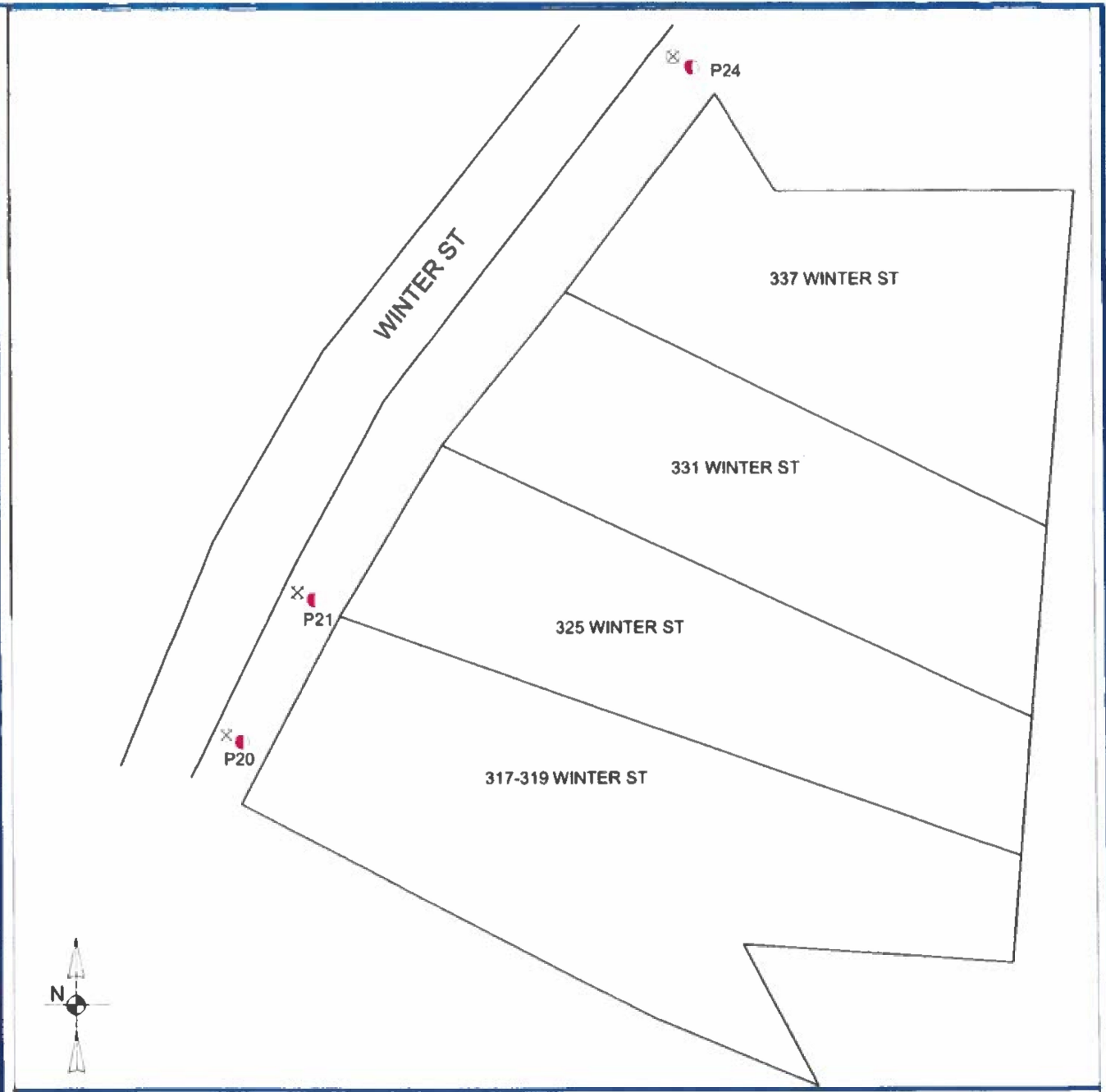
Board or Council of Town or City, Massachusetts

CERTIFICATE

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

Attest:

City/Town Clerk



POLE PETITION

nationalgrid
And
Verizon New England, Inc.

●	Proposed NGRID Pole Locations
×	Existing Pole to be Removed
■	Proposed J.O. Pole Locations
□	Existing J.O. Pole Locations
—	Proposed Ngrid Anchor and Guy Wire
—	Proposed Ngrid Overhead Utilities
—	Proposed Ngrid Pole to Pole Guy
DISTANCES ARE APPROXIMATE	

Date: 5/20/2025
Work Request Number: 31137855
Sketched By: Simon Yeung
To The: City Of Bridgewater, MA
For Proposed: Pole: 20 , 21, 24 Location: 317 & 337 Winter St



Bridgewater Town Council

Introduced By:

Date Introduced:

First Reading:

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Budget Discussion

Committee Referrals and Dispositions:

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

Attachments:

None



Bridgewater Town Council

Introduced By: Sonya Striggles, Councilor
Date Introduced: 7/15/2025
First Reading: 7/15/2025
Second Reading: 11/4/2025
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Zoning Ordinance Amendment D-FY26-001: MBTA Final Compliance Ordinance for the Town of Bridgewater

ORDERED that pursuant to M.G.L., Chapter 40A, Section 5; the Town Council of the Town of Bridgewater, Massachusetts in Town Council assembled vote to amend the Bridgewater Zoning Ordinance regarding Section 3.1.1.1 (Principal Uses, Applicability of Use Regulations) and Section 9.9.4.2 (MBTA COMMUNITIES OVERLAY DISTRICT (MBTACOD), Requirements) for Final District Compliance with Executive Office of Housing and Livable Communities (EOHLC) for Section 3A. Currently the Town is Conditional Compliant whereas minor corrections are necessitated to correct issues after review.

These two issues are that of the following:

- The submitted compliance model did not capture the building footprint restriction in Section 9.8.6.5.4 of the Bridgewater Zoning Bylaw or the requirement of only one principal residential structure on a lot in Section 3.1.1.1. Taken together, these restrictions would reduce the estimated unit capacity below the minimum requirement. In discussions with EOHLC, Town staff proposed the solution of allowing more than one principal residential structure on a lot in the District, and EOHLC agrees that this amendment would resolve the issue.
- Section 9.9.4.2 limits residential density to 15 units per acre in the District. This restriction also reduces the District's estimated unit capacity below its minimum requirement. In discussions with EOHLC, Town staff clarified that the intent of this Section was to encourage development at a density of *at least* 15 units per acre, and not to serve as a cap on density. Town staff proposed removing the cap, and EOHLC agrees that its removal would resolve this issue. The following Zoning language are to be amended for full compliance.

REFER TO ADVERTISING

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Amend 3.1.1.1

3.1 PRINCIPAL USES

3.1.1 Applicability of Use Regulations. Except as provided by law or in this Ordinance, in each district no building, structure, or land shall be used or occupied except for the purposes permitted as set forth in the accompanying Table of Use Regulations. Any use not listed shall be construed to be prohibited.

1. No dwelling shall be erected except on a lot fronting on a street, and there shall be not more than one principal residential **building** on any lot.

becomes

1. No dwelling shall be erected except on a lot fronting on a street, and there shall be not more than one principal residential **use** on any lot

9.9.4 Requirements.

1. Multi-family dwellings shall be permitted by right within both subdistricts of the MBTACOD.
2. Regardless of other standards in the underlying zoning, the allowable residential density for the two MBTACOD districts is 15 units per acre.

becomes

1. Multi-family dwellings shall be permitted by right within both subdistricts of the MBTACOD.
2. Regardless of other standards in the underlying zoning, the allowable residential density for the two MBTACOD districts is **at least 15 units** per acre.

These corrections would allow for multiple multifamily buildings to be allotted on one lot as not to be restricted by one single building per lot as the definition of “Dwelling, Multifamily: A dwelling or building containing three (3) or more separate dwelling units in residential or mixed-use buildings.” already allows for multiple buildings for multifamily uses and would not change.

Additionally, the changes to 9.9.4.2 adding “at least” would resolve the State’s concerns.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Town Council	7/15/25: Referred to Planning Board and Community and Economic Development Committee

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

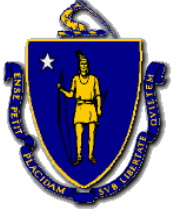
• Planning Board/Community and Economic Development Committee	• 8/2025: Public Hearing opened and continued
• Planning Board	• 9/17/25 Continued Public Hearing: Voted 5-0 to not recommend
• Community and Economic Development	• 10/28/25 Continued Public hearing: Voted 3-0 to not recommend

Attachments:

1. Bridgewater - Determination of Conditional Compliance 20250402
2. Zoning Amendment D-Fy26-001 PB comment letter signed
3. Advisory Concerning Enforcement of the MBTA Communities Zoning Law (PDF)
4. CED Staff Report 11_4_25

REFER TO ADVERTISING

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Via Email: brobinson@bridgewaterma.org

April 2, 2025

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

**Re: Bridgewater –Determination of Conditional Compliance under
Section 3A of the Zoning Act**

Dear Acting Town Manager Robinson:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Bridgewater’s “MBTA Communities Overlay District” (District). After careful review and analysis, EOHLC determined that Bridgewater is **CONDITIONALLY compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Bridgewater to meet the requirements of the MBTA Communities Law. EOHLC’s review of the District identified two issues that the Town has agreed to address in order to remove the condition from this determination.

Please note that this determination of compliance by EOHLC does not qualify Bridgewater for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact EOHLCMBTACommCatalyst@mass.gov with questions. Bridgewater will be eligible for the catalyst fund when it receives a determination of compliance that is not conditional.

Bridgewater is designated as a Commuter Rail Community with 9,342 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,401 units. At least twenty percent (20%) of the District’s requirements must be met within transit station areas.

EOHLC conducted a thorough review of the application, and made the following preliminary determinations:

1. The District comprises **75.7 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,902 units**.
3. The gross density of the District is estimated at **27.3 dwelling units per acre**.

4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least twenty percent (20%)** of the required District land area and estimated unit capacity is within transit station areas.
6. There are dimensional zoning requirements not captured by the compliance model that will clearly reduce the District's estimated multi-family unit capacity below its requirement, these requirements require amendment.
7. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations once the dimensional zoning requirements are amended.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	Submitted	Preliminarily Determined
Land area (acres)	50	75.7	75.7
Multi-family unit capacity (units)	1,401	2,137	1,902
Gross density (units per acre)	15	30.6	27.3
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following **discrepancies from the unit capacity and gross density metrics**:

- Unit capacity: Footnote 20 in Bridgewater's Table of Dimensional Requirements requires a minimum amount of open space depending on the size of the lot. The submitted compliance model did not account for this requirement. Accounting for this requirement reduces the estimated unit capacity to 1,902 units from 2,137 units.
- Gross density: Accounting for the adjusted unit capacity in connection with the above reduces the estimated gross density to 27.3 units per acre.

EOHLC identified the following issues that must be resolved:

- The submitted compliance model did not capture the building footprint restriction in Section 9.8.6.5.4 of the Bridgewater Zoning Bylaw or the requirement of only one principal residential structure on a lot in Section 3.1.1.1. Taken together, these restrictions would reduce the estimated unit capacity below the minimum requirement. In discussions with EOHLC, Town staff proposed the solution of allowing more than one principal residential structure on a lot in the District, and EOHLC agrees that this amendment would resolve the issue.
- Section 9.9.4.2 limits residential density to 15 units per acre in the District. This restriction also reduces the District's estimated unit capacity below its minimum requirement. In discussions with EOHLC, Town staff clarified that the intent of this Section was to encourage development at a density of *at least* 15 units per acre, and not to serve as a cap on density. Town staff proposed removing the cap, and EOHLC agrees that its removal would resolve this issue.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

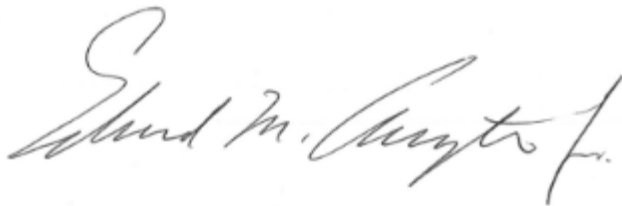
- Bridgewater's Floodplain Overlay District requires a special permit; however the District and the Floodplain Overlay District have minimal overlap and it does not appear to affect the estimated unit capacity.

Please note that continued district compliance is **subject to** the following requirements:

- Bridgewater must submit its amended zoning and an updated compliance model no later than 180 days after the date of this letter.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of conditional district compliance or require changes to the District to remain in conditional compliance as per Section 72.10 of the Regulations if it becomes aware of additional information not identified in this conditional compliance review that would render the District noncompliant with Section 3A.

EOHLC will consider the Town of Bridgewater's zoning amendments and compliance model if they are received within 180 days after the date of this letter. If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at nathan.carlucci@mass.gov.

Sincerely,



Edward M. Augustus, Jr.
Secretary

cc: Senator William Driscoll, william.driscoll@masenate.gov
Representative Dennis Gallagher, dennis.gallagher@mahouse.gov
Robert Rulli, Town of Bridgewater rrulli@bridgewaterma.org



TOWN OF BRIDGEWATER PLANNING BOARD

Academy Building, 66 Central Square, Room 003

Bridgewater, Massachusetts 02324

☎: (508) 697-0942 ✉: CED@bridgewaterma.org

*Patrick Driscoll, Chair
Michael MacDonald, Vice Chair
Steven Geller, Clerk
Thomas Pratti,
Eric Costa, Associate
Kris Fabroski, Associate*

Bridgewater Town Council

President John Loretto

October 01, 2025

RE: Proposed Zoning Amendment D-FY26-001: MBTA Final Compliance Ordinance for the Town of Bridgewater

Dear President Loretto,

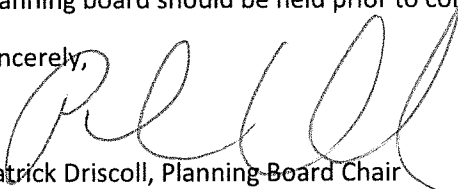
At the September 17, 2025 Planning Board meeting, after 2 continuations, the Planning Board considered the above referenced ordinance. After discussion with the CED Committee, the public, and the board, a motion was made to NOT recommend the proposed ordinance. The Planning Board voted 5 in favor and 0 against the motion, NOT recommending proposed ordinance.

The board did not support the proposed and voted to NOT recommend it for the following reasons:

- The proposed edit to section 3.1.1.1 affects all zoning districts. It appears the proposed change was made to allow multiple structures within the MBTA zone, however this change, as proposed, affects all zoning districts. 3.1.1.1 is not exclusive to the CBD or the MBTA zone and if adopted it could adversely impact other districts and significantly change the character of the town. The council should consider other language or add a footnote to exempt CBD/MBTA zones from this section if this is the desired change in the CBD/MBTA zones.
- The proposed edit to 9.9.4.2 needs to be reconsidered. Adding **at least 15** units per acre limits a developer from a lower density project if so desired and on the other end provides no maximum development threshold. Discussions on what the cap needs to be to meet the minimum requirements need to happen. The language of not less than needs to be removed and a cap needs to be discussed.

Overall, the board found the proposed ordinance to not be well thought out. A workshop with the planning board should be held prior to considering edits or a new proposal.

Sincerely,


Patrick Driscoll, Planning Board Chair



THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL
ONE ASHBURTON PLACE
BOSTON, MASSACHUSETTS 02108

ANDREA JOY CAMPBELL
ATTORNEY GENERAL

(617) 727-2200
www.mass.gov/ago

Advisory Concerning Enforcement of the MBTA Communities Zoning Law

The Office of the Attorney General is issuing this Advisory to assist cities, towns, and residents in understanding the requirements imposed by the MBTA Communities Zoning Law (G.L. c. 40A, § 3A) (the “Law”). The Law was enacted to address the Commonwealth’s acute need for housing by facilitating the development of transit-oriented, multifamily housing. By any measure, Massachusetts is in a housing crisis that is inflicting unacceptable economic, social, and environmental harms across our state – particularly on working families and people of color. The Law directly responds to this crisis by implementing zoning reforms that require MBTA Communities to permit reasonable levels of multifamily housing development near transit stations.¹

Massachusetts cities and towns have broad authority to enact local zoning ordinances and by-laws to promote the public welfare, so long as they are not inconsistent with constitutional or statutory requirements.² The MBTA Communities Zoning Law provides one such statutory requirement: that MBTA Communities must allow at least one zoning district of reasonable size in which multifamily housing is permitted “as of right.”³ The district must generally be located within half a mile of a transit station and allow for development at a minimum gross density of fifteen units per acre.⁴ MBTA Communities cannot impose age-based occupancy limitations or other restrictions that interfere with the construction of units suitable for families with children within the zoning district.⁵ For example, the zoning district cannot have limits on the size of units or caps on the number of bedrooms or occupants. The required zoning district must also allow for the construction of multifamily units without special permits, variances, waivers or other discretionary approvals.⁶ These measures can prevent, delay, or significantly increase the costs of construction. As directed by the Legislature, the Department of Housing and Community Development has promulgated guidelines regarding compliance.⁷ These guidelines provide

¹ An MBTA Community is a town or city which hosts MBTA service; which abuts a town or city that hosts service; or which has been added to the Transit Authority pursuant to a special law. See G.L. c. 40A, § 3A(a)(1); G.L. c. 40A, § 1. Currently, there are 177 MBTA Communities in Massachusetts. A list of these MBTA Communities, and other information related to the Law, can be found [here](#).

² See generally Mass. Const. Amend. Art. 89 (amending Mass. Const. Amend. Art. 2); G.L. c. 40A, § 1 et seq. (the “Zoning Act”).

³ G.L. c. 40A, § 3A(a)(1) (requiring that MBTA Communities “shall have” a compliant zoning district).

⁴ *Id.*

⁵ *Id.*

⁶ G.L. c. 40A, § 1A.

⁷ G.L. c. 40A, § 3A(c) (“The [D]epartment . . . shall promulgate guidelines”); Department of Housing and Community Development, *Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act* (revised October 21, 2022).

additional information and benchmarks to be utilized in determining whether MBTA Communities are complying with the Law.

All MBTA Communities must comply with the Law. Communities that do not currently have a compliant multi-family zoning district must take steps outlined in the DHCD guidelines to demonstrate interim compliance. Communities that fail to comply with the Law may be subject to civil enforcement action.⁸ Non-compliant MBTA Communities are also subject to the administrative consequence of being rendered ineligible to receive certain forms of state funding.⁹ Importantly, MBTA Communities cannot avoid their obligations under the Law by foregoing this funding. The Law requires that MBTA Communities “shall have” a compliant zoning district and does not provide any mechanism by which a town or city may opt out of this requirement.¹⁰

MBTA Communities that fail to comply with the Law’s requirements also risk liability under federal and state fair housing laws. The Massachusetts Antidiscrimination Law¹¹ and federal Fair Housing Act¹² prohibit towns and cities from using their zoning power for a discriminatory purpose or with discriminatory effect.¹³ An MBTA Community may violate these laws if, for example, its zoning restrictions have the effect of unfairly limiting housing opportunities for families with children, individuals who receive housing subsidies, people of color, people with disabilities, or other protected groups.

⁸ *See, e.g.*, G.L. c. 12, § 10 (the Attorney General shall take notice of “all violations of law” and bring “such...civil proceedings before the appropriate state and federal courts...as [s]he may deem to be for the public interest”); G.L. c. 231A, § 2 et seq. (authorizing declaratory judgment actions to “secure determinations of right, duty, status, or other legal relations under...statute[s]”).

⁹ G.L. c. 40A, § 3A(b).

¹⁰ G.L. c. 40A, § 3A(a)(1).

¹¹ G.L. c. 151B § 1 et seq.

¹² 42 U.S.C. § 3601 et seq.

¹³ *See, e.g.*, G.L. c. 151B, § 4(4A) (prohibiting activities that interfere with the exercise or enjoyment of fair housing rights); 804 C.M.R. § 2.01(2)(f)-(h) (Antidiscrimination Law applies to “persons who...interfere with another person in the exercise or enjoyment of any right under M.G.L. c. 151, § 4...persons who directly or indirectly prevent or attempt to prevent the construction, purchase, sale or rental of any dwelling or land covered by M.G.L. c. 151B, § 4...[and] persons who aid or abet in doing any illegal acts...”); 804 C.M.R. § 2.01(5)(f) (“Examples of unlawful housing practices include...to pass an ordinance that unlawfully denies a dwelling, commercial space or land to a person or group of persons because of their protected status.”).



**TOWN OF BRIDGEWATER
COMMUNITY & ECONOMIC DEVELOPMENT**

Academy Building, 66 Central Square, Room 003
Bridgewater, Massachusetts 02324
☎: (508) 697-0942 ✉: CED@bridgewaterma.org
Bob Rulli, CED Director

MEMORANDUM

To: Bridgewater Town Council, Town Manager
From: Office of Community & Economic Development
Re: . Proposed Zoning Amendment D-FY26-001: MBTA Final Compliance Ordinance
Date: October 31, 2025

BACKGROUND

The MBTA Communities Act (the Act) was signed into law in January 2021 by Governor Charlie Baker to address a statewide housing shortage by requiring 177 cities and towns in the MBTA's service area to create zoning districts that permit multi-family housing. The legislation aimed to create transit-oriented development, reduce car dependency, and provide more housing options, particularly "missing middle" housing, closer to public transit.

The Act requires 177 Cities and Towns to establish "at least 1 district of reasonable size in which multi-family housing is permitted as of right." Where possible, the district must be within a half mile from public transportation (commuter rail, bus station, ferry terminal or subway). MBTA Communities must permit the development of housing suitable for families with children, and may not impose age restrictions, within the district.

Several attempts by municipalities to challenge the "constitutionality" of the legislation have been rejected by the Courts. Pursuant to **Mass. Const. Art. Amend. art. 60** the State Legislature has the power to pass laws impacting local zoning. While the state has the authority to enact and enforce the legislation, the legislature in enacting the law chose to preserve significant local discretion to determine where that housing may be allowed in order to meet the particular needs of each community.

In April 2024 the Town Council adopted by a majority vote (8-1) an amendment to the Town's Ordinance to meet the compliance requirements of the Act. Pursuant to the requirements of the Act, the Town submitted its Compliance Model together with a zoning ordinance amendment that provided for at least one (1) district of reasonable size in which multi-family housing is permitted as of right and meets the other requirements of the Act.

Despite the Town submitting the required documentation in April 2024, it was not until April 2025 that the Executive Office of Housing and Livable Communities (EOHLC) advised the Town that while it had been determined to be in “Conditional Compliance” there were required amendments to the Town’s ordinance, to wit:

- The submitted compliance model did not capture the building footprint restriction in Section 9.8.6.5.4 of the Bridgewater Zoning Bylaw or the requirement of only one principal residential structure on a lot in Section 3.1.1.1. Taken together, these restrictions would reduce the estimated unit capacity below the minimum requirement.
- Section 9.9.4.2 limits residential density to 15 units per acre in the District. This restriction also reduces the District’s estimated unit capacity below its minimum requirement.

PROPOSED LANGUAGE TO MEET COMPLIANCE REQUIREMENTS

The Office of Community & Economic Development is recommending that the Town Council consider making amendments this ordinance to provide a unit count closer to the 1,401 required by the state as well as limit multiple residential buildings on a lot to districts within the CBD-S, CBD-R, MBTACOD overlay districts, and Waterford Village.

Currently the existing Zoning ordinance provides a cap of 15 units per acre within the MBTA subdistricts, when placed in the compliance model as below

Data Metric	District 1	District 2
District Name	Sub-District Partial CBD	Sub-District Residential D
Modeled Unit Capacity	1,533	489
Dwelling Units per Acre Limit	799	249
District Unit Cap Limit		
Max Lot Coverage Limit	6,963	2,168
Lot Area per Dwelling Unit Limit		
Max Units per Lot Limit	1,533	489
FAR Limit		
Final Unit Capacity per District	461	149

This creates a current total of 610 units created, well below the 1,401 units required by the state. Additionally, District 2 (Subdistrict Residential D) requires that 20% of our 1,401 units be within a ½ miles of the train platform equaling out to 281 units to be provided within that area. The 149-unit capacity in District 2 keeps the Town below that number, while the final unit capacity in District 1 of 461 units keep us far from the 1,120 minimally within the 80%.

In order for the Town to meet the minimum unit capacity established by the state, and taking into consideration local concerns, this office recommends the following.

- Utilize existing zoning to meet the unit count of the 80%, by including the existing Waterford Village Smart Growth Overlay District (40R) and the developable area established within the Zoning Ordinance. The Zoning Ordinance allows for 22.5 units per acre by-right in the Developable area within that district. Therefore, there is no need to make any amendments to the Waterford Village Smart Growth Overlay. We would be solely including these units within our Compliance Model to be closer to the 1,401 unit minimum.

ZONING INPUTS - DISTRICT 1 **Sub-District Partial CBD**

<u>Model Inputs for Calculating Unit Yield</u>	<u>Input</u>
Minimum Lot Size	10,000
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	25%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	1.33
Building Height	4
Maximum Lot Coverage %	75%
Floor Area Ratio	0.00
<u>Zoning Restrictions that Cap Unit Counts</u>	<u>Input</u>
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	18.00
Cap on Maximum Dwelling Units per District	0.00

ZONING INPUTS - DISTRICT 2 **Sub-District Residential D**

<u>Model Inputs for Calculating Unit Yield</u>	<u>Input</u>
Minimum Lot Size	18,500
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	25%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	1.33
Building Height	4
Maximum Lot Coverage %	75%
Floor Area Ratio	0.00
<u>Zoning Restrictions that Cap Unit Counts</u>	<u>Input</u>
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	30.00
Cap on Maximum Dwelling Units per District	0.00

ZONING INPUTS - DISTRICT 3

Waterford Village - New

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	1,000
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	15%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	1.50
Building Height	6
Maximum Lot Coverage %	85%
Floor Area Ratio	0.00
Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	1,000
Maximum Dwelling Units per Acre	22.00
Cap on Maximum Dwelling Units per District	0.00

The foregoing adjustments would result in a Minimum Multi-family Unit Capacity of 1434 (1401required).

Comparison Table of Requirements and Modeled Results

Category	Guideline Requirements	Modeled Results
Community:	Bridgewater	Bridgewater
Community Category:	Commuter Rail	Commuter Rail
2020 Housing Units (Census PL-94):	9,342	9,342
Minimum Multi-family Unit Capacity:	1,401	1,434
Minimum Land Area:	50	102.1
Developable station area:	181.48	181.48
% Unit Capacity within Transit Station Areas:	20%	107%
% Land Area Located in Transit Station Areas:	20%	174%

In order to meet the compliance requirements and to satisfy the deficiencies identified by the state, we propose the following text amendments:

Section 3.1.1.1

- current

1. No dwelling shall be erected except on a lot fronting on a street, and there shall be not more than one principal residential building on any lot.

to

1. No dwelling shall be erected except on a lot fronting on a street, and there shall be not more than one principal residential building on any lot. ***Multiple residential buildings on one lot are permitted within: CBD-S, CBD-R, MBTA Overlay District and Waterford Village Overlay District)***

Section 9.9.4.2

current

- Regardless of other standards in the underlying zoning, the allowable residential density for the two MBTACOD districts is 15 units per acre.

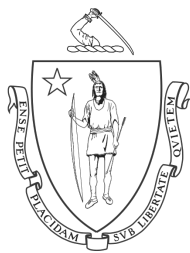
to

- Regardless of other standards in the underlying zoning, the allowable residential density for the two MBTACOD districts is: ***up to 18 units per acre in the MBTA - partial CBD subdistrict and up to 30 units per acre in the MBTA-Residential D district.***

Adoption of the aforementioned amendment would not result in the expansion of any existing zoning district nor any rezoning. There would be a need to establish a cap above 15 units per acre to allow for the Town to comply, but there would still be a maximum cap on the number of units which would result in the Town being able to fully comply with the Acts requirements, rather than conditionally comply.

FAILURE TO MEET COMPLIANCE REQUIREMENTS

The Commonwealth's Attorney General has provided legal guidance to municipalities as to the obligations for compliance and the enforcement action that that office will take for those communities found to be in non-compliance (see attached Advisory Opinion).



THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL
ONE ASHBURTON PLACE
BOSTON, MASSACHUSETTS 02108

ANDREA JOY CAMPBELL
ATTORNEY GENERAL

(617) 727-2200
www.mass.gov/ago

Advisory Concerning Enforcement of the MBTA Communities Zoning Law

The Office of the Attorney General is issuing this Advisory to assist cities, towns, and residents in understanding the requirements imposed by the MBTA Communities Zoning Law (G.L. c. 40A, § 3A) (the “Law”). The Law was enacted to address the Commonwealth’s acute need for housing by facilitating the development of transit-oriented, multifamily housing. By any measure, Massachusetts is in a housing crisis that is inflicting unacceptable economic, social, and environmental harms across our state – particularly on working families and people of color. The Law directly responds to this crisis by implementing zoning reforms that require MBTA Communities to permit reasonable levels of multifamily housing development near transit stations.¹

Massachusetts cities and towns have broad authority to enact local zoning ordinances and by-laws to promote the public welfare, so long as they are not inconsistent with constitutional or statutory requirements.² The MBTA Communities Zoning Law provides one such statutory requirement: that MBTA Communities must allow at least one zoning district of reasonable size in which multifamily housing is permitted “as of right.”³ The district must generally be located within half a mile of a transit station and allow for development at a minimum gross density of fifteen units per acre.⁴ MBTA Communities cannot impose age-based occupancy limitations or other restrictions that interfere with the construction of units suitable for families with children within the zoning district.⁵ For example, the zoning district cannot have limits on the size of units or caps on the number of bedrooms or occupants. The required zoning district must also allow for the construction of multifamily units without special permits, variances, waivers or other discretionary approvals.⁶ These measures can prevent, delay, or significantly increase the costs of construction. As directed by the Legislature, the Department of Housing and Community Development has promulgated guidelines regarding compliance.⁷ These guidelines provide

¹ An MBTA Community is a town or city which hosts MBTA service; which abuts a town or city that hosts service; or which has been added to the Transit Authority pursuant to a special law. *See* G.L. c. 40A, § 3A(a)(1); G.L. c. 40A, § 1. Currently, there are 177 MBTA Communities in Massachusetts. A list of these MBTA Communities, and other information related to the Law, can be found [here](#).

² *See generally* Mass. Const. Amend. Art. 89 (amending Mass. Const. Amend. Art. 2); G.L. c. 40A, § 1 et seq. (the “Zoning Act”).

³ G.L. c. 40A, § 3A(a)(1) (requiring that MBTA Communities “shall have” a compliant zoning district).

⁴ *Id.*

⁵ *Id.*

⁶ G.L. c. 40A, § 1A.

⁷ G.L. c. 40A, § 3A(c) (“The [D]epartment . . . shall promulgate guidelines”); Department of Housing and Community Development, *Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act* (revised October 21, 2022).

additional information and benchmarks to be utilized in determining whether MBTA Communities are complying with the Law.

All MBTA Communities must comply with the Law. Communities that do not currently have a compliant multi-family zoning district must take steps outlined in the DHCD guidelines to demonstrate interim compliance. Communities that fail to comply with the Law may be subject to civil enforcement action.⁸ Non-compliant MBTA Communities are also subject to the administrative consequence of being rendered ineligible to receive certain forms of state funding.⁹ Importantly, MBTA Communities cannot avoid their obligations under the Law by foregoing this funding. The Law requires that MBTA Communities “shall have” a compliant zoning district and does not provide any mechanism by which a town or city may opt out of this requirement.¹⁰

MBTA Communities that fail to comply with the Law’s requirements also risk liability under federal and state fair housing laws. The Massachusetts Antidiscrimination Law¹¹ and federal Fair Housing Act¹² prohibit towns and cities from using their zoning power for a discriminatory purpose or with discriminatory effect.¹³ An MBTA Community may violate these laws if, for example, its zoning restrictions have the effect of unfairly limiting housing opportunities for families with children, individuals who receive housing subsidies, people of color, people with disabilities, or other protected groups.

⁸ See, e.g., G.L. c. 12, § 10 (the Attorney General shall take notice of “all violations of law” and bring “such...civil proceedings before the appropriate state and federal courts...as [s]he may deem to be for the public interest”); G.L.

c. 231A, § 2 et seq. (authorizing declaratory judgment actions to “secure determinations of right, duty, status, or other legal relations under...statute[s]”).

⁹ G.L. c. 40A, § 3A(b).

¹⁰ G.L. c. 40A, § 3A(a)(1).

¹¹ G.L. c. 151B § 1 et seq.

¹² 42 U.S.C. § 3601 et seq.

¹³ See, e.g., G.L. c. 151B, § 4(4A) (prohibiting activities that interfere with the exercise or enjoyment of fair housing rights); 804 C.M.R. § 2.01(2)(f)-(h) (Antidiscrimination Law applies to “persons who...interfere with another person in the exercise or enjoyment of any right under M.G.L. c. 151, § 4...persons who directly or indirectly prevent or attempt to prevent the construction, purchase, sale or

rental of any dwelling or land covered by M.G.L. c 151B, § 4...[and] persons who aid or abet in doing any illegal acts..."); 804 C.M.R. § 2.01(5)(f) ("Examples of unlawful housing practices include...to pass an ordinance that unlawfully denies a dwelling, commercial space or land to a person or group of persons because of their protected status.").



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 11/4/2025
First Reading: 11/4/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-030: FY2026 Classification Tax Allocation - Adoption of Residential Factor

ORDERED that, pursuant to G.L. c. 40, § 56, the Town Council of the Town of Bridgewater, Massachusetts in Town Council assembled vote to adopt a residential factor of 1 for fiscal year 2026.

Explanation:

The town council shall annually first determine the percentages of the local tax levy to be borne by each class of real property, as defined in section two A of chapter fifty-nine and personal property for the next fiscal year. In determining such percentages, the town council, shall first adopt a residential factor. Said factor shall be an amount not less than the minimum residential factor determined by the commissioner of revenue in accordance with the provisions of section one A of chapter fifty-eight and shall be used by the board of assessors to determine the percentages of the local tax levy to be borne by each class of real and personal property.

Committee Referrals and Dispositions:

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

Attachments: None

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



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 11/4/2025
First Reading: 11/4/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-031: Transfer Order for Prior Year Bill - Sewer Fund

ORDERED, that the Town Council Assembled vote to

Pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate and transfer \$2,763.00 from the FY2026 budget from expense account no: 61005431-553012.

Explanation:

Prior Year bill not processed within Fiscal Year 2025 - an appropriation from the current budget from identified account number above, that can absorb this cost.

Committee Referrals and Dispositions:

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

Attachments: None

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



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 11/4/2025
First Reading: 11/4/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-032: Transfer Order - Contractual Payments

ORDERED, that the Town Council assembled vote to

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

Source of Funds	Account No.	GL Account Description	Amount
Employee Liability Fund	80045-596100	Transfer to GF	\$ 51,802.00
Water Retained Earnings	6100-359000	Full Time Wages	\$ 11,300.00
Sewer Retained Earnings	6200-359000	Full Time Wages	\$ 11,300.00
Total:			\$ 74,402.00
Use of Funds	Account No.	GL Account Description	Amount
Salaries Fire	02205001-519005	Contractual Buyout	\$ 49,900.00
Salaries Library	06105001-519005	Contractual Buyout	\$ 1,902.00
Salaries Sewer	61005001-519005	Contractual Buyout	\$ 11,300.00
Salaries Water	62005001-519005	Contractual Buyout	\$ 11,300.00
Total			\$ 74,402.00

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

Explanation:

Payments for Employee Contractual obligations FY2026

Committee Referrals and Dispositions:

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

Attachments:

None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 11/4/2025
First Reading: 11/4/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-033: Transfer Order – CPC Engineering for Multi-Functional Fields

ORDERED, in accordance with section 6-4 of the Bridgewater Home Rule Charter, vote to appropriate \$25,000 from Undesignated Funds (Account Number 35900) funding for Phase 1 of the multi-functional field recreational project.

Explanation:

See CPC recommendation

Committee Referrals and Dispositions:

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

Attachments: 1. Recommendation (revised) - Multi-functional Fields - Phase 1
 2. Middle School Multi-Functional Fields Application

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



Town of Bridgewater, MA

Community Preservation Committee

66 Central Square
Bridgewater, MA 02324

October 28, 2025

Mr. Justin Casanova-Davis, Town Manger
Town of Bridgewater
66 Central Square
Bridgewater, MA 02324

Re: Recommendation to Town Council - Engineering for Multi-Functional Fields

~~Dear~~ ^{Dear} Mr. Casanova-Davis:

In response to application submitted by the Parks and Recreation Department, via your office, dated September 23, 2025, for the creation of multi-functional fields behind the Middle School, the following motion was made by Patrick Driscoll and seconded by Carlton at the CPC's September 24th meeting. This application was submitted as a two phase project - Phase 1 being the engineering study and Phase 2 acting on the engineering study to construct fields. The motion passed unanimously.

That the CPC recommend the funding of Phase 1 of the multi-functional field recreational project in the amount of \$25,000 for due diligence engineering and scope of work from account 359000 Undesignated Funds.

Once the engineering study is complete, the applicant will assess costs and ask for the balance of the application amount. Note that the land is town-owned and leased to the BR School District. As can be seen by the letter of support from the BR School Committee, they are in favor of the project.

Please see that this information is placed on the next Town Council agenda and that the attached application and related documents are forwarded to the Council as backup to the Order.

I would appreciate if you or a designee would let me know when the Council acts on this Order so we can prepare the award letter. As always, we are always available to answer any questions.

Sincerely,

Gina Guasconi, Chair
Community Preservation Committee

Att: Application

CC: Josh McGraw
Johnny Loreti
Laurie Guerinni
Debra Ward
Carlton Hunt



Project Application

Community Preservation Committee

Bridgewater, MA

Cover Sheet

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

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

Projects will be favored by the CPC where:

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

- Applicant Signature:  Date Submitted: 9/23/25

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



Project Application

Community Preservation Committee

Bridgewater, MA

Complete Application Check List

Please submit the application in this order:

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

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



Project Application

Community Preservation Committee

Bridgewater, MA

GENERAL INFORMATION

Project Name: Mt. Prospect St. Field & Tennis

Project Location: 166 Mt. Prospect St (Rear of) Bridgewater, MA 02324

Legal Property Owner of Record: Bridgewater Middle School

CPA Program Area (check all that apply):

☐ Open Space ☐ Historic Preservation ☐ Community Housing ☒ Recreation

PROJECT DESCRIPTION

Short Project Description: Rehabilitate approximately 2 acres of existing open field green area grading adjustments, removal of an abandoned tennis court, loam, grass, irrigation, upgrades to an existing well, rehabilitation of 4 tennis courts, installation of a sports wall, install conduit for lighting, and if the budget permits install lighting.

Estimated Start Date:

11/1/2025 **Estimated Completion Date:** 11/1/2026

Amount Requested: \$ 500,000.00

Total Project Cost: \$ 500,000.00

PROJECT CONTACT

Contact Person: Town Manager's Office

Telephone: 508-697-0919

Email:

townmanager@bridgewaterma.org

Project Sponsor/Organization (check one below):

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

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

If yes, what project and when?

Multiple Projects – such as the Softball Fields, Legion Field lights, etc.

ASSURANCE

I Justin Casanova-Davis hereby certify under the penalties of perjury the

(Print the name of the fiduciary agent)

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



Project Application

Community Preservation Committee

Bridgewater, MA

Signature *John Coram-Ham* Date: 9/23/25 Title: Town Manager



Project Application

Community Preservation Committee

Bridgewater, MA

Project Narrative

1. PROJECT DESCRIPTION, TASKS, & ANTICIPATED OUTCOME:

Phase I: Develop a scope of work and detailed engineering plans to achieve the results desired in Phase II. This will result in hiring a licensed professional engineering firm. Based on research from one firm and the below desired outcome in Phase II, this cost is estimated to be \$25,000.00

Phase II:

Rehabilitate approximately 2 acres of existing open field green area and tennis courts located behind Bridgewater Middle School for students and residents to safely enjoy recreational activities. Proposal included but not limited to the following:

1. Grade area from upper level down to create one open and level green area
2. Remove dilapidated tennis courts
3. Add irrigation system (tap into existing well and provide necessary upgrades)
4. Add conduit for lights and if the budget permits add lights allowing athletes and residents to enjoy the space safely at night
5. Storage facilities for equipment (Lacrosse and Badgers currently using shipping containers)
6. Add a sports wall 30' w' high (available for the public to use)
7. Rehabilitate existing tennis courts (4). Add gravel parking spots on Crane St or where deemed necessary.

2. CPC GOALS AND PRIORITIES: Rehabilitate or restore existing parks, playgrounds and other recreational facilities

3. COMMUNITY NEEDS:

4. COMMUNITY SUPPORT:

Name	Date Requested	Date Submitted
<i>(committee, department, official, organization, etc.)</i>		
Bridgewater Lacrosse	5/5/2025	
Parks and Recreation Commission	5/5/2025	
Bridgewater Badgers Football	5/5/2025	
Bridgewater-Raynham School Committee	5/5/2025	
Planning Board	5/5/2025	6/4/2025

5. IMPLEMENTATION AND TIMELINE:



Project Application

Community Preservation Committee

Bridgewater, MA

6. ORGANIZATIONAL EXPERIENCE AND CAPACITY:

7. **MAINTENANCE:** Maintenance to be handled with a combination of School Staff, Town Staff, and private entities (leagues that use the fields).

8. MULTI-YEAR PROJECTS:

9. **See Attachments Checklist for additional required materials, if applicable and available.**

APPLICANT SIGNATURE: _____

A handwritten signature in black ink, appearing to read "John Corcoran", is written over a horizontal line.

DATE SUBMITTED: 9/23/25



Project Application

Community Preservation Committee

Bridgewater, MA

Project Application Attachments (see Application Guidance)

1. **SITE CONTROL**
2. **COMMUNITY SUPPORT**
3. **VISUAL MATERIALS:**
4. **MAPS:**
5. **FUNDING SUPPORT REQUIREMENTS**
 - a. Historic Preservation Proposals
 - b. Open Space Proposals
 - c. Recreation Proposals
 - d. Community Housing Proposals
 - e. Proposals Involving Real Property
 - f. Proposals Involving Design and Construction

Check out the CPC's webpage for more information:

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

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



Project Application

Community Preservation Committee

Bridgewater, MA

Project Budget Narrative

PROJECT COST:

Project Budget Overview

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$500,000.00	\$500,000.00	\$	100%

LEVERAGING FUNDING:

Sources of Funding Overview

Source <i>(private, federal, state, or local government)</i>	Amount	Status <i>(received, pending, will apply)</i>
	\$	
	\$	
	\$	
	\$	
	\$	

ANTICIPATED PROJECT EXPENSES: \$500,000

PROJECT COST ASSUMPTIONS:

ACQUISITION OF AN INTEREST IN REAL ESTATE: BONDING

AGAINST CPA FUNDS:



Project Application

Community Preservation Committee

Bridgewater, MA

Project Budget Attachment

BUDGET OVERVIEW

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$500,000	\$500,000	\$0	%100

INCOME – OTHER SOURCES OF PROJECT FUNDING

Source (private, federal, state, or local government)	Amount	Status (received, pending, will apply)
	\$	
	\$	
	\$	
	\$	
	\$	

SUMMARY OF PROJECT EXPENSES²

	CPA Funds	Other Funding	Total
Personnel	\$	\$	\$
Equipment	\$	\$	\$
Supplies	\$	\$	\$
Design and Contracts	\$	\$	\$
Construction	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$	\$	\$

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



Project Application

Community Preservation Committee

Bridgewater, MA

DETAILED PROJECT EXPENSES

Personnel

	CPA Funds	Other Funding	Total
<i>Ex: Project Manager</i>	\$5,000	\$50,000	\$55,000
Ex. Inspectional Services	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Equipment³

	CPA Funds	Other Funding	Total
<i>Ex: Furniture</i>	\$	\$5,000	\$50,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Supplies⁴

	CPA Funds	Other Funding	Total
<i>Ex:</i>	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Design and Contracts

	CPA Funds	Other Funding	Total
Ex: Deed Restriction	\$10,000	\$5,000	\$5,000
Ex: Appraisal	\$12,000	\$0	\$12,000
Engineering Plans	\$25,000	\$	\$25,000.00
	\$	\$	\$
TOTAL	\$	\$	\$

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

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



Project Application

Community Preservation Committee

Bridgewater, MA

Building and Construction⁵

	CPA Funds	Other Funding	Total
<i>Ex: Picnic Pavilion</i>	\$	\$50,000	\$50,000
Site Readiness	TBD		
Install New Fields	TBD		
2- Storage Facilities	TBD	\$	
Lacrosse Wall	TBD	\$	
Lighting	TBD		
Irrigation	TBD		
TOTAL	\$475,000	\$	\$

Other

	CPA Funds	Other Funding	Total
<i>Ex: Land Acquisition</i>	\$1,000,000	\$500,000	\$1,500,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Task based task (scope) costs identifying funding source

	CPA Funds	Other Funding	Total
<i>Ex: Accessible Entrance</i>	\$100,000	\$15,000	\$115,000
<i>Ex: Accessible Elevator</i>	\$75,000	\$0	\$ 75,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	

Attach Letters of support and other key documents.

Note: the above budget can be completed once detailed documents are created to allow for quoting.

⁵ Construction means all types of work done on a particular property or building including erecting, altering or remodeling.



To the Community Preservation Committee,

On behalf of the Bridgewater Youth Lacrosse Board of Directors, we are writing to express our enthusiastic support for the proposal to rehabilitate the fields at Bridgewater Middle School.

We believe these upgrades will significantly enhance the environment for all who use the facilities, including our athletes and the broader community.

We are excited about the proposed improvements and recognize the positive impact they will have—not only on the development of our program and similar youth initiatives, but also on the public who enjoy and rely on these fields.

It is with great confidence and without reservation that we offer our full support for this project. We look forward to seeing the completed renovations and utilizing the improved facilities.

We sincerely appreciate your commitment to enhancing and beautifying the grounds at the Edward J. O'Donoghue Middle School.

Thank you for your time and consideration.

Sincerely,

Frank Judd – President

Matt Connolly – Vice President

Stephanie O'Malley – Secretary

Bridgewater Youth Lacrosse

Board of Directors

Bridgewateryouthlax@gmail.com

<http://www.bridgewaterlax.com>

Mark Thomas

50 Aberdeen Ln

Bridgewater, MA 02324

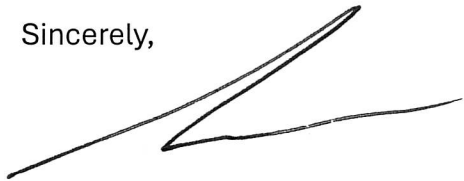
To the Community Preservation Committee,

On behalf of the Bridgewater Parks and Recreation Commission, I would like to express my support for the proposal to rehabilitate an open grass area into a Multi-Sports field at the Bridgewater Middle School.

We believe that by removing the abandoned tennis court and installing a sports wall with new grass fields with irrigation and lighting will be a benefit to the Bridgewater community. We will work closely with the Bridgewater Youth Lacrosse, Bridgewater Badgers Youth Football programs as well as the Bridgewater School District to understand and clearly identify the roles and responsibilities for the maintenance of this Multi-Sports field.

We look forward to seeing the project completed and appreciate your commitment to beautifying the grounds at the Bridgewater Middle School.

Sincerely,

A handwritten signature in black ink, consisting of a series of fluid, connected strokes that form a stylized representation of the name Mark Thomas.

Mark Thomas

Bridgewater Parks and Recreation Commission Chair



Bridgewater Badgers Youth Football

**P.O. Box 387
Bridgewater, MA 02324**

PRESIDENT

Bob Long

Vice President

Justin Roberts

TREASURER

Brian Heath

Secretary

Matt Tripp

June 20, 2025

To the Community Preservation Committee,

On behalf of the Bridgewater Youth Football Board of Directors, we are writing to express our support for the proposal to rehabilitate the fields at Bridgewater Middle School. We believe that it is important to upgrade the facilities to improve the overall experience for the students, school members, youth programs and the community.

The Badger organization fully supports the proposed improvements and looks forward to seeing the completed renovations and recognize the positive impact that they will provide the various Bridgewater youth programs that utilize these facilities. As an organization we appreciate your commitment to improving the facilities behind the Edward J O'Donoghue Middle School and thank you for all you do for the community and all the Bridgewater youth programs.

Thank you and if you have any questions or need additional assistance please don't hesitate to contact us.

Sincerely,

Bob Long - President - rjlong@ups.com

Justin Roberts - Vice President

Matt Tripp - Secretary

Brian Heath - Treasurer

Bridgewater Badgers Youth Football is a registered non-profit 501C (3) organization with the IRS.
(Tax Identification #81-1145697)

BRIDGEWATER-RAYNHAM REGIONAL SCHOOL DISTRICT

166 Mt. Prospect Street, Bridgewater, MA 02324

Rachel King
Chair

Michael Losche
Vice Chair

Andi Hoy Thomas
Secretary-Clerk

Jessica Davenport
Member



Laura Conrad-Laberinto
Member

Cleonie Mainvielle
Member

Daniel Gouthro
Member

Timothy Fitzgibbons
Member

June 16, 2025

Bridgewater Youth Lacrosse
VIA Email Only: bridgewateryouthlax@gmail.com

To the Bridgewater Youth Lacrosse Board,

On June 11, 2025, the Bridgewater-Raynham Regional School Committee unanimously voted to support your proposal to overhaul the Bridgewater Middle School fields to provide a better environment for those who use them.

We thank you for your well thought out design to include new grass fields with irrigation and the addition of a lacrosse wall adjacent to the tennis courts at no cost to the district.

We agree that the upgrades will benefit not only the development of the sport and your program but the general public at large.

Therefore it is without reservation that we lend our full support of this project.

We look forward to seeing the completed project and appreciate your efforts in the beautification of the grounds at the (Bridgewater) Edward J. O'Donoghue Middle School.

Sincerely,

A handwritten signature in black ink that reads "Rachel R. King". The signature is written in a cursive style.

Mrs. Rachel King
Bridgewater-Raynham Regional School Committee Chair



**TOWN OF BRIDGEWATER
PLANNING BOARD**

Academy Building, 66 Central Square, Room 003

Bridgewater, Massachusetts 02324

☎: (508) 697-0942 ✉: CED@bridgewaterma.org

*Patrick Driscoll, Chair
Michael MacDonald, Vice Chair
Steven Geller,
Thomas Pratti,
Edward Haley,
Eric Costa, Associate*

June 16, 2025

Gina Guasconi
Chair of the Community Preservation Committee
66 Central Square, Bridgewater MA 02324

Re: Support of Athletic Facilities Upgrades at Bridgewater Middle School

Dear Chair Guasconi,

At the June 4, 2025 Planning Board meeting during Committee Reports, the Planning Board discussed and voted to support the project and funding of the proposal for multi-use fields and upgrades to athletic facilities at Bridgewater Middle School.

The Bridgewater Planning Board is supportive of this multi-use field proposal and hopes to see the CPC support this initiative.

Respectfully,

A handwritten signature in black ink, appearing to read "P. Driscoll", is written over the typed name.

Patrick Driscoll
Planning Board Chair



















Bridgewater Town Council

Introduced By: Paul Murphy, Councilor
Sean Kennedy, Councilor
Date Introduced: 11/4/2025
First Reading: 11/4/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Ordinance D-FY26-007: Ordinance Establishing the Process for Filling a Vacant Town Councilor Role

Section 1: Purpose

This ordinance supersedes Ordinance number D-2013-001 and is intended to create a process when a vacancy is to be filled pursuant to Article II, Section 2-5(c) of the Town of Bridgewater's Town Charter. Its purpose is to ensure continuity of governance while maintaining public trust and adherence to democratic principles.

Section 2: Scope

This ordinance applies to all situations in which Article II, Section 2-5(c) of the Town of Bridgewater's Town Charter is applicable.

Section 3: Town Council Vote

The Town Council of the Town of Bridgewater has the authority to fill any vacancy under Article II, Section 2-5(c) of the Town Charter. Prior to initiation of the process set forth below, the Town Council will vote as to whether or not it intends on filling the vacancy. To pass, the vote will require a majority vote of the remaining members of the Town Council. If the vote is not passed, the seat will remain vacant until the following scheduled town election, or if so decided by the Town Council, a special election.

Section 4: Notification of Vacancy

1. Should the Town Council vote to fill the vacancy pursuant to Article II, Section 2-5(c), the Town Council Clerk shall post a public notice of the vacancy on the town's official website and at all public posting locations, including details about the application process and deadline.

Section 5: Appointment Process

1. Eligibility Criteria:

NOT FOR ACTION - FIRST READING
REFER TO RULES AND PROCEDURES

- Candidates must meet all eligibility requirements for serving as a Town Councilor as outlined in the Home Rule Charter and applicable state law.

2. Application Period:

- A public application period of no less than fourteen (14) days from the date of the vacancy notice shall be observed.
- Interested candidates must submit a formal application, including a résumé, letter of interest, and a statement addressing their qualifications and vision for the town.

3. Interview Process:

- The Town Council shall schedule candidate presentations and interviews as part of the next scheduled Town Council meeting following the close of the application period.
- All eligible candidates will be permitted to present a three (3) minute presentation followed by a brief interview by the remaining Town Council members during this meeting.
- Interviews shall be conducted in a fair and transparent manner, allowing each candidate equal time to present their qualifications and respond to questions.

4. Public Comment:

- Residents shall be given the opportunity to provide input on the candidates during a designated public comment period following all candidate presentations and interviews.

Section 6: Selection

1. Nomination Process

- Following the interviews, each Council member may nominate one candidate.
- Each nomination must receive a second from another Council member to advance.
- This ensures the pool of nominees cannot exceed the number of seated Council members recognized as participants in the meeting, while guaranteeing that every Councilor has the opportunity to bring forward a candidate.

2. Voting Process

- All nominated candidates shall be voted on by the Council members who are recognized as active participants in the meeting under the Town Charter and applicable state law, including but not limited to the Massachusetts Open Meeting Law.
- Majority Defined: For purposes of this section, “majority” shall mean more than half of the Council members recognized as active participants in the meeting.
- The candidate who receives favorable votes from a majority and also receives more votes than any other candidate shall be appointed.

• Tie-Breaking Procedure

- Second Round: If a tie exists among candidates who each received a majority in the first vote, a second vote shall be conducted limited to those tied candidates. In this round, Council members may vote for more than one tied candidate. This provides flexibility to narrow the field while preserving Councilors’ ability to support multiple nominees.
- Third Round: If a tie persists after the second round, a third vote shall be conducted limited to the tied candidates. In this round, each Council member may vote for only one candidate.
 - A candidate shall only be appointed if they receive both:

1. Favorable votes from a majority of the Council members recognized as active participants in the meeting; and
 2. More votes than any other candidate in that round.
- Failure to Appoint: If no candidate satisfies these conditions after the third round, the appointment process shall be deemed unsuccessful, and the vacancy shall be filled through a special election as outlined in Section 7.

Section 7: Special Election Option

1. Triggering a Special Election

- If the Town Council cannot appoint a candidate through the process outlined in Section 6, the vacancy shall be filled through a special town election.

2. Candidate Pool

- The pool of candidates for this election shall not be limited to nominees considered by the Council.
- Candidates must qualify for the ballot by collecting signatures and meeting all requirements established under state law and the Town Charter, consistent with the process for a regular town election.

3. Election Timeline

- A special town election shall be called and held within ninety (90) days of the Council's failure to appoint a candidate.
- The timing and minimum requirements for holding a special election shall be governed by Massachusetts General Laws, including but not limited to M.G.L. c.41 §10 and c.53 §§7 & 10.
- All elections shall be conducted in compliance with applicable state and local election laws.

Section 8: Effective Date

This ordinance shall take effect immediately upon approval by the Town Council and publication in accordance with local and state laws.

Section 9: Severability

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

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•
•	•

•	•
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Attachments: None