



Town of Bridgewater

Town Council

December 16, 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) December 2, 2025 Meeting Minutes

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

F. HEARINGS

- a) Petition P-2026-004: Petition for National Grid for Joint or Identical Pole Locations – Winter Street
Continued Public Hearing

G. LICENSE TRANSACTIONS

- a) Petition P-2026-013: Request for DBA Change for Casa Agave Inc, 14 Summer Street
- b) Petition P-2026-014: Granting of the Transfer of the Class II Used Auto Dealers License – R.Eli.Able Enterprises LLC, 567 Main Street

H. PRESENTATIONS

I. TOWN MANAGER'S REPORT

- a) Fire Station Update
- b) FY27 Budget Preparation
- c) Website Update/Communications
- d) Water Emergency Declaration/Water Update

J. DISCUSSIONS

- a) MBTA Compliance
- b) Water Moratorium Feasibility
- c) Discussions with Senator William J. Driscoll, Jr. and State Representative Dennis C. Gallagher

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

- a) Zoning Ordinance Amendment D-FY26-001: MBTA Final Compliance Ordinance for the Town of Bridgewater
Advertised in the 12/5/25 Enterprise.

M. OLD BUSINESS

N. NEW BUSINESS

- a) Order O-FY26-038: Transfer Order – CPC Town Owned Cemetery Assessment
- b) Order O-FY26-039: Acceptance of Donation – McBee Enterprises dba McDonald's
- c) Order O-FY26-040: Transfer Order - Water Capital Fund Transfer
- d) Order O-FY26-041: Transfer Order - Sewer Capital Fund Transfer
- e) Order O-FY26-042: Transfer Order - General Fund Capital Plan Transfers
- f) Order O-FY26-043: Transfer Order - Ambulance Overtime Transfer Order
- g) Order O-FY26-044: Water System Improvements Loan Authorization
- h) Order O-FY26-045: Adoption of a 5-Year Capital Improvement Plan
- i) Resolution R-FY26-006: A Resolution of the Bridgewater Town Council in Support of the Letter to Governor Healey and the Massachusetts Legislature Regarding the Urgent Need for Municipal Aid, Infrastructure Investment, and State Partnership
- j) Zoning Ordinance D-FY26-009: Zoning Ordinance Amendment - Central Square Property Maintenance Standards

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT



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MEETING MINUTES

CALL TO ORDER

A quorum being duly present, Town Council President Johnny Loreti called the meeting of the Bridgewater Town Council to order at 7:00pm on Tuesday, December 2, 2025 in the Council Chambers.

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

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

Council President Loreti read the names of veterans who have recently passed away and held a moment of silence:

- James Flynn, US Marines, Vietnam. Passed away November 13th
- Richard Montville, US Army, Korean Era. Passed away November 15th
- David Fraher, US Navy, WW2. Passed away November 18th
- David Roscoe, US Navy, Vietnam Era. Passed away November 28th

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) November 18, 2025 Meeting Minutes

Councilor Striggles made a motion to approve the meeting minutes of November 18, 2025, which was duly seconded by Councilor Perry.

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

ANNOUNCEMENTS FROM THE PRESIDENT

Council President Loreti read a brief statement regarding water quality noting that he is committed to reset the priorities of the town and build from the ground up and get to clean water and restoring trust.

Town Manager Casanova-Davis spoke about his commitment to high quality water, doing everything they can to resolve this issue as soon as possible noting that over the past several months there has been more discussions/presentations than there was over the years.

PROCLAMATIONS - None

CITIZEN OPEN FORUM

- Representative Dennis Gallagher, 160 South Drive: noted that he has been following and talking to many over the past several weeks, feels bad for the residents that are going through this. Has been in contact with DEP to see what our immediate solutions can be and will do what he can at the state level to help with the situations,
- Stef D'Melia, Harvest Lane: noted you can hear us now, it is an emergency situation.
- Justin Mantell, 533 Forest Street: has a child on the way and worried about the water, can residents get a break on systems since paying for water.
- William Balfour, 40 Tarkin Hill Lane: thanked the families who reached out to the media, noting he has clean water and it does not effect a small population it effects everyone. Looking for timelines/action plans, want as quickly as possible.
- Joel Thomas, 25 Alverona Road: spoke about the water issues, noting historical record of the water issues and not being able to find data from 2022. Asked for a moratorium for no connecting to water until fixed.
- Jay Settlers, 74 Pearl Street: noted he goes to bluedrop twice a month to feed his chickens, water has a bad smell/taste, his family will be moving out of town.
- Kim Chermesino, 45 Curve Street: worried about the quality and supply of the water because of the amount of houses being built behind her house.
- Donna Jewell, 50 Keith Place: do not have the same problem with brown water, but wanted to make everyone aware that the problem is starting to shift to other areas of the town. Noted how often she has to change her home water filtration system.

APPOINTMENTS

a) Citizens Advisory Committee:

1) John Harrington (2025 - 2027)

Councilor Linde made a motion to appoint John Harrington to the Citizens Advisory Committee, which was duly seconded by Councilor Perry.

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

2) Stephanie Holmgren (2025 - 2028)

Councilor Linde made a motion to appoint Stephanie Holmgren to the Citizens Advisory Committee, which was duly seconded by Councilor Striggles.

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

b) Board of Health Re-Appointment:

William Prince (2025 - 2027)

Councilor Striggles made a motion to re-appoint William Prince to the Board of Health, which was duly seconded by Councilor Perry.

Councilor Linde asked how many members there were on the Board of Health and Town Manager Casanova-Davis noted that there is just this one and they are looking for more.

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

F. HEARINGS

- a) Petition P-2026-004: Petition for National Grid for Joint or Identical Pole Locations – Winter Street
Continued Public Hearing: *Advertised in the 10/21/25 Enterprise.*
Council President Loreti opened the continued Public Hearing at 7:33pm.

There was no National Grid representative at the meeting at the time of the public hearing.

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

- Scott Spade, 325 Winter Street: noted that someone from the Town came over and could not answer the question on how far the road will be in his front yard. Will go from a 9 car driveway to a 3 car driveway. Has to be something in between before the poles are in discussion. We want the new road but that will be right in my front yard.

Council President Loreti asked if any councilors had any questions. No questions were asked.

Councilor Linde made a motion to continue Petition P-2026-004 until the December 16, 2025 Town Council meeting. This was duly seconded by Councilor Striggles.

Councilor Kennedy noted that he went to the property and spoke with the resident, the pole is very far in their front yard. Not understanding how the town is moving that far in, in the best interest of the resident would like it to be sorted out.

Councilor Perry noted that he would like to receive some specific measurements before this is brought back to the council.

Town Manager Casanova-Davis noted that the DPW Director had the flu and could not be at the meeting and would like the hearing continued.

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

- b) Order O-FY26-030: FY2026 Classification Tax Allocation - Adoption of Residential Factor
Public Hearing: *Advertised in the 11/23/25 Enterprise.*
Council President Loreti opened the public hearing at 7:41pm.

Chief Assessor Shelley McCauley gave a presentation of the residential factor for fiscal year 2026. Noting actions required before setting the tax rate; maximum levy limit; selection of a tax rate. If a factor of “1” is adopted, the tax rate would be the same for all classes.

Asked anyone from the public if they wished to speak in favor: no one spoke.

Asked anyone from the public if they wished to speak in opposition: no one spoke

Council President Loreti asked if any resident wished to speak in favor: no one spoke.

Council President Loreti asked if any resident wished to speak in opposition: no one spoke.

Councilor Murphy noted that a split tax rate has been on the table for us to explore but thinks shifting the tax burden to businesses would be detrimental because we do not have large businesses. The result would be minimal to the residents and major to the small businesses. Keeping the factor at 1 makes sense.

Councilor Kennedy noted that he agreed with Councilor Murphy adding that increasing it now is not something we should be doing.

Councilor McGrath asked if apartments are residential and Ms. McCauley noted they were.

Councilor Linde noted that he does not think we want to tax small business owners but if we need increase revenue we need to get it from the big businesses in town, empty warehouse on Broad Street would love to see them taxed at a higher rate.

Ms. McCauley noted that Bridgewater homes are worth more money than surrounding communities but have the lowest tax rate.

Councilor Ellenberg noted that she agrees with tax increases on big businesses only and asked how do we give the small business exemption. Ms. McCauley noted that is a whole different option and cannot guarantee who would get the benefit.

Councilor Striggles noted that this has been a common conversation on how we can combat our revenue issues. Having a low commercial rate has not increased our commercial base. Middleboro rate is only slightly higher and there are plenty of businesses.

Councilor Ellenberg noted that she does want to put the burden on small businesses, what would be the process for the small amount, what is the timeline. Ms. McCauley noted that we could look at after this meeting, too late for doing that this year.

Town Manager Casanova-Davis noted that when you are looking at exemptions there is a need for more staffing and we need to get the tax bills out. Ms. McCauley further noted that the Town cannot pick and choose who gets the exemption, it goes by class.

Councilor Loreti noted that to save the resident \$253 a year the business would be paying \$2,700, does not think it should be done now, explore further for the future.

Council President Loreti closed the public hearing at 8:03pm.

Councilor Perry made a motion to approve Order O-FY26-030 with a residential factor of 1. 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 – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 9-0.

G. LICENSE TRANSACTIONS

- a) Petition P-2026-005: Annual Licensing of a Common Carrier/Taxi Service Business
Councilor Striggles made a motion to approve Petition P-2026-005, which was duly seconded by Councilor Hunt.

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

- b) Petition P-2026-006: Annual Licensing of a Second Hand Gold/Pawn Shop
Councilor Perry made a motion to approve Petition P-2026-006, which was duly seconded by Councilor Ellenberg.

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

- c) Petition P-2026-007: Annual Licensing of Automatic Amusements (in establishments without alcohol)
Councilor Ellenberg made a motion to approve Petition P-2026-007, which was duly seconded by Councilor Perry.

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

- d) Petition P-2026-008: Annual Licensing of Lodging Houses
Councilor Hunt made a motion to approve Petition P-2026-008, which was duly seconded by Councilor Linde.

Councilor Striggles noted that a resident sent an email about 40 Central Square, building needs work, part of the historic district. Is the outside of the building as sound as it should be. Paint has peeled off, one storm could do some damage.

Town Manager Casanova-Davis noted that the fire department and building commissioner were out to that site, they are in compliant with codes. There may be esthetic issues there and there is no ordinance to manage that kind o issue.

Councilor Kennedy noted that the building does not look like it should in the downtown area and would like to have a further discussion on that.

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

- e) Petition P-2026-009: Annual Licensing of Common Victualler Establishments (non-alcohol)
Councilor Perry made a motion to approve Petition P-2026-009, which was duly seconded by Councilor Linde.

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

- f) Petition P-2026-010: Annual Licensing of Class I, Class II and Class III Auto Dealers
Councilor Perry made a motion to approve Petition P-2026-010, which was duly seconded by Councilor Ellenberg.

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

- g) Petition P-2026-011: Annual Licensing of Entertainment License
Councilor Perry made a motion to approve Petition P-2026-011, which was duly seconded by Councilor Ellenberg.

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

- h) Petition P-2026-012: Annual Licensing of Establishments with Alcohol Licenses
Councilor Striggles made a motion to approve Petition P-2026-012, which was duly seconded by Councilor Perry.

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

PRESENTATIONS - None

TOWN MANAGER'S REPORT

- a) MBTA/Municipal Parking
Town Manager Casanova-Davis noted that the MBTA manages and keeps the receipts for the MBTA parking lot and that the Municipal parking lot agreement is until 2028. He also noted that there was never any agreement made on paper to the town that the town would not pay the MBTA assessment, never written, discussed with all communities. The administration changed and decided to make all towns pay an assessment.
- b) Town Food/Clothing Drive
Town Manager Casanova-Davis noted that the town was conducting a Food/Clothing Drive that began on 11/24 and runs through 12/19. Drop off bins in the first floor of Town Hall.
- c) Call for Pictures for the updated Town Website
Town Manager Casanova-Davis noted they are still looking for pictures for the new Town Webpage.

- d) Residential Survey
Town Manager Casanova-Davis noted that a Residential Survey will be implemented in the next few weeks, before the next Council meeting. Will be an online survey but will have paper copies for those not comfortable doing it on line.
- e) Town Manager Operational Update
Town Manager Casanova-Davis noted that the Town Manager Operational Update is released monthly, goes to the council and then posted to the website. Added an “Ask the Town Manager” section.
- f) Town Manager Office Hours
Town Casanova-Davis noted that he will be hosting office hours on Wednesday, December 17th at 6pm in the Town Council chambers and invited all to attend.

Councilor Kennedy noted that he appreciates the MBTA update, pilot program \$153k in 2020 the State Auditor noted it is underfunded. Did we receive money from BSU. New Fire Academy in Town and looking to try to initiate land the state owned and our own pilot program and if we can affect the study they are supposed to be having. Would like to be proactive and bring numbers to the State to try to get more money.

Councilor McGrath asked if overtime will be in the budget for the Fire Department until we get more staff?

DISCUSSIONS

- a) Water Quality
Councilor Loreti noted that he wanted this on the council agenda for discussion for the residents. Wanted to know the timeline for the two year correction, waiting for DEP, can we go out to bid, etc.?

Town Manager Casanova-Davis noted that in May the council approved the loan to do work to tie the wells to the treatment plant, we are going to do that work, we do not need DEP approval. Working with the engineers to finalize and then going out to bid hopefully by the end of the year/early January.

Councilor Loreti noted that interim solutions were talked about, (emergency connection, mobile trailer) both being expensive, ask Town Manager to speak about those.

Town Manager Casanova-Davis noted that he wants residents to know that when he came here he wanted to look at this with a new set of eyes and he directed the team to look at all opportunities for things available to us.

Councilor Loreti asked if the Town Manager was able to on a timeline for any of the solutions. Town Manager Casanova-Davis noted that he could not give a timeline because there are requirements with partners, have to get approval from their end and the DEP. If they say no how can we give a timeline.

Councilor Linde noted that he felt bad that the Town Manager has inherited this mess. Asked for any on other suggestions which was to buy water from other communities (Taunton and Brockton).

Town Manager Casanova-Davis noted that he feels bads for the residents dealing with this and we are prioritizing the issue. There is no any interest with Taunton to collaborate with us. Has reached out to Brockton, they had an administrative change and we have scheduled a meeting. That is years away, funding, logistics. We are looking at everything.

Councilor Linde noted that we cannot continue to overdevelop, and be responsible with growth.

Councilor McGrath noted that the water is getting worse in different parts of the town. We keep pulling from the same basins, we have to get water from a different direction. 150 houses being built on Curve Street and the last 60 they are asking for a variance. We need to limit that. Can we do that with an ordinance until we fix the water.

Councilor Murphy noted that it is an issue of funding across the board, schools, roads, water and something needs to change at the State and Federal level. It is his goal to advocate at that level and has secured a meeting with Senator Markey's office. It should not solely fall on the citizens of the tow.

Councilor Ellenberg noted that she is concerned about the water usage, MBTA housing will bring more housing and will deplete the water; we should not be supporting the MBTA requirements until the State has made a commitment financially to us.

Councilor Loreti noted that we need to get more help from the State to increase unrestricted government aid to the town which has dropped 25%. Cannot ask our taxpayers to burden the cost. Bridgewater got lost in the fray, we don't have the tax levy like Weston. We need to lean into the State and Federal Government, need to kick back more in the communities. Water quality discussion will be on every agenda.

Councilor Striggles noted that based on the conversation shifting from the East side to the West side, part of the next discussion we should explore why it is happening.

Councilor Murphy thanked Representative Gallagher for attending tonight's meeting.

COMMITTEE REPORTS - None

LEGISLATION FOR ACTION

- a) Order O-FY26-031: Transfer Order for Prior Year Bill - Sewer Fund
Budget & Finance voted 3-0 at their 12/2/25 meeting. Finance Committee voted 8-0 to recommend at their 11/17/25 meeting.
Councilor Ellenberg made a motion to approve Order O-FY26-031, which was duly seconded by Councilor Striggles.

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

- b) Order O-FY26-032: Transfer Order - Contractual Payments
Budget & Finance voted 3-0 at their 12/2/25 meeting. Finance Committee voted 6-1 to recommend at their 11/17/25 meeting.

Councilor Ellenberg made a motion to approve Order O-FY26-032, which was duly seconded by Councilor Striggles.

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

- c) **Order O-FY26-033: Transfer Order – CPC Engineering for Multi-Functional Fields**
Budget & Finance voted 3-0 at their 12/2/25 meeting. Finance Committee voted 5-1-1 to recommend at their 11/17/25 meeting.
Councilor Ellenberg made a motion to approve Order O-FY26-033, which was duly seconded by Councilor Striggles.

Councilor Hunt abstained from voting because her spouse is a member of the CPC.

A voice vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Abstained; Linde - Yea. Motion passed 8-0-1

Councilor Kennedy noted that the funding from this does not come from the general fund, it is money matched by the State.

- d) **Order O-FY26-035: Transfer Order - General Fund Free Cash Allocation**
Budget & Finance voted 3-0 to recommend at their 12/2/25 meeting. Finance Committee voted 8-0 to recommend at their 12/2/25 meeting.
Councilor Linde made a motion to approve Order O-FY26-035, which was duly seconded by Councilor Ellenberg.

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

- e) **Order O-FY26-036: Transfer Order - Bridgewater Raynham School District Operational Review**
Budget & Finance voted 2-1 to recommend at their 12/2/25 meeting. Finance Committee voted 7-1 to not recommend at their 12/2/25 meeting.
Councilor Linde made a motion to approve Order O-FY26-036, which was duly seconded by Councilor Ellenberg.

Councilor Hunt asked why the Fincom voted no and Councilor Loreti noted that there was discussion over whether we should spend this amount of money for a review, some folks wanted a larger review and some did not want to do it at all.

Councilor Ellenberg noted that she will be supporting this because transparency is good for the town, I hear through the grapevine that we are going to try for an override. Perhaps the override will be successful. It is for an operational review, SPED, Busses, students going to other schools, if reviewed maybe we could find ways to save. If we don't we don't but the review would have been done.

Councilor Linde noted that he thinks this is very important to do. Both Raynham and Bridgewater are sharing the cost, thinks this will educate people properly and build public trust.

Councilor Kennedy noted that he has been in favor of this, look to see what is going on with the school system. A recent school committee member resigned and brought up some issues so that raised concerns. Appropriate where we are now.

A roll-call vote was taken with the results as follows: Kennedy – Yea; Ellenberg – Yea; Striggles – Yea; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – No; Hunt – Yea; Linde - Yea. Motion passed 8-1

- f) Order O-FY26-037: Transfer Order - Bridgewater-Raynham School District Capital Plan Transfer
Budget & Finance voted 2-1 to recommend at their 12/2/25 meeting. Finance Committee voted 7-1 to recommend at their 12/2/25 meeting.
Councilor Linde made a motion to approve Order O-FY26-037, which was duly seconded by Councilor Ellenberg.

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

- g) Resolution R-FY26-002: Town Council Meeting Dates - 2026
This measure was not referred to committee. 14 days has elapsed per Section XVII of the Council Rules & Procedures, therefore this measure may be finally considered this evening.
Councilor Striggles made a motion to approve Resolutoin R-FY26-002, which was duly seconded by Councilor Ellenberg.

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

- h) Resolution R-FY26-003: FY2027 Budget Resolution
Budget & Finance voted 3-0 to recommend at their 12/2/25 meeting. Finance Committee voted 8-0 to recommend at their 12/2/25 meeting.
Councilor Ellenberg made a motion to approve Resolution R-FY26-003, which was duly seconded by Councilor Striggles.

Councilor Loreti noted that the projected surplus changed from 2% to 1% this year and increased the amount in our reserves.

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

- i) Ordinance D-FY26-007: Ordinance Establishing the Process for Filling a Vacant Town Councilor Role
Refer to Advertising: Rules and Procedures voted 3-0 to recommend at the 11/14/25 meeting.
Councilor Striggles made a motion to refer Ordinance D-FY26-007 to advertising, which was duly seconded by Councilor Hunt.

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

OLD BUSINESS - None

NEW BUSINESS - None

CITIZEN COMMENTS

- Stef D'Melia: apologized for complaining; back in May or June situation that came in front of the town when the University turned on their water and used 750k gallons in five days, if it happens again it could be a serious problem. Maybe put something in place. Our water issue is more than one issue. In September our town engineer deemed it a public safety issue, now it is a public health concern.

Councilor Linde made a motion to suspend the rules and allow Shawn Conway from Braintree to speak. This was duly seconded by Councilor Ellenberg.

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

- Shawn Conway, Braintree: owner of a water filtration company and spoke about the water issue and it needing to be fixed.
- Jennifer Felupa, Aldrich Road: spoke about the water issues and requested a link on the town website; plans are not there and it is not clear.
- Jane Garrison, 255 Walnut Street: spoke about the water issues and when the water was good.
- Eric Christianson, South Drive: would be great to see the phases of the project, who the project manager is, weekly updates and a link on the webpage.
- Christine Behnke, 36 Magnolia Way: thanked the councilors who showed up for the chapter 70 meeting. 40 Central Square – pride of ownership goes a long way in town. Would like to work with the council for adopt an island program. Water issues – are there any short term solutions that we can do as citizens. Can we utilize the town owned buildings – youth center, indoor farmers market to create revenue for the town.

COUNCIL COMMENTS

- Councilor Linde: thanked every citizen who came and spoke, knows our Town Manager is committed to doing it, discussion needs to be on development and over building. Educational to go on the school tour. Chapter 70 hearing we went to and we got our point across. Beautiful lights in the common – they are still raising money. The Library has a giving tree for people that don't have anything. Library is offering coffee, cookies and caroling on 12/10. Today is Giving Tuesday – we have great organizations in town to support.
- Councilor Hunt: noted the friezes have been hung in the Town Hall and gave a brief history. Attending MMA Training for the New Councilors on Friday. Noted the lights in the Common. BSU will be singing on Sunday.
- Councilor Murphy: thanked the school committee and Supt. Ryan for coming tonight. Thanked the councilors who advocated for the Chapter 70 funding in Lakeville. Thanked the Lions Club for the center decorations.
- Councilor Perry: thanked the councilors for the work on the common. Thanked Lisa, Jeff and Al for their fundraising efforts. BBA Christmas on the Common is this Sunday from 12 to 4. Parade is

from the middle school. Congratulated the BR football team for a great season. Noted water is a huge concern. We will find ways to get this done quickly as possible.

- Councilor Striggles: thanked everyone for attending and people who usually do not voice their concerns. Will be 39 weeks pregnant at our next meeting so will probably not be at the next meeting. Commend Lisa Curley for her commitment to the town and the Lions for maintaining the traditions to our town. Thankful for Town Manager Casanova-Davis because you inherited a lot and you are working to make those right.
- Councilor Ellenberg: complimented the Town Manager who works very hard on our water issue. Rep. Gallagher and citizens need to unite behind our Town Manager and make this a priority to the Governor. Issue of the MBTA being voted on tomorrow night – would like a commitment from the state. Also complimented Laurie Guerrini on the budget.
- Councilor Kennedy: thanked Al, Jeff and Lisa for what they did on the Common. Thanked the citizens who came out tonight for the first time and spoke; your voices are needed.
- Councilor McGrath: noted that she attended an Open House at the Bridge Center; appreciate all of the residents that came out.
- Councilor Loreti: thanked the councilors who attended the DESI hearing. Veterans dinner on Saturday and Christmas on the Common on Sunday. Thanked the citizens who engaged in the water discussion.

EXECUTIVE SESSION - None

ADJOURNMENT

Councilor Kennedy made a motion to adjourn, which was duly seconded by Councilor Ellenberg.

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

Meeting adjourned at 9:40pm.



Bridgewater Town Council

Introduced By:

Date Introduced: 11/4/2025

First Reading: 11/4/2025

Second Reading: 11/18/2025

Amendments Adopted:

Third Reading: 12/2/2025

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)
Town Council	11/4/25: Voted to continue Public Hearing 11/18/25: Voted to continue Public hearing

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 *LB* _____
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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.....
.....

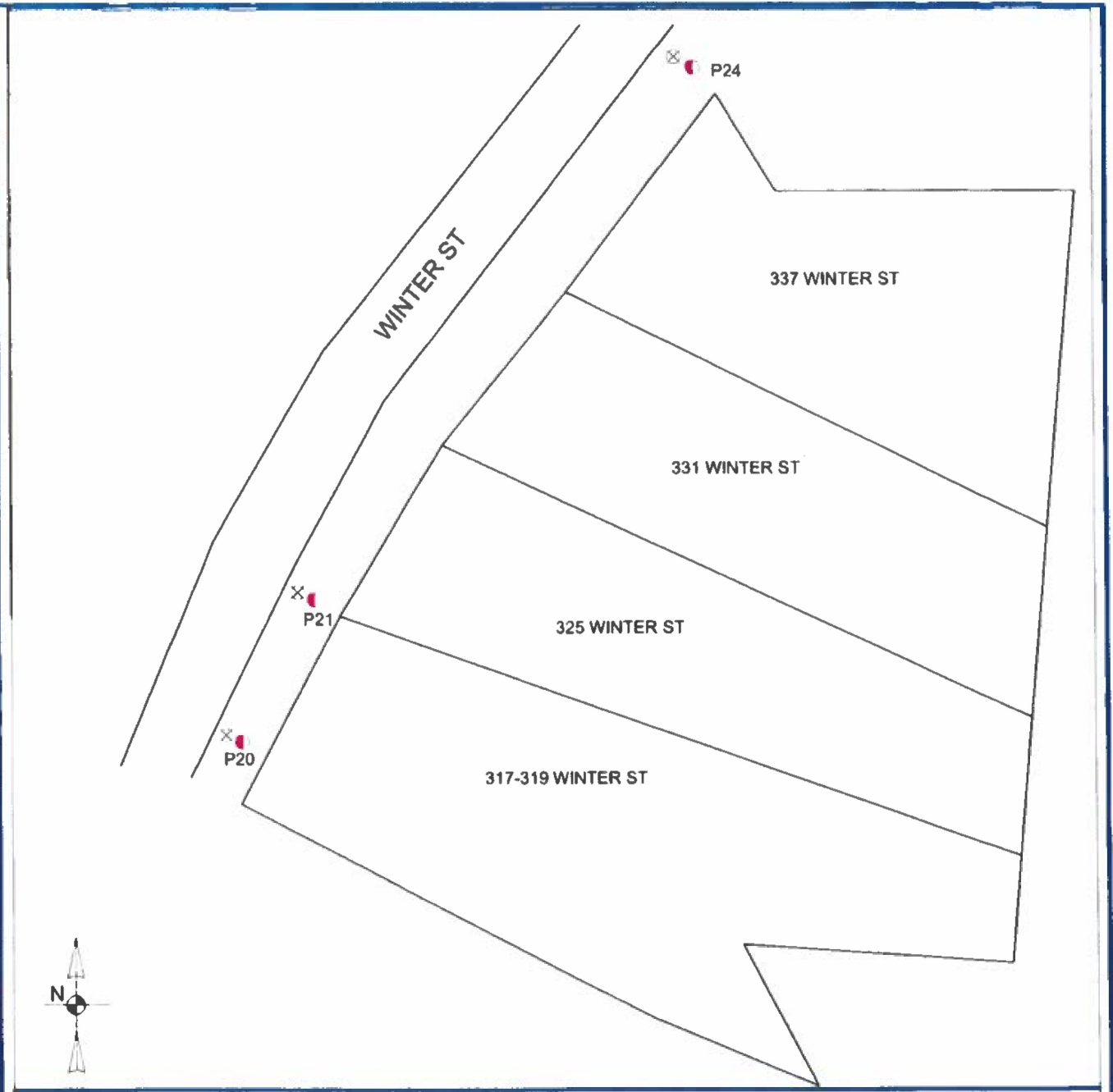
Board or Council of Town or City, Massachusetts

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: 12/16/2025

First Reading: 12/16/2025

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2026-013: Request for DBA Change for Casa Agave Inc, 14 Summer Street

WHEREAS, Casa Agave Inc. dba Bridgewater Triangle Pub has petitioned the local licensing authority to affirm the petition for Change of DBA; and

WHEREAS, Casa Agave Inc. dba Bridgewater Triangle Pub has submitted all application materials and requisite fees to the Town of Bridgewater for submittal to the ABCC; and

WHEREAS, Casa Agave Inc. dba Bridgewater Triangle Pub has complied with the policies and requirements of the Town of Bridgewater and Commonwealth of Massachusetts in making this request; and

WHEREAS, approval of such petition by the Town of Bridgewater is permitted by Massachusetts General Law – Chapter 138, section 15A; 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 Tax Collector's Office, it appears that the public good so requires such approvals be granted;

The Town Council of the Town of Bridgewater, Massachusetts, pursuant to Chapter 138 of the Massachusetts General Law (MGL), in Town Council assembled approve the petition of Casa Agave Inc. dba Bridgewater Triangle Pub for a Change of DBA as requested.

Committee Referrals and Dispositions:

Attachments: 1. Change of DBA Required ABCC Documents

VOICE VOTE FOR APPROVAL - REQUIRES MAJORITY OF THOSE PRESENT AND ATTENDING

DOCUMENTS REQUIRED FOR CHANGE OF DBA REQUEST

State Documents:

- _____ \$200 fee via ePay
- _____ Monetary Transmittal Form
- _____ Change of Corporate Name/DBA Application (ABCC Form)
- _____ Vote of the Entity Board
- _____ Business Structure Documents
 - If Sole Proprietor, Business Certificate
 - If partnership, Partnership Agreement
 - If corporation or LLC, Articles of Organization from the Secretary of the Commonwealth
- _____



Bridgewater Town Council

Introduced By:

Date Introduced: 12/16/2025

First Reading: 12/16/2025

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2026-014: Granting of the Transfer of the Class II Used Auto Dealers License – R.Eli.Able Enterprises LLC, 567 Main Street

WHEREAS, R.Eli.Able Enterprises LLC has submitted all applicable documentation as required for the transfer of the Class II license to operate an auto dealer establishment at 567 Main Street, Bridgewater, Massachusetts; and

WHEREAS, Baudelaire Dorval will serve as the establishment's manager of record; and

WHEREAS, R.Eli.Able Enterprises LLC is requesting a license for 24 vehicles to be displayed; and

WHEREAS, R.Eli.Able Enterprises LLC proposes to operate the business during the following hours:

Monday to Saturday:	9:00am to 6:00pm
Sunday:	10:00am to 2:00pm

and;

WHEREAS, R.Eli.Able Enterprises LLC have complied with the requirements of the Town of Bridgewater and applicable state laws inclusive of the zoning requirements, Building and Fire Codes governing the operation of such licenses; 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 Bridgewater Building Inspector with consensus from the Fire and Police Departments who have oversight authority, it appears that the public good so requires such license be granted;

The Town Council of the Town of Bridgewater, Massachusetts, pursuant to Chapter 140 - section 58 specifically; and also sections 57 and 59 generally, of the Massachusetts General Law (M.G.L.), in Town Council assembled approve the petition of R.Eli.Able Enterprises LLC to be granted a transfer of Class II license to operate as a Class II - Used Car Dealer within the Town of Bridgewater.

VOICE VOTE

REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Committee Referrals and Dispositions:

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

Attachments:

1. Class 2 - Transfer License Checklist
2. 567 Main Street Application

VOICE VOTE
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Town Council Meeting Date: December 16, 2025

Applicant Name: R.Eli.Able Enterprises LLC

Address: 567 Main Street

Telephone: (617) 429-1398

Email: beedee1028@gmail.com

TRANSFER CLASS II AUTO DEALER'S LICENSE

<u>X</u>	Form 53 (State Application)
<u>X</u>	Application – Town of Bridgewater
<u>X</u>	Copy of one of the following: Purchase & Sale Agreement, Pledge Agreement, Lease Agreement or Deed (if property owner)
<u>X</u>	Business (DBA) Certificate
<u>X</u>	Articles of Organization
<u>X</u>	SS # of Business Owner
	Plot Plans showing location of building(s), parking, display of vehicles, etc.
<u>X</u>	Certified Abutter's list – Mailed December 2, 2025
<u>X</u>	Advertisement - Advertised in the Enterprise December 2, 2025
<u>X</u>	Check payable to Town of Bridgewater for \$25 for Abutter Listing
<u>X</u>	Check payable to Town of Bridgewater for \$150 for Application Fee (non-refundable)
<u>X</u>	Check payable to Town of Bridgewater of \$200 (License fee)
<u>X</u>	Completed Worker's Compensation Insurance Form and copy of certificate of insurance
<u>X</u>	Completed Non-Delinquent Tax Affidavit Form
<u>X</u>	Completed State Tax Affidavit Form
<u>X</u>	CLASS II APPLICANTS ONLY - \$25,000 Bond

Recommendations:

<u>X</u>	Tax Office
<u>X</u>	Fire Department
<u>X</u>	Police Department
<u>X</u>	Building Department

Notes:

- 1) R.Eli.Able Enterprises LLC Inc. is requesting the transfer of the Class II license that is currently issued to Fritz Quality Autobody at 567 Main Street.
- 2) Petitioner Baudelaire Dorval is the current owner of 567 Main Street.
- 3) There are no outstanding taxes owed
- 4) The Fire, Police and Building Departments have no issues with the transfer of this license.



BUSINESS LICENSING OFFICE
Academy Building, 66 Central Square
Bridgewater, MA 02324
Debra Ward, Town Council Clerk
508.659.1254(Office)
Email: dward@bridgewaterma.org

DATE:	_____
LICENSE NO.	_____
TOTAL FEES:	\$ 200.00

APPLICATION FOR CLASS I, II OR III LICENSE

YEAR 2025 NEW RENEWAL DATE: _____

Business Name: R. Eli Able Enterprises LLC

Business Address: 567 Main ST Tel. No. 6174291398

Class of License: II Number of Vehicles to be Displayed for Sale 24

Proposed Hours of Operation: Weekdays 9AM-6PM Sundays 10AM-2PM

DESCRIPTION OF PREMISES:

Number of Buildings: 1

Size of Buildings: 34,379 sq

Structure of Buildings: _____

Mailng address
311 Elm ST E.
Raynham MA 02767

Exact Area of Land Occupied by License: _____ Total Area of Premises _____

Has a surveyed plot plan been filed with the Town? ✓ YES NO

* DATE FILED: _____

* If not, please submit a plot plan to the Town including locus location, designed parking areas and access/egress.

APPROVED: Date: _____


Name of Applicant (Please Print)

Signature of Applicant

Home Address

Telephone

Email

Fax

LICENSING AUTHORITY



Monthly Project Memo

Project Updates: Month of December 2025

Construction Update

- **Site & Building Progress**
 - FF&E delivery and installation
 - Final Cleaning
 - Ongoing Punch List
 - Sprinkler Finish/ Apparatus Bay/ training Tower
 - Sky fold Installation
 - Exterior signage Office trailer removal
 - Final Survey
 - LVT flooring installation
 - Camera installation at the back of the apparatus Bays.
 - Trench Drains Grates
 - Loam/ cleanup at locations previously occupied by trailers
- **Utilities**
 - The building is equipped with permanent power.
- **Safety**
 - Safety measures continue to take place on site.
 - MOCC continues to conduct daily safety meetings on site.
- **Next Steps**
 - Training
 - Final inspections -MEP Systems
 - Admin staff move -in scheduled for 12/15/2025
 - Windows/shades/screens
 - Speaker installation
 - Traffic light controller
 - Weather strips installation for exterior doors
 - AED Installation
 - Wireless access points
 - Continuing with Audio Visual, IT and Security
 - MEP Finishes
 - Interior Signage
 - Dumpster Enclosure
 - Apparatus Bay/offices Finishes floor
 - Punch List
 - Ribbon Cutting coordination
 - Substantial completion

Bridgewater Fire Headquarters

Risk Log

- Budget
 - The project Team continues to track budget / potential change orders
- Schedule
 - Monitoring weather conditions during late fall weeks
 - Schedule is on track; the project is set to receive Substantial Completion Certificate on 12/15/2025

Project Meetings

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



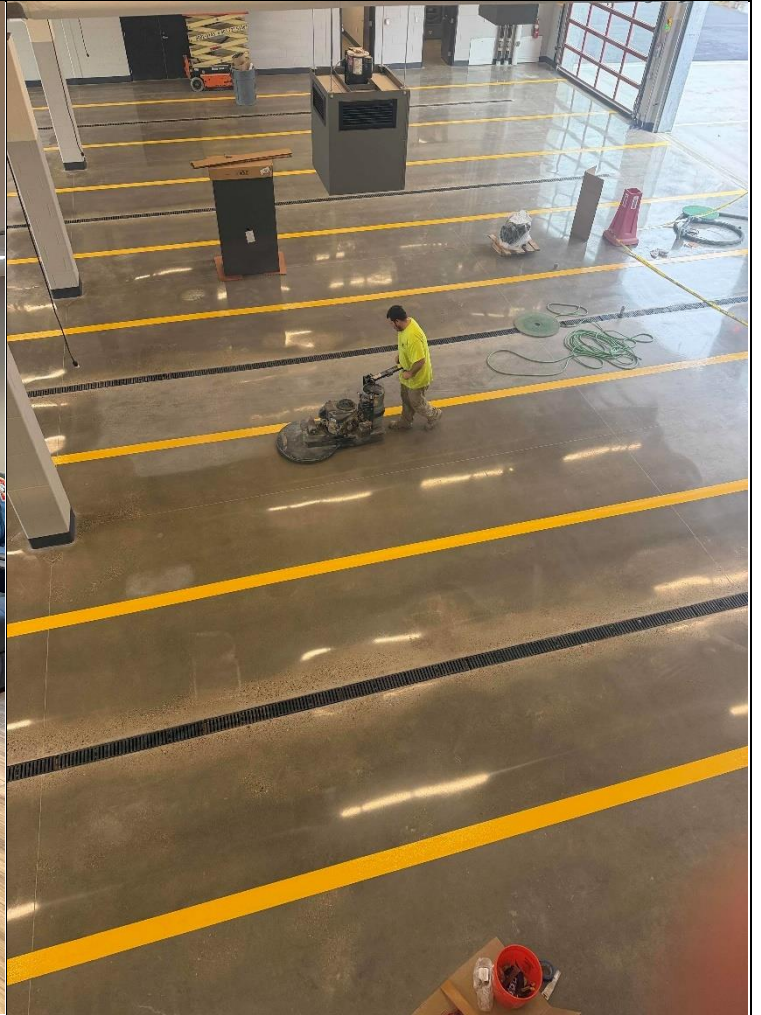
Bridgewater Fire Headquarters

•

Progress Photographs



Kitchen 215 / Dayroom 214



Final polishing/burnishing of the Apparatus Bay floor.

Bridgewater Fire Headquarters



ACT Installation in Fire Prevention Room 115



Light Poles Assembly

Bridgewater Fire Headquarters



Furniture in Executive Asst. 116



Wheel stops installed in front of the main entrance

Bridgewater Fire Headquarters



Executive Assistant 116

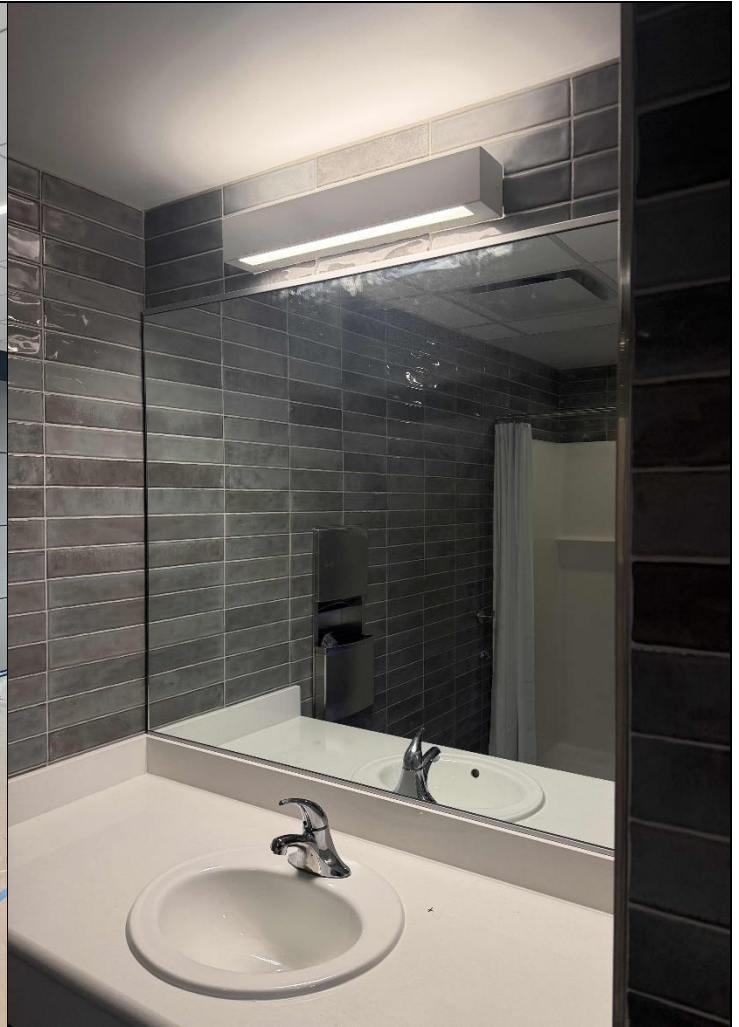


Roll Call furnitures in place

Bridgewater Fire Headquarters



Folding partition wall installation - progress



Mirror installed in Shower/Toilet Rm 210

BRIDGEWATER FIRE HEADQUARTERS 1185 Pleasant St

Total Project Budget	\$25,962,615	
Expenditures Paid to Date 12.10.25	\$22,487,262	86.61%

USES OF CURRENT FUNDING Snapshot of Activities Spent to date

TYPE PAYMENT	VENDOR	AMOUNT
1-ENGINEERING/OPM	CHA CONSULTING	771,138.00
	JACUNSKI	1,136,326.90
	JACUNSKI-STRONGPOINT	19,668.88
	BER	12,300.00
2-SURVEY/PERMITS/TESTS		129,851.74
3-ADMIN COSTS		123,994.05
4a-CONSTRUCTION	MOCC	20,186,355.23
4-MISC CONSTRUCTION		15,414.83
5-POLICE DETAILS		8,982.70
6-FURNISHINGS	FURNITURE	18,606.00
	AYACHT TECHNOLOGY SOLUTIONS	43,680.38
	MONOPRICE INC	343.64
	SERVER SUPPLY	17,893.25
(blank)	COMM-TRACT CORP	2,706.67



Town Manager's Office

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0919

December 5, 2025

To: Town Council
From: Justin Casanova-Davis, Town Manager
RE: Emergency Water Declaration

I am providing this memo to inform the Council of some of the actions the Bridgewater Water Department has taken to address our water quality and capacity concerns. Before doing so, I will reiterate that our new Water Superintendent, Bill Young, joined our team less than two months ago. Since that time, he, along with our DPW Director and the rest of the team, has been instrumental in helping me prioritize this issue and in all the steps we have undertaken to resolve it.

As the Council is aware, we have been exploring short and intermediate-term solutions in addition to the long-term plan to address residents' concerns about discolored water. For a bit of brief background, unfortunately, due to our low water storage levels, as we emerged from a high-demand season, amid drought conditions, and during rehabilitation work on wells, the Town was forced to turn well 10B on in September because of critically low water storage tank levels. That was not an ideal course of action, but it was necessary, and since that time, we have focused on doing everything possible to ensure we do not have to turn well 10A/B on until we have the proper systems in place to treat the water at that well.

Because of that commitment, we began exploring opportunities to enter into interconnection agreements with neighboring communities, including East Bridgewater and Middleborough. We have wanted to enter into an interconnection agreement with a neighboring community to provide additional water supply, and be able to fill our water tanks and conduct significant targeted water flushing. Although this is not the ideal time to flush our system due to weather conditions, our team has already been exploring the best areas to conduct this work and has a plan in place. After some deliberation, the Town has determined that an intermunicipal agreement (IMA) with Middleborough is the best option for the Town. Ultimately, after discussions, Middleborough has determined that it is willing to enter into a short-term IMA with the Town to help us at this time. I will be able to provide more details regarding this at our next Council meeting, as the Town has not formally agreed just yet. But, after communications with the Middleborough Town Manager and their staff, we expect to have an agreement in place by next week.

In addition, the Town has been exploring a wide range of intermediate solutions to help us navigate our water capacity and water quality concerns until we can complete the long-term plan to tie wells 10A and 10B to the High Street treatment plant. We have focused our efforts on a treatment trailer that will allow us to treat for iron and manganese. While these trailers are

Bridgewater:

Preserving Our Past. Enriching Our Present. Building Our Future.



Town Manager's Office

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0919

customary for PFAS treatment, this trailer has required significant engineering work, pilot studying, and approval from DEP. I have not shared this information while we were evaluating the treatment trailer option, as many elements were unknown, no timelines could be provided, and we had not navigated the DEP approval required for the work associated with it.

Work is still ongoing to ensure that we can implement this as an intermediate solution. Our team, engineers, and DEP have made progress, and DEP has finally given the Town approval to pursue this project. We must still submit our finalized plans to DEP for final inspection and approval prior to activating this as a temporary iron and manganese filtration system.

As a condition for allowing the Town to pursue both the proposed interconnection agreement with Middleborough and the temporary treatment filtration system, DEP required that the Town petition them to declare a water emergency, to provide the flexibility we need to pursue these projects. Thus, a request was made on December 4th, and the Town was provided written approval today. As such, it highlights both the opportunities and the initiatives that the Town can pursue as part of its determination.

Ultimately, we must provide this information to our community in accordance with the timelines outlined by DEP, and it will be shared with residents this weekend. I wanted to ensure I provided you all with an update in advance of that occurring.

I will highlight that exactly what we have committed to do is exactly what we have been doing. As the Council may remember, at our November 18th council meeting, when we discussed this issue as part of the Town Manager's update, we highlighted some of these efforts.

The team and I will be prepared to discuss this further at our next Council meeting. Not only will we have an update, but we will likely submit an order to help fund the measures needed to address this issue. I know this has been frustrating for many residents. Still, as we alluded to at our November council meeting, we are focused on providing solutions as best as possible, and as quickly as possible. We remain steadfast in resolving this matter. Feel free to reach out to me if you have any questions; but expect the notice regarding this emergency situation to be released this weekend.

CC: Azu Etoniru, Bridgewater DPW Director
Bill Young, Bridgewater Water Superintendent
Laurie Guerrini, Bridgewater Finance Director

Bridgewater:

Preserving Our Past. Enriching Our Present. Building Our Future.

Department of Public Works
Water Supply

25 South Street
Bridgewater, MA 02324
508-697-0910
508-279-1307 Fax

TO: Justin Casanova- Davis, Town Manager

From: William Young, Water Superintendent

CC: Azu O. C. Etoniru, P.E., P.L.S. Director of Public Works
Robert Rulli, Community Economic Development Director
Shane O'Brien, AICP Town Planner

Bridgewater Water Department: Emergency Declaration and New Service Connections

This communication details the Bridgewater Water Department's current operational status under an Emergency Declaration and its strategy for managing new service connections in light of water system capacity constraints.

Authority and Mandate

Under the Emergency Declaration, the Bridgewater Water Department has the authority to temporarily halt new service connections until the water system can reliably return to normal operations.

- Normal Operations are defined by what the DEP (Department of Environmental Protection) and the Bridgewater Water Department deem achievable, including:
 - Filling water storage tanks.
 - System flushing.
 - Well maintenance and recovery.

Current Project Communication

The Water Department is actively communicating with contractors regarding the expected timelines for several major new projects that will require water service:

- 70 Broad Street
- Perkins Foundry Project
- Encompass

Crucially, the department has determined that these new projects are not scheduled to require or use water until the Water Department achieves substantial completion on its own critical infrastructure upgrade:

- Infrastructure Project: Bringing 10a and 10b wells to the High Street Facility.

Guiding Principle

The department and Town Staff are committed to balancing Economic Growth with responsible resource management. The core objective is to ensure that development proceeds cautiously and thoughtfully to maintain a good quantity and good quality drinking water for all existing and future customers.

In essence, the Water Department is stating:

1. BWD will not allow any new service connections above 1' until the water system maintenance and infrastructure projects are complete.
2. Current communication shows that the major new projects won't require water *until* our system upgrade (10a and 10b to High Street) is mostly complete.
3. This alignment in timelines suggests that economic development may not be immediately impeded, provided the internal infrastructure project stays on schedule to restore system capacity.

Sincerely,

William Young

Water Superintendent

Bridgewater Water Supply

**AGREEMENT FOR THE SUPPLY OF POTABLE WATER
FROM
THE TOWN OF MIDDLEBOROUGH MASSACHUSETTS
TO
THE TOWN OF BRIDGEWATER, MASSACHUSETTS**

THIS AGREEMENT, is made and entered into this 8th day of Dec., 2025, by and between the Town of Middleborough, a Massachusetts municipality with an address of Middleborough Town Hall, 10 Nickerson Avenue, Middleborough, MA; and the Town of Bridgewater, a Massachusetts Municipality with an address of Bridgewater Municipal Building, 66 Central Square, Bridgewater, MA.

RECITALS

WHEREAS, the Towns of Middleborough and Bridgewater are public entities that supply potable water for drinking, cooking, irrigation, fire suppression and other consumptive uses to the inhabitants of their respective municipalities;

WHEREAS, Bridgewater is currently experiencing a water supply emergency that is preventing it from being able to provide suitable water to some of its residents;

WHEREAS, Middleborough maintains public water supply sources that produce a sufficient supply of water to provide water to Bridgewater during the state of emergency;

WHEREAS, Middleborough and Bridgewater deem it to be in the public interest for Middleborough to supply water to Bridgewater during the state of emergency;

NOW THEREFORE, in consideration of the premises set forth above and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

AGREEMENT

1. Bridgewater shall engage, at its sole cost and expense, competent design, engineering and construction professionals to design, permit and construct an emergency interconnection to connect the Bridgewater water distribution system to the Middleborough water distribution system, at a location agreed to by both Towns' Departments of Public Works, and as approximately shown on the conceptual plan attached hereto (the "Work").
2. Middleborough hereby grants to Bridgewater, through its employees and contractors, a nonexclusive right of entry onto any public ways in the Town of Middleborough for purposes of conducting the Work; provided, however, that if the Work requires the opening of any public ways within Middleborough, Bridgewater shall obtain a Road Opening Permit from the Middleborough Department of Public Works and it shall

comply with all requirements of said permit, which may include a requirement that the way be restored to the same standard as other public ways in Middleborough.

3. In conducting the Work Bridgewater shall be responsible for obtaining all necessary permits, approvals and rights in real property as may be required by federal, state and local laws, rules and regulations, and shall maintain the same in full force and effect throughout the entire term of this Agreement.
4. Bridgewater shall be responsible for procuring the Work in accordance with the laws of the Commonwealth of Massachusetts, including but not limited to Massachusetts General Laws, Chapter 30, Section 39M and G.L. c. 149, §§ 26-27H (Prevailing Wage Law).
5. Bridgewater shall be responsible for ensuring that the Work is conducted in a good, workmanlike manner, for ensuring that the Work proceeds expeditiously and so as to minimize disruptions through road closures, and to reimburse Middleborough for any costs incurred as a result of any breach of said warranty.
6. Upon completion of the Work, each party shall own, operate, repair and maintain all waterworks facilities within the geographical borders of their respective municipalities.
7. Upon completion of the Work, Middleborough shall furnish up to a maximum of 250,000 gallons of water per day (0.25 MGD) to Bridgewater, subject to payment of applicable usage fees and in accordance with the terms and conditions set forth in the Middleborough Water Department Rules and Regulations.
8. The volume of water used by Bridgewater shall be measured by approved metering and recording devices owned by Middleborough and installed at locations mutually agreeable to the parties. Meter readings shall be taken by Middleborough on a monthly basis and a report of monthly meter readings shall be included in the quarterly billing invoice sent to Bridgewater.
9. Bridgewater shall pay for water supplied through this Agreement at a rate equal to one-and half (1.5) times the highest rate paid by Middleborough customers, as may be amended from time-to time. As of the effective date of this Agreement, Middleborough's highest rate is \$13.08 per hundred cubic feet (HCF) and Bridgewater Rates would be equal \$19.62 per HCF.
10. Bridgewater will be billed on a quarterly basis based on monthly meter readings. Any bill remaining unpaid after the thirtieth day from the due date shall bear interest at a rate of 12 percent (12%) per annum.
11. Middleborough and Bridgewater shall maintain complete and accurate books and records concerning all matters relative to this Agreement. Such records shall be open for inspection and making copies or extracts thereof to accountants and other duly authorized representatives of the other party.
12. Either party may terminate this Agreement upon ninety (90) days written notice to the other party; provided, however, that in the case of an emergency creating a threat to

public health or safety, water leaks or other emergency circumstances, maintenance as required as determined by Middleborough in its sole discretion, Middleborough may suspend water service immediately and without prior written notice. Written notice shall be provided as soon as practicable thereafter and Middleborough shall endeavor to restore service as soon as possible.

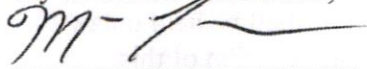
13. The term of this Agreement shall be for 90 days from the date water service begins, unless sooner terminated. This Agreement may be extended by mutual agreement of the parties; provided, however, that the total term of this Agreement, including all extensions, shall not exceed two (2) years unless a longer term agreement is approved by the voters at Middleborough Town Meeting, subject to approval by the Middleborough Town Meeting.
14. Bridgewater agrees to INDEMNIFY, DEFEND, AND HOLD HARMLESS the Town of Middleborough and/or its employees, volunteers, officials, boards, agents and representatives against any claims, demands, losses, costs, damages, liabilities and causes of action whatsoever by any person arising out of or related to this Agreement, including but not limited to any and all claims, demands, losses, costs, damages, liabilities and causes of action whatsoever arising out of or related to any loss, damage or injury, including death, that may be sustained by any person using or consuming water supplied by Middleborough.
15. This Agreement, including all documents incorporated herein by reference, constitutes the entire integrated agreement between the parties with respect to the matters described. This Agreement supersedes all prior agreements, negotiations and representations, either written or oral, and it shall not be modified or amended except by a written document executed by the parties hereto.
16. If any clause or provision of this Agreement or application thereof shall be held unlawful or invalid by a court of competent jurisdiction, no other clause or provision of this Agreement or its application shall be affected, and this Agreement shall be construed and enforced as if such unlawful or invalid clause or provision had not been contained herein.
17. Except where otherwise provided for herein, the provisions, terms and conditions of this Agreement shall be modified only by written amendment(s) to this Agreement, executed with the same formality as this Agreement.
18. No party shall assign its rights and obligations under this Agreement unless the other party consent to such assignment in writing. No party shall be required to consent to any assignment.
19. This Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts, and the parties hereto submit to the jurisdiction of any of its appropriate courts having appropriate venue for the adjudication of disputes arising out of or under this Agreement.
20. If any term or condition of this Agreement or any application thereof shall to any extent

be held invalid, illegal or unenforceable by a court of competent jurisdiction, the validity, legality and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.

21. The parties understand and acknowledge that this Agreement contains the entire agreement between them, and the terms of this Agreement are contractual and not a mere recital.
22. The parties agree that each has contributed to the drafting of this Agreement and no party shall have any part of this Agreement interpreted against that party's interests on the basis that the party drafted the language to be interpreted.
23. The parties further state that they have carefully read the foregoing Agreement and fully understand the contents thereof, and that the signatories hereto are duly authorized to sign this Agreement on behalf of the respective parties and that each signs and executes this Agreement as their free act and deed.
24. The parties agree that this Agreement may be executed in one or more counterparts, any one of which need not contain the signatures of more than one party, but all such counterparts taken together shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the respective parties hereto have caused this Agreement to be signed by them and have affixed their hands and seals on the day and year referred to above written.

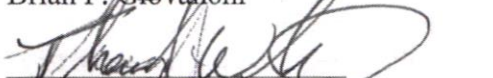
TOWN OF MIDDLEBOROUGH
By its SELECT BOARD,

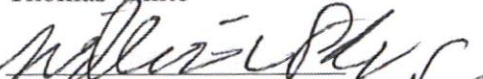


Mark A. Germain, Chair

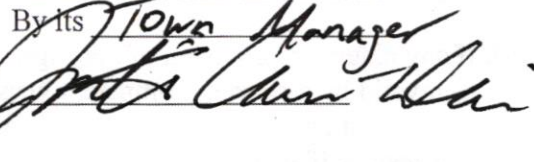

Teresa Kelly Farley, Vice Chair


Brian P. Giovannoni


Thomas White


William C. Pike Jr.

TOWN OF BRIDGEWATER

By its 



Bridgewater Town Council

Introduced By:	Kevin Perry, Councilor
Date Introduced:	7/15/2025
First Reading:	7/15/2025
Second Reading:	11/4/2025
Amendments Adopted:	11/4/2025
Third Reading:	12/3/2025
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.

Amend 3.1.1.1

VOICE VOTE FOR APPROVAL

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 building on any lot. ¹.

Footnote 1. Multiple Principal Buildings, on one lot, are permitted within the CBD-S, CBD-R, and the MBTA OVERLAY districts.

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: up to 18 units per acre in the MBTA - partial CBD-R subdistrict and up to 30 units per acre in the MBTA-Residential D district.

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.

Committee Referrals and Dispositions:

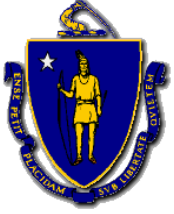
Referral(s)	Disposition(s)
• Town Council	• 7/15/25: Referred to Planning Board and Community and Economic Development Committee

VOICE VOTE FOR APPROVAL

• 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
• Town Council	• 11/4/25: Amendments made. Referred to Planning Board and Community and Economic Development Committee.
• Community & Economic Development and Planning Board Joint Meeting	• 12/3/25: Joint Public Hearing held. Planning Board voted 8-1 to not recommend. Community & Economic Development voted 2-1 to recommend.
• Special Town Council Meeting	• 12/3/25: Voted 9-0 to refer to Advertising.

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



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,

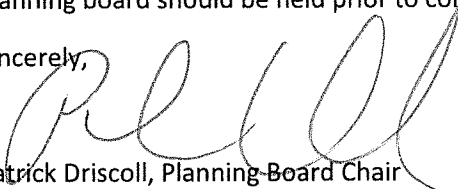
At the September 17, 2025 Planning Board meeting, after 2 continuations, the Planning Board considered the above referenced ordinance. After discussion with the CED Committee, the public, and the board, a motion was made to NOT recommend the proposed ordinance. The Planning Board voted 5 in favor and 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	
Model Inputs for Calculating Unit Yield		Input	
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	
Zoning Restrictions that Cap Unit Counts		Input	
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	
Model Inputs for Calculating Unit Yield		Input	
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	
Zoning Restrictions that Cap Unit Counts		Input	
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: 12/16/2025
First Reading: 12/16/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-038: Transfer Order – CPC Town Owned Cemetery Assessment

ORDERED, in accordance with section 6-4 of the Bridgewater Home Rule Charter, vote to appropriate \$200,000 from Historic Preservation Reserve Account (Account Number 324200) towards Town Owned cemetery restoration and assessment.

Explanation:

See CPC recommendation attached.

Committee Referrals and Dispositions:

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

Attachments: 1. Recommendation - Cemetery Assessment
 2. Historic Cemetery Assessment CPA 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

November 20, 2025

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

Re: Recommendation to Town Council – Cemetery Assessment

Dear Mr. Casanova-Davis:

In response to an application submitted by the Community Preservation via your office, dated October 14, 2025, for the assessment of town-owned cemeteries, the following motion was made by William Smith and duly seconded by Harry Bailey at the CPC's October 22nd meeting with a friendly amendment by Carlton Hunt. The motion passed unanimously with the amendment.

The motion: Move that the CPC allocate \$200k toward the cemetery restoration and assessment.

The amendment added: that the amount should come from the Historic Preservation reserve account 324200 which has a balance of \$638,070.95.

To the Town Council, care of the cemeteries was discussed by residents and included in both the 2019-2024 and the 2025-2029 CPC plans. The restoration is a phased project with the assessment being Phase 1. Depending on the results of the assessment, additional phases will be submitted to restore the cemetery stones. The discussion leading to the motion can be viewed on the meeting recording <https://youtu.be/rUt8Q4NT4uEat>, minutes 9'32"- 17'00".

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

I would appreciate it if you would let me know when the Council acts on the Order so we can prepare the award letter.

Sincerely,

Gina Guasconi, Chair
Community Preservation Committee

att: Application

cc: Josh McGraw
Johnny Loreti
Laurie Guerrini
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: 10/14/25

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.



TOWN OF BRIDGEWATER

Historic District Commission

Bridgewater, MA 02324

10 September, 2025

Dr. Carlton Hunt

Vice-Chair CPC

Town of Bridgewater

Dear Dr. Hunt:

Bridgewater is the home of ten town-controlled cemeteries, several of which are of national importance. The oldest cemetery on Summer Street was established in the early 1700s and is the burial ground of grandchildren of the original Pilgrim settlers in Plymouth. In other cemeteries in town are buried patriots from the Revolutionary War.

Though the Town mows the cemetery lawns, these cemeteries are in sore need of a major restoration and preservation as many tombstones have begun to lean and effaced by the elements of several hundred years. These cemeteries are too historically significant to be neglected any longer, and the CPC under your leadership has proposed a complete assessment of these monuments, a task that should be undertaken haste-post-haste. Once such an assessment is completed, the Town and the CPC can determine which cemeteries should be restored immediately.

The Historic District Commission enthusiastically supports such an assessment of these ten cemeteries. Though the Summer St. Cemetery, one of the town's most historical and oldest cemeteries, is not directly in the historic district, it is adjacent to properties in the district and serves as a gateway to the town's historic center. The HDC hopes that the assessment can take place soon and the restoration of these cemeteries can begin in the spring.

Thank you.

Sincerely,

William S. Smith

William S. Smith, Chair

Historic District Commission



September 17, 2025

Councilor Johnny Loretto
President
Bridgewater Town Council
66 Central Square
Bridgewater, MA 02324

Dear President Loretto,

I write today on behalf of Bridgewater State University in support of the Community Preservation Act request to fund a survey of the seven Historic Cemeteries in the Town of Bridgewater.

Bridgewater State University has a longstanding connection with the Historic First Cemetery which was initially created in 1717. Beyond sharing locations on Summer Street and Plymouth Avenue, the University's ties to the First Cemetery include hosting Historic Archives of the Town's early settlers. As recently as 2023, BSU faculty Dr. Emily Field and Dr. Jamie Hoffs led a research project funded by the University that documented the History of African American and Indigenous residents of early Bridgewater, some of whom are buried at the First Cemetery.

The work proposed by the Community Preservation Committee will help to increase awareness of the town's history and lead to potential preservation strategies for these Historic Cemeteries. Bridgewater State University looks forward to learning more about these Historic properties and supporting the goal of preserving them

Sincerely,

Frederick W. Clark, Jr., Esq.
President



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: Bridgewater Historic Cemeterie

Project Location (address and neighborhood): 66 Central Sq.

Legal Property Owner of Record: Town of Bridgewater

CPA Program Area (check all that apply):

☐ Open Space ☒ Historic Preservation ☐ Community Housing ☐ Recreation

PROJECT DESCRIPTION

Short Project Description: Assessment and restoration plan for up to 10 historic cemeteries

Estimated Start Date: 1/1/26 **Estimated Completion Date:** 12/31/26

Amount Requested: \$ 200,000 **Total Project Cost:** \$ 200,000

PROJECT CONTACT

Contact Person: Carlton D. Hunt, CPC Vice Chair

Telephone: 508 243 0638

Email: Carlton@thehunts.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

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 Town of Bridgewater (with the Town of Bridgewater for Community Preservation Funds.

Signature Justin Casanova-Davis

Date 10/14/2025

Title Town Manager



Project Application

Community Preservation Committee

Bridgewater, MA

Project Narrative

Use as much space as needed and refer to the CPC's Project Application Guidance for requirements

1. **PROJECT DESCRIPTION, TASKS, & ANTICIPATED OUTCOME:** See attached document
2. **CPC GOALS AND PRIORITIES:** Historic Preservation Goal 5. Preserve and rehabilitate outdoor
3. **COMMUNITY NEEDS:** Enhance downtown attractiveness and rehabilitate/restoration of elemen
4. **COMMUNITY SUPPORT:** List of Letters of Support

Name (committee, department, official, organization, etc.)	Date Requested	Date Submitted
BSU	August 2025	
Historic Commission	August 2025	
Historic District Commission	August 2025	Sept 10, 2025

5. **IMPLEMENTATION AND TIMELINE:** A contract for an assessment of up to ten Town contro
6. **ORGANIZATIONAL EXPERIENCE AND CAPACITY:** CPC has successfully recommended n
7. **MAINTENANCE:** None required as it is the Town's responsibility to care of these cemeteries.
8. **MULTI-YEAR PROJECTS:** The procurement will include a requirement to prioritize tr
9. See Attachments Checklist for additional required materials, if applicable and available.

APPLICANT SIGNATURE:

DATE SUBMITTED: 10/14/2025



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
\$200,000	\$200,000	\$TBD	%100

LEVERAGING FUNDING:

Sources of Funding Overview

Source <i>(private, federal, state, or local government)</i>	Amount	Status <i>(received, pending, will apply)</i>
CPC Historic Preservation Funds, Acct.324200	\$	This application
	\$	
	\$	
	\$	
	\$	

ANTICIPATED PROJECT EXPENSES: \$200,000

PROJECT COST ASSUMPTIONS: See Attachment

ACQUISITION OF AN INTEREST IN REAL ESTATE: No

BONDING AGAINST CPA FUNDS: No



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
\$200,000	\$200,000	\$TBD	100%

INCOME – OTHER SOURCES OF PROJECT FUNDING

Source (private, federal, state, or local government)	Amount	Status (received, pending, will apply)
To be determined after the assessment	\$	
	\$	
	\$	
	\$	
	\$	

SUMMARY OF PROJECT EXPENSES²

	CPA Funds	Other Funding	Total
Personnel	\$	\$	\$
Equipment	\$	\$	\$
Supplies	\$	\$	\$
Design and Contracts	\$200,000	\$	\$200,000
Construction	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$200,000	\$	\$200,000

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
Ex: Project Manager	\$5,000	\$50,000	\$55,000
Ex. Inspectional Services	\$	\$	\$
None	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Equipment³

	CPA Funds	Other Funding	Total
Ex: Furniture	\$	\$5,000	\$50,000
None	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Supplies⁴

	CPA Funds	Other Funding	Total
Ex:	\$	\$	\$
None	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
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
Assessment Contract	\$200,000	\$0	\$200,000
	\$	\$	\$
TOTAL	\$200,000	\$0	\$200,000

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
Ex: Picnic Pavilion	\$	\$50,000	\$50,000
None	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Other

	CPA Funds	Other Funding	Total
Ex: Land Acquisition	\$1,000,000	\$500,000	\$1,500,000
None	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Task based task (scope) costs identifying funding source

	CPA Funds	Other Funding	Total
Ex: Accessible Entrance	\$100,000	\$15,000	\$115,000
Ex: Accessible Elevator	\$75,000	\$0	\$ 75,000
See attachment	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$190,000

Attach Letters of support and other key documents.

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

Bridgewater's Historic Cemeteries Assessment Plan

September 2025

The Community Preservation Committee (CPC) is interested in restoration/rehabilitation of the Town owned historic cemeteries. The Massachusetts Cultural Resources Information System (MACRIS) lists fourteen(14) historic burial grounds in Bridgewater; ten (10) are under the control of the Town (see Figure 1). Restoration/rehabilitation of these historic properties necessitates a thorough understanding of the gravestone conditions, the cemetery boundary marker condition, and signage. This understanding can only be achieved through a professional assessment of the cemeteries' conditions.

The goal of the assessment is to develop budgeting estimates for the restoration/rehabilitation of gravestones, crypts, and other cemetery features. Funding the cemetery restoration assessment will address *Goal 5. Preserve and restore outdoor public historic places and public monuments, including places of Indigenous significance, such as the Titicut Conservation Area, as well as cemeteries*” articulated in the CPC’s FY2025-2029 5-Yr Plan historic preservation chapter (https://www.bridgewaterma.org/DocumentCenter/View/6019/BridgewaterCPP_Plan_FinalAsApproved_012725).

According to the CPA Coalition’s website, “*communities have appropriated over \$4.5 million of CPA funds to preserve historic burying grounds and cemeteries. CPA funded projects include a variety of preservation activities: gravestone and monument conservation; restoration of chapels and tombs; stabilization of retaining walls; surveys, inventories, and management plans; as well as rehabilitation of fencing and signage. These projects can be costly, ranging anywhere from a few thousand dollars to over \$350,000 depending on the scope of work, but in Newburyport they’ve figured out a way to bring costs down substantially.*

<https://www.communitypreservation.org/burying-grounds>. The per stone cost of restoration can range between \$100 and \$500. Any restoration must adhere to federal guidelines on historic burial ground rehabilitation/restoration.

Moving the conservation forward requires a professional assessment of Bridgewater’s historic cemeteries to develop a conservation plan and determine potential restoration costs. Historic burial ground rehabilitation/restoration plans would include cemetery specific tasks, schedules, and budgets, thus compels a systematic approach to create a cemetery condition ranking and rehabilitation needs so funding can focus on the highest to lowest restoration need. Ranking factors would include number of grave markers, their condition, and rehabilitation/restoration requirements. The assessment would include research on the history and significance of the cemetery to the Town. Preliminary evaluation factors are considered in the attached table (Figure 1). Once the ranking is complete a phased funding plan can be developed.

The following criteria were used to make a preliminary recommendation for restoration: First Use Date, Location’s Visibility, Number of Headstones, Headstone/Crypt Condition, Relevance of Interred individuals to Bridgewater’s history including founding and significant families, revolutionary soldiers, interred minority individuals, and relevance to downtown redevelopment projects.

Based on the information included in MACRIS BRD-811 and other more recent studies, the First Cemetery (MACRIS inventory BRD 811) (Figure 2 through 4) at the intersection of Summer and Plymouth St. appears to be the most documented of the Town-owned graveyards. Available information suggests from 500 to ~2,000 interments are possible since 1717. Numerous headstones are leaning, falling over, need cleaning, or may be covered with soil. Note: Many interred individuals were moved to the Mount Prospect St. cemetery when it opened.

The cemetery assessments must include a visual survey of the site, documentation of the person memorialized, characterization of each head/foot stone and crypt condition, restoration options. Examination and recommendations for restoration/rehabilitation of the graveyard boundary features such as stone walls and fences would be included. Draft and final reports detailing the assessment methodology, results and recommendations will complete the assessment. Review of prior reports on a cemetery's history such as the database for the first cemetery as discussed in the "*A Shared Past*" by John Winters, in the Fall 2023 Bridgewater State University Magazine (https://www.bridgew.edu/sites/bridgew/files/media/pdf_document/Fall2023-November14-LowRes.pdf) and other documented history would be included in the restoration report.

Many historic cemeteries have hidden features. Thus, locating underground head and foot stones or other evidence of burials may be discovered with Ground Penetrating Radar (GPR). A simpler method such as a pine flag survey conducted by volunteers or other civic or community service organizations such as Scouting organizations, while less costly, is possible but would miss evidence of below-surface soil disturbances. Recommendations for methods to assess the hidden features of the graveyards will be part of the procurement scope for budgeting purposes.

Importantly, restoration of the First Cemetery will improve the visual appeal of Bridgewater's downtown area. The restoration is consistent with Bridgewater's downtown revitalization effort which includes improvements to the "Summer St. Park" (former Mobile Station parcel) and the Bridgewater Improvement Association's Flora T. Little Park (FTLP) which are adjacent to the cemetery. The members of the BIA plan to add a fully accessible path soon. Other improvements to the area include a "Complete Streets" upgrade from Central Sq. to the railroad crossing including the Summer St./Plymouth St. intersection.

The other nine historic cemeteries are included in the evaluation for future budget planning. Based on these assessments, a phased restoration plan would be developed. The CPC/Town will also identify additional funding sources such as grants to support the restorations.

The assessment project tasks include: 1) project scope development, 2) procurement, 3) contract award, 4) cemetery assessments and 5) draft and final reports. The assessment schedule will be determined through the procurement scope and contract process. The assessment project is anticipated to take place between January 1, 2026, and December 31, 2026.

The CPC recommends a historic cemetery assessment budget of \$200K (average \$20K/cemetery). Appropriate municipal procurement processes will be followed.

MACRIS #	Name	Alternative Name	Parcel #	Bk & Pg (Cent)	Deed Date	Street Location	Earliest Death Date	Area (Sq Ft.)	Approximate # of Headstones	1984 Assessment of Art Work	Condition in 1984	Enclosure Features	Major Use Period	Most Frequent Names
BRD.811	Bridgewater Old Graveyard		34-278	NA-NA	1900-01-01	Summer St. and Plymouth St.	1717	44,388	531 (+700) [55 Revolutionary War Veterans]	See Art Assessment in BRD.811 and other extensive documentation	Poor to Good	Rubblestone "common balance wall" 1796 rebuilt in 1844	1716-1863	Washburn, Perkins, Carver, Packard
BRD.806	Trinity Church Cemetery	Old Trinity Church Cemetery	10-67	NA-NA	—	Main St. (Opposite Rowayne Park)	1748	579,348 (14.5 Ac)	75	See Art Assessment in BRD.806	Fair to Good	Deteriorating Rubblestone wall; front; fencing not present; Over looked "The Jurgury Swamp"	1748-1870	Edson
BRD.805	Jennings Hill Cemetery	Japan Cemetery	25-2	2153-093	1951-06-21	High St & Plain St.	C1750	36,600	200	See Art Assessment in BRD.805	Good	Not available in designation record	1750-1830	Hayward, Dunpho, Darling, Carr, Bolding, Mitchell
BRD.812	Vernon Street Cemetery	Alden Cemetery	117-1	NA-NA	—	Vernon St. & Cross St.	C 1750	28,000	100-150	See Art Assessment in BRD.812	Good	Low rubble stone wall	1751-1840	Wilber (Wilbar), Leach, Hayward, Fobes
BRD.808	Scotland Burial Ground		72-7	NA-NA	—	Pleasant St.	1753	2.21 Ac	400-500	See Art Assessment in BRD.808	Generally good many stones deteriorating; may be graves in the north portion (GPR may have been performed; David Moore 2025)	Rubblestone wall 3 sides and fragments of iron Greek Revival fence	1753-1850	Fobes, Keith, Leach, Bassett, Sprague, Keonard, Child, Snow, Carver, Wood, Pratt, Bosworth, Bolton, Dyer, Smith, Hill, Starr, Dunbar, Conant, Andrews
BRD.810	South Street Burial Ground	Keith Cemetery	111-6	3594-644	1970-06-02	South St. between Cross St. & Keith Place	1756	43,560 + 0.491 Ac	~500	See Art Assessment in BRD.810	Good	Rubblestone retaining wall/Granite gate posts, iron gate	1757--1850	Keith, Fobes, Wilber, Amos
BRD.804	Small Pox Cemetery	To the rear of this burial ground is the more extensive M.C.I. Bridgewater cemetery.	89-5	NA-NA	1900-01-01	Conant St. (opposite #625)	1788	38,986	~ 7 in the Smallpox enclosure; MCI Internments: "rows of simple concrete markers are located on the graves of prisoners"	See Art Assessment in BRD.804	Poor to Good	Enclosed by a wooden fence with substantial posts and wide boards	1788 -1789	Allen, Fuller, Latham
BRD.800	Hillside Cemetery	AUBURN STREET OR BENSON TOWN /CEMETERY	77-17	NA-NA	—	Auburn, near Curve St. (opposite #204 Auburn St.)	1813	33,000	150	See Art Assessment in BRD.800	Good to Excellent with a few stones toppled over	Low rubblestone walls on 3 sides; two rod and granite post fence; mid 19th century cast iron with Greek Revival motifs	1810 -1860	Allen, Whitman, Mitchell, Wood, & Washburn
BRD.803	Conant St.		89-4	NA-NA	1900-01-01	Conant St. near Flagg St.	1829	11,021	75	See Art Assessment in BRD.803	Good	Rubble stone walls	1829-1910	Leonard, Conant, Leach, Waterman, Hayward & Holmes
BRD.813	Pratt Town Burial Ground		37-121	NA-NA	1900-01-01	Walnut St. & Orange St.	C1790	27,138	100 (Includes Revolutionary War Veterans)	See Art Assessment in BRD.813	Good to Excellent	Two iron rod fences with granite posts along streets; low rubble stone walls on other sides	1830 -1870	Leonard, Hatward, Pratt, Hooper, Pope, Keith
BRD.802	Cherry Street Burial Ground	Harlow Cemetery	67-12	NA-NA	—	Cherry St.	1840	13,700	75-100	See Art Assessment in BRD.802	Good	Rubblestone walls, two rod fence with rock face granite posts	1850 -1860	Harlow & Wilber

Figure 1. Bridgewater owned historic cemetery details from MACRIS documents.

MACRIS #	Name	17th century colonizer names	First Use Date Rank	Major Use Period	Location's Visibility	Number of Headstones	Headstone/ Crypt Condition	History of Interred Individuals	Revolutionary soldiers	Minority Individuals	Relevance to Redevelopment
BRD.811	Bridgewater Old Graveyard	Y	1	1716-1863	H	550	P/G	H	55	Y	Downtown
BRD.806	Trinity Church Cemetery	N	2	1748-1870	H	75	F/G	?	?	?	N
BRD.805	Jennings Hill Cemetery	Y	3	1750-1830	M	200	G	?	?	?	N
BRD.812	Vernon Street Cemetery	N	4	1751-1840	M	150	G	?	?	?	N
BRD.808	Scotland Burial Ground	Y	5	1753-1850	H	500	G	?	?	?	N
BRD.810	South Street Burial Ground	Y	6	1757--1850	M	500	G	?	?	?	N
BRD.804	Small Pox Cemetery	Y	7	1788 -1789	L	7	P/G	?	?	?	N
BRD.800	Hillside Cemetery	Y	8	1810 -1860	L	150	G/E	?	?	?	N
BRD.803	Conant St.	Y	9	1829-1910	L	75	G	?	?	?	N
BRD.813	Pratt Town Burial Ground	y	10	1830 -1870	M	100	G/E	?	Y	?	N
BRD.802	Cherry Street Burial Ground	?	11	1850 -1860	L	100	G	?	?	?	N

Figure 2. Preliminary ranking of historic cemetery restoration priorities. Characterizations drawn from the 1984 Cemetery condition survey (MACRIS). The deeper the shade of color the higher the priority for restoration.



Figure 3. First Cemetery (1717) Summer St. Bridgewater, MA. BRD. 811

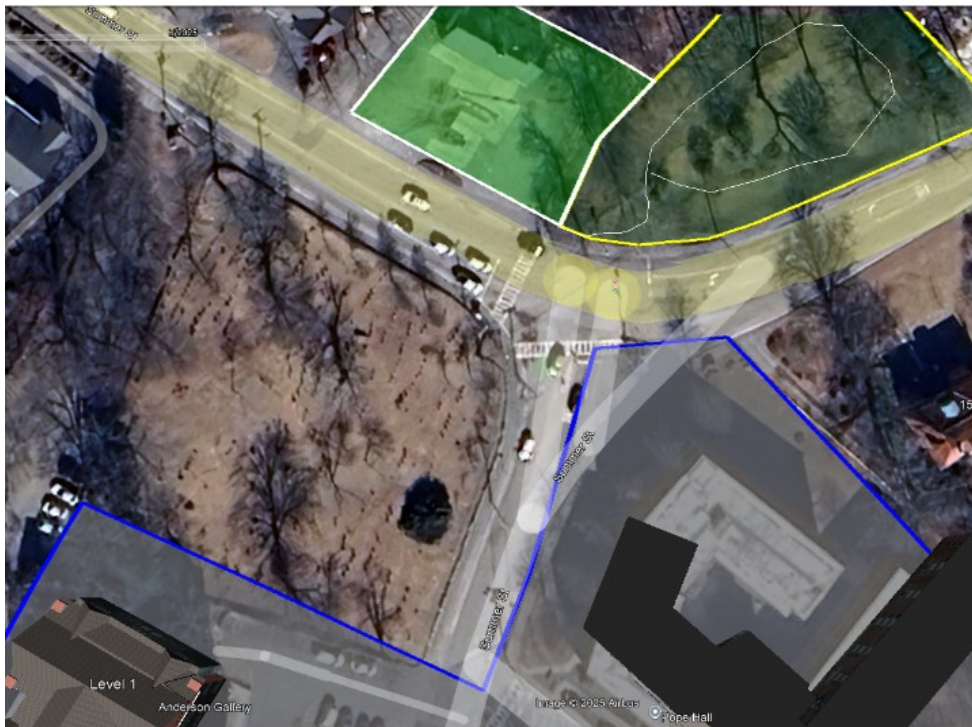


Figure 4. Aerial view 1st Cemetery and contiguous parcels Google Earth, March 2025.



Figure 5. Hillside Cemetery, Auburn St - BRD.800



Figure 8. Smallpox Cemetery, Conant St.- BRD.804



Figure 6. Cherry St. Cemetery, Cherry St. - BRD.802.



Figure 9. Figure 10. Jennings Hill Cemetery, High and Pine Ss. - BRD.805



Figure 7. Conant St. Burial Ground – Conant St. - BRD.803.



Figure 10. Jennings Hill 2023



Figure 11. Trinity Cemetery, Main St. - BRD.806



Figure 14. Pratt Town Burial Ground, Walnut and Orange St. - BRD. 813



Figure 12. South St. Cemetery, South St. - BRD.810



Figure 13. Vernon St. Cemetery Vernon St.- BRD.812



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 12/16/2025
First Reading: 12/16/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-039: Acceptance of Donation – McBee Enterprises dba McDonald's

ORDERED, that the Town Council assembled vote to

WHEREAS: Massachusetts General Laws, Chapter 44, §53A, states as follows: “An officer ... of any city or town ... may accept grants or gifts of funds from ... from the commonwealth ... or an agency thereof, ... and may expend such funds for the purposes of such grant or gift ... with the approval of the city manager and city council...;” and

WHEREAS: The Town of Bridgewater has received a Donation award from McBee Enterprises dba McDonald's for \$3,000 to the Bridgewater Police Department for Canine Love.

Now, therefore, in accordance with Chapter 44, §53A of the Massachusetts General Laws, the Town Council votes to take the following action:

ORDERED that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept and to expend the grant in accordance with stated purpose thereof.

Explanation:

McBee Enterprises dba McDonalds, has graciously donated \$3,000 to the Bridgewater Police Department for community awareness for canine love.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

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

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 12/16/2025
First Reading: 12/16/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-040: Transfer Order - Water Capital Fund Transfer

ORDERED, that the Town Council assembled vote to

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

FUND	SOURCES OF FUNDING		Amount
6200	WTR RETAINED EARNINGS	WTR Capital Outlay	<u>\$620,000.00</u>
Total			\$620,000.00
PROJECT#	USES OF FUNDING		Amount
450.38	OTHER INFRASTRUCTURE	WTR WTP High St Dehumidification	570,000
450.39	OTHER INFRASTRUCTURE	WTR Carver's Pond Dehumidifier	<u>50,000</u>
Total			\$620,000.00

Explanation:

This transfer will fund Capital Infrastructure needs at the High St Water Treatment Plant improved Dehumidification system at the plant, and also for 2 units for Carver's Pond Water Treatment Plant

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
-------------	----------------

NOT FOR ACTION - FIRST READING

REFER TO BUDGET & FINANCE AND FINANCE COMMITTEE

•	•
•	•
•	•

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 12/16/2025
First Reading: 12/16/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-041: Transfer Order - Sewer Capital Fund Transfer

ORDERED, that the Town Council assembled vote to

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

FUND	SOURCES OF FUNDING		Amount
6100	SWR RETAINED EARNINGS	SWR Capital Outlay	<u>\$ 840,000.00</u>
Total			\$ 840,000.00
PROJECT#	USES OF FUNDING		Amount
440.20	OTHER INFRASTRUCTURE	WWTP RBC#8 REPLACEMENT	340,000
WWTP#1	OTHER INFRASTRUCTURE	WWTP Phase 1 Non-SRF funding	<u>500,000</u>
Total			\$ 840,000.00

Explanation:

This transfer will fund Capital Infrastructure needs for a new RBC#8 Replacement at the Sewer Wastewater Treatment Plant and also funding of Phase 1 ongoing construction non funded by SRF funding.

Committee Referrals and Dispositions:

NOT FOR ACTION - FIRST READING

REFER TO BUDGET & FINANCE AND FINANCE COMMITTEE

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

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 12/16/2025
First Reading: 12/16/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-042: Transfer Order - General Fund Capital Plan Transfers

ORDERED, that the Town Council assembled vote to

pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate and transfer from the attached schedule Source of Funds to the attached schedule of Use of Funds.

Explanation:

This transfer will fund FY2026 Town GF Capital Outlay Expenditures

Committee Referrals and Dispositions:

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

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

Attachments:

1. SOURCES AND USES CAPITAL PLAN FY26 TOWN ORDER

FUND		SOURCES OF FUNDING	Amount
2501	AMBULANCE RRA	Town Capital - Ambulance Receipts Reserved	\$ 141,300.00
8010	CAPITAL STABILIZATION	Town Capital - Capital Outlay Fund	\$ 1,442,146.00
Total			\$ 1,583,446.00
PROJECT#	USES OF FUNDING		Amount
100.01a	TECHNOLOGY	Vehicle - Gen Gov	45,000
155.32	TECHNOLOGY	Server Room Equipment Upgrade (Academy Building)	230,000
155.45	TECHNOLOGY	Town Computer Upgrade	50,000
192.27	BLDG & BUILDING IMPROVEMENT	Library - Carpet/Flooring Replacement	25,000
192.29	BLDG & BUILDING IMPROVEMENT	Library - Windows Updated quote -DOER \$75k grant	40,000
192.42	BLDG & BUILDING IMPROVEMENT	Police Station - Seal Exterior Station Building Block	50,000
192.81	BLDG & BUILDING IMPROVEMENT	Senior Center Flooring	28,600
192.82	BLDG & BUILDING IMPROVEMENT	Library Archway Structural Review	30,000
192.83	BLDG & BUILDING IMPROVEMENT	Library Interior Railing ADA Compliance	30,000
192.84	BLDG & BUILDING IMPROVEMENT	Library Outside ADA Walkways Compliance	15,946
192.85	BLDG & BUILDING IMPROVEMENT	Library Outside Column Replacements - 6 exterior columns	68,000
210.22	MACH/EQUIP/VEHICLES	Replace 2 Police Vehicles - 1 Specialty Vehicle	270,000
210.25	BLDG & BUILDING IMPROVEMENT	Police/EMS - Town Radio Repeater/Interference	50,000
220.52	MACH/EQUIP/VEHICLES	Ambulance Supplies/outfit new Amb Equipment Dec26	141,300
220.53	MACH/EQUIP/VEHICLES	New Engine Hoses and equipment Needed for Engine 3 Oct 26	57,000
220.55	MACH/EQUIP/VEHICLES	Turnout Gear Second Set	35,100
220.54	MACH/EQUIP/VEHICLES	New Engine Hoses and equipment Needed for New Pumper June26	75,000
420.21a	MACH/EQUIP/VEHICLES	No. 2 - 18 Six Wheeler Used Plow and Sander Purchase	10,000
422.00	ROADWAY IMPROVEMENT	Roadway Improvements	200,000
630.37	BLDG & BUILDING IMPROVEMENT	Siding for Hayes Building at Legion Fields	5,000
630.43	OTHER INFRASTRUCTURE	Marathon Park Playground /Cottage St Playgrounds equipment Repl	20,000
630.44	OTHER INFRASTRUCTURE	Wood Chips/Remove Handicap Ramp/Ramp Landscape	10,000
630.45	OTHER INFRASTRUCTURE	Legion Field Fencing - Safety Issues Needs replacing ASAP	63,000
630.46	OTHER INFRASTRUCTURE	Legion Field Fencing - Yellow Fence Pipe Protectors	10,000
630.47	OTHER INFRASTRUCTURE	Legion Field Public Restroom Doors/locks & Bldg siding replacemen	24,500
Total			\$ 1,583,446.00



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 12/16/2025
First Reading: 12/16/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-043: Transfer Order - Ambulance Overtime Transfer Order

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:

<u>FUND</u>	<u>SOURCES OF FUNDING</u>	<u>ACCOUNT NO.</u>	<u>GL Description</u>	<u>Amount</u>
2501	Ambulance RRA	25015-596010	Transfer to GF	<u>\$ 150,000.00</u>
Total				\$ 150,000.00
	<u>USES OF FUNDING</u>	<u>ACCOUNT NO.</u>	<u>GL Description</u>	
100	Fire Department Salaries	02205001-513000	Fire Salaries - OT	<u>\$ 150,000.00</u>
Total				\$ 150,000.00

Explanation:

This transfer will offset EMS-related expenses in the Fire Department budget and allow for the overtime to increase minimum manning from 10 firefighters per group to 11 firefighters per group for the remainder of the fiscal year.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)

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

•	•
•	•

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 12/16/2025
First Reading: 12/16/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-044: Water System Improvements Loan Authorization

ORDERED, that the Town Council assembled vote to

ORDERED, that, \$1,500,000 is appropriated, to be expended, for the purpose of financing the design and construction of upgrades to the Town's water production, treatment and distribution system, including, but not limited to, costs of a water treatment study, well development, temporary treatment facilities, emergency tie-in facilities, constructing and reconstructing water mains and other distribution facilities, related engineering services, and the payment of all costs incidental and related thereto; that to meet this appropriation the Treasurer with the approval of the Town Manager is authorized to borrow said amount under Chapter 44, Section 7(8) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor.

Explanation:

This loan authorization would allow the DPW/Water Supply Division to fund system improvements to address water quality and capacity issues. Specifically, this loan authorization will provide funding for the procurement of water from the Town of Middleborough and for all ancillary costs associated with that purchase. In addition, provide funds to procure a temporary iron and manganese filtration system and other water distribution and treatment improvements.

The Town is actively seeking grant funds and other opportunities from the state and federal agencies.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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NOT FOR ACTION - FIRST READING
REFER TO BUDGET & FINANCE AND FINANCE COMMITTEE

Attachments: None



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 12/16/2025
First Reading: 12/16/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-045: Adoption of a 5-Year Capital Improvement Plan

ORDERED, in accordance with Charter Section 6-6 of the Bridgewater Home Rule Charter, that the Town Council assembled vote to adopt the 2026-2031 Capital Improvement Program as attached.

Explanation:

The 2026-2031 Capital Improvement Program is presented for adoption by the Council. It is a multi-year guide, but not an appropriation. The plan changes from year-to-year as revised or new items are added or amended.

Committee Referrals and Dispositions:

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

Attachments: 1. Capital Improvement Plan FY26 through FY31 Proposal

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

Proposed Capital Improvement Program



2026 - 2031

Town of Bridgewater, Massachusetts

Capital Improvement Program

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Transmittal Letter

FY2026-FY2031 Proposed Capital Budget

Justin Casanova-Davis
Town Manager

December 3, 2025

To: Town Council and Residents

It is my pleasure to submit the FY2026-2031 Capital Improvement Program (CIP). As per the Town Charter, the Town Council reviews the Proposed Capital Improvement Program, adopts it, and appropriates funds for each recommended capital project as funding becomes available.

The careful coordination between the planned acquisition of capital and the annual budget appropriation is a key component of the Town's capital program.

The Town's ability to fund capital projects largely rests on our "free cash." Very simply, free cash is the amount of funds remaining after the Town has expended the fiscal year budget. It represents the difference between general fund actual revenues and general fund actual expenses. While our team considers opportunities to improve the physical document, the focus in FY2026 again is on financing the projects themselves.

The Town seeks to fund more projects using other available funds and other funding mechanisms such as borrowing, grants, Community Preservation Act funds, tax incentive financing, and district infrastructure financing. This year, however, the ARPA funds that the Town has utilized in the past several years to fund other capital projects are not available for expenditure.

CIP Funding

The process of preparing the CIP and the FY2026 Capital Budget has remained essentially the same as in the past. Pursuant to the Council policy, Free Cash provides a recurring funding source for many capital projects. The most common alternative funding source, other than free cash, is generally municipal borrowing.

The following are explicitly authorized uses of Free Cash under the Council-adopted Free Cash Policy guidelines:

1. Meet Stabilization Fund Balance Goals
2. Meet Retirement Separation Benefit Objectives
3. Fund Projects in the Capital Improvement Program
4. Meet One-Time/Unforeseen Expenditures & Emergency Appropriation Objectives
5. Meet Current Special Use Objectives: OPEB Funding

Under these guidelines, one appropriate use of free cash is to fund the Capital Stabilization Fund and, in turn, capital projects. Financing small capital projects or equipment with debt is not considered the best practice for a community of our size. Bond rating agencies prefer to see cities and towns use a pay-as-you-go approach for smaller capital projects. The one-time nature of the funding source makes it an excellent match for one-time capital expenditures.

If, for any reason, sufficient reserves do not exist for a given year, the Town may choose alternative funding mechanisms or decide to delay project(s).

The FY 2026 Capital Program - Free Cash Context

FY2026 Adopted Free Cash	
Free Cash Certification as of 7/1/2025 \$4,297,690	
Stabilization Fund	\$1,050,000
Capital Stabilization Fund	\$2,522,690
Other Onetime /Unforeseen	\$150,000
Employment Liability	\$475,000
OPEB	\$100,000

The Free Cash Policy represents the Town’s agreed upon and principled approach to how this unpredictable or non-recurring revenue source will be used. The policy guides our decision-making process based upon sound financial planning practices and sets realistic and sustainable goals.

At the conclusion of FY26, Free Cash was certified at **\$4,297,690** million. Of the total Free Cash, **\$2,522,690** was transferred to the Capital Stabilization Fund. The FY2026 Capital Budget will require the use of **\$2,418,284** & FY27 lease obligations of **\$562,287** out of the Capital Stabilization Funds as follows before 6/30/26:

O-FY26-xxx – FY27 Capital Lease/Payment Obligations	\$562,287
O-FY26-xxx – FY26 School District BRRSD Capital	\$976,138
O-FY26-xxx – FY26 Town Capital	\$1,442,146

As a backdrop to this year’s Program the following schedule shows the use of the Free Cash certified on July 1, 2025.

The FY 2026 Capital Program - Stabilization Fund Context

The Town currently maintains a Stabilization Fund, which is the Town’s equivalent of a rainy-day fund. As a best practice, the Town will endeavor to maintain a Stabilization Fund large enough to buffer the General Fund from the impact of reduced state aid over two to five years, declining local receipts, and/or a decline in new growth. As demonstrated during the recent COVID-19 pandemic, the importance of keeping the Town’s Stabilization Fund well-funded cannot be overstated. As of 12/3/2025, the balance in the Town’s Stabilization Fund is **\$9,636,433**, and the balance in the Capital Stabilization Fund is **\$3,907,874** before the appropriations are approved. Once the books are closed for FY2026, the Free Cash certification and allocation will be addressed again for FY2027 Appropriations.

Bridgewater’s financial policy calls for reserves of between 5% and 10% of the Town’s operating budget. The Town has set a goal of at least 10%. Currently, the Town’s stabilization reserves are just slightly over 10% of the FY26 operating budget and meet the current goal. As the operating budget continues to grow at a rate of 5+% annually, the relative level of reserves will decline without additional and consistent contributions. Furthermore, the Council, in collaboration with staff, has agreed to increase the goal for our stabilization fund from 10% to 10.5%.

FY2026 - 2027 Proposed Capital Budget

The table below outlines the Town's proposed capital projects submitted for approval by the Town Council.

The proposed FY 2026 - 2027 Capital Budget totals approximately \$13.5 million, funded by Alternative Funding Sources, Capital Stabilization Fund, CPA, Chapter 90, Town/School Debt Exclusion, and any other sources of funds.

Town of Bridgewater FY 2026 - 2027 Capital Improvement Program		
Dept	Department	2026-2027
100	General Gov.	225,000
155	IT	420,000
192	Public Buildings & Property Maintenance	1,257,546
210	Police	824,000
210	Public Buildings & Property Maintenance	50,000
220	Fire	3,178,469
300	Bridgewater Middle School	732,000
300	Mitchell Elementary School	49,500
300	Williams Intermediate School	261,500
300	District Wide	377,231
300	High School	1,197,669
420	DPW Hwy	205,722
422	Roadways Construction and Maintenance	3,579,632
610	Library	307,842
630	P & R	822,500
Grand Total		13,488,611

FY2026 - 2031 Proposed Capital Budget

In terms of the Five-Year Proposed Capital budget, the tables below and on the following pages reflect the capital projects which may be brought forward for approval by the Town Council.

The proposed FY 2026 - 2031 Capital Budget totals \$71,589,696 funded by Alternative Funding Sources, Capital Stabilization Fund, CPA, Chapter 90, Town/School Debt Exclusion, and other sources of funds.

Town of Bridgewater FY 2026 - 2031 Capital Improvement Program		
Funding Requirements		
Dept	Department	2026-2031
100	General Gov.	225,000
155	IT	420,000
192	Public Buildings & Property Maintenance	3,255,546
210	Police	1,040,000
210	Public Buildings & Property Maintenance	50,000
220	Fire	4,335,138
300	Bridgewater Middle School	4,402,000
300	Mitchell Elementary School	119,500
300	Williams Intermediate School	3,896,500
300	District Wide	377,231
300	High School	3,030,969
420	DPW Hwy	454,243
420	Public Buildings & Property Maintenance	100,000
422	Roadways Construction and Maintenance	47,285,227
610	Library	307,842
630	P & R	2,290,500
Grand Total		71,589,696

It should be clearly noted that projects listed in the Capital Improvement Program for years other than FY2026 will not be authorized at this time. Projects in these “out years” serve mainly as a guide for future planning and are subject to re-analysis and further review before incorporation into a future capital budget. That process is conducted annually, as both the Capital Improvement Program (CIP) and the Capital Budget are developed in accordance with Section 6 of the Bridgewater Home Rule Charter. One of the long-term goals of Town Managers and financial staff is to, to the extent possible, fund small capital items with available funds, such as Free Cash, and avoid incurring debt for smaller capital items. Our proposed Capital plan adheres to that goal. In addition, we will continue to aggressively pursue alternative sources of funding, particularly grants and earmarks, to help offset some of the costs associated with capital projects.

This CIP document includes the Finance Team’s evaluation and recommendation of the proposed capital projects. The report serves as a reference for citizens reviewing the CIP and provides additional detail on how projects are prioritized. Interested readers are strongly encouraged to review the report.

Closing Comments

In closing, the Town continues to make strides in identifying capital needs across the Town and in improving its capital improvement planning process. Ultimately, we must grapple with limited resources to fund growing needs. I am proud of the proposed investments we have made in this CIP, including resources for the school department, investments in our senior center, library, and recreation opportunities for our community, and other vital public safety projects. Furthermore, the Town is proposing to allocate additional funds for roadway improvement projects, which we hope to annually appropriate, so we can make more significant headway in addressing our roadway infrastructure needs. The attached Capital Improvement Program and FY2026 Capital Budget continue to recognize the Town’s ongoing responsibility to maintain its capital facilities, equipment, and infrastructure, and to make the capital investments necessary to meet the service demands of our community. The Capital Improvement Program also recognizes the Town’s responsibility to limit such undertakings to a sustainable level that preserves the Town’s fiscal integrity.

I wish to extend my sincere thanks to Laurie Guerrini, our Finance Director, and the finance team, who are crucial to the development of this document. In addition, I thank our Department Heads and our hard-working staff for their assistance in developing this plan. I look forward to discussing these capital projects and the forthcoming CIP documents as we make significant investments in short- and long-term capital for our Town.

Respectfully submitted,
[Justin Casanova-Davis](#)
Town Manager

Introduction of Frequently Asked Questions

In a continuing effort to provide clear documents to our citizens, the Town has endeavored to provide a straightforward introductory section that answers the most commonly asked questions regarding capital planning in Bridgewater. The following questions and answers define terms, describe processes, and detail the needs and benefits of Bridgewater's capital planning activities.

I. What is the Capital Improvement Program?

The Capital Improvement Program (CIP) is a multi-year plan used to coordinate the financing and timing of major public improvements for the Town of Bridgewater. It contains a list of capital projects proposed for the Town within the next five-seven years and reflects the recommendations of citizens, boards, commissions, and staff from each of the Town departments. The CIP identifies each proposed project and presents a summary description, estimate of cost, method of financing, and a schedule of implementation. The Capital Improvement Program constitutes a rational plan for preserving, as well as adding to the capital assets of the Town.

II. What are Capital Assets and Capital Projects?

A capital asset is a new or rehabilitated physical asset that is of a non-recurring nature, has a useful life of at least five years, and is of significant value. Capital projects are undertaken to acquire capital assets and are differentiated from ordinary repairs or maintenance of a recurring nature. Examples of capital projects include land acquisitions, construction or major improvements to public buildings, road construction, and the acquisition of large equipment. For our purposes, projects submitted must exceed.

\$10,000 in (aggregate) value currently to qualify for inclusion in the *Town of Bridgewater's Capital Improvement Program*.

III. What is the difference between the Capital Improvement Program and the Capital Budget?

The first year of the Capital Improvement Program is a comprehensive long-term look at the capital needs throughout the Town and the Regional School District. The Capital Budget consists of those capital projects which, through the prioritization process and in accordance with the Town Charter, are annually approved and funded by the Town Council. Projects listed for subsequent years in the CIP are listed for planning purposes only, and do not receive ultimate go ahead until they are incorporated into a capital budget and approved by the Town Council.

IV. How is the Operating Budget Related to the Capital Improvement Program?

The Town of Bridgewater prepares a Capital Budget separate from the Operating Budget, yet the two are closely linked. The annual Operating Budget provides for general municipal service delivery, including personnel service costs, supplies and other contractual services, and certain capital equipment. Revenues for the Operating Budget are derived primarily from recurring taxes, intergovernmental sources, and user fees. Appropriations to the annual Operating Budget are for a single fiscal year.

In contrast, the Capital Improvement Program is a multi-year projection designed to propose expenditures which add to the physical assets of the Town. Capital projects typically require expenditures which take place beyond a single fiscal year; funding with debt because of significant costs to be shared by current and future beneficiaries; systematic acquisition over an extended period of time in order to implement major operating systems or programs; and scheduled replacement or maintenance of specific elements of physical assets. Revenues for capital projects are most often derived from the sale of municipal bonds (borrowing), State & Federal Grants (when available) or can be supported by one-time funding sources, such as donations and the capital stabilization account.

Notwithstanding the differences between the two, the Operating Budget and Capital Improvement Program are closely interwoven in as much as operating costs related to capital projects need to be estimated and provided for in the Operating Budget. Many capital projects, such new schools or new municipal buildings, have an impact on the operating costs of those facilities once they are opened. The Town's practice is to attempt to project the net effect a capital project will have on the operating budget. Maintenance and repair costs may be lower in a new facility, but it may cost more for staff to run the larger facility as well. In addition, since most large capital projects are financed through municipal debt, repayment of that debt becomes part of the operating budget and affects the Town's fiscal forecasting models. The necessity to incur some degree of debt to finance the Capital Improvement Program carries with it the burden of effectively managing that debt within the Town's financial resources.

V. Why do we need a CIP?

The CIP provides a means of coordinating and centralizing the capital project requests of various departments and agencies, thus eliminating wasteful overlap, duplication, and delay. It focuses attention on Bridgewater's goals and financial capability by comprehensively considering not only what capital projects Bridgewater needs, but equally as important, what it can afford. Additionally, the formalized process allows for a predictable timeline to study the projects, encourages public discussion of proposed undertakings, and allows Town citizens the opportunity to provide input, advice, and recommendations with respect to proposed projects and expenditures.

VI. How does Capital Programming save the Town money?

Investors and bond rating agencies stress the value of CIP for a municipality seeking to borrow funds. In fact, the five-seven-year capital program is referenced in every Offering Statement for Town of Bridgewater bonds. The absence of a rational, long-term planning instrument would weigh against the bond rating assigned to Bridgewater by rating agencies and the result would be higher interest rates on bond issues and more tax dollars going to pay for the interest on loans. Bridgewater currently enjoys a good credit rating of Aa3 by Moody's Investor Service. Thus, very real, and tangible cost savings result from the use of our Capital Improvement Program.

Another financial benefit from the capital programming process is the avoidance of poorly timed projects. Good planning can ensure that capital improvement efforts are coordinated, and costly duplication is avoided. In addition, significant savings can be accrued to taxpayers when major capital financing is coordinated so that bond issues are sold infrequently, but at good times during the economic cycle to take advantage of low interest rates. The development of a Capital Improvement Program ensures sound fiscal and capital planning.

VII. How are Capital Projects financed?

An annual appropriation is not typically included in the Operating Budget for capital expenditures as a funding source to finance select capital projects. Other financing sources for Bridgewater's capital projects include state and federal grants, free cash, other available funds, and debt. The single largest source of financing for major capital projects is borrowing through the issuance of general obligation bonds. Much like mortgaging a house, borrowing allows the Town of Bridgewater to purchase expensive capital assets and spread the costs over the useful life of the asset, thus eliminating the need to temporarily raise taxes every time a large capital asset is acquired. In addition, debt allows current and future beneficiaries to share the cost of long-term capital improvements such as new schools, libraries, or roads. All borrowing is done strictly in accordance with the Town Charter and Massachusetts General Laws (MGLs).

VIII. How is the CIP developed?

The process for preparing the FY2026-2031 Capital Improvement Program and its associated FY2026 Capital Budget is essentially the same as in past years. It involves active participation by Department Heads working in conjunction with the Finance Team. The Capital Budget is prepared in the context of a six-to-ten-year determination of need by Departments, in conjunction with the Town's overall financial capacity to affordably accommodate the required debt service payments. Projected debt service payments and budgetary impacts are forecast annually to help ensure affordability and sustainability of the Capital Improvement Program.

Proposed projects are reviewed and prioritized based upon commonly used criteria such as health and safety factors, legal obligations and mandates, fiscal impact, environmental impact, community economic effects, and aesthetic and social effects on the quality of life experienced by Bridgewater residents. Projects are also examined in terms of their relationship to other projects, the Master Plan of Development, and their compatibility with Town-wide goals and objectives.

The process can be described as an iterative cycle with several distinct procedural steps. These steps and the approximate time in which they typically occur are described below. The process is also graphically illustrated in the Capital Projects Flow Chart following this introduction.

- *Late Summer*—Following the adoption of the Town Budget Departments are provided with their previously submitted multi-year requests for review, update, and the addition of additional years' items. While requests generally remain the same as in the initial request, there are occasionally changed circumstances which necessitate alterations to the requests. This information is returned to the Town Manager and Finance Director for General Government & Enterprise Fund projects.
- *Late Autumn / Early Winter* —The Finance Team meets to review the compiled information and begin scheduled meetings with the various Departments to evaluate the projects. The Finance Team meets to review the requests of specific Departments and the needs of the overall Town organization. The preliminary debt schedules are updated, and various financial forecasts completed in order to provide context to the Capital Budget as well as the multiple year Capital Improvement Program.

- *January/February* —The Capital Budget is finalized within the parameters of the established funding target plus any available funds such as free cash or previously approved but unexpended bond proceeds. In making final decisions, the process includes a determination of actual needs, and the prioritization of need based upon:
 - legal mandate,
 - strategic alignment,
 - value to residents,
 - public safety,
 - the effect of deferral.

Projects not approved for funding are typically deferred into the next budget year.

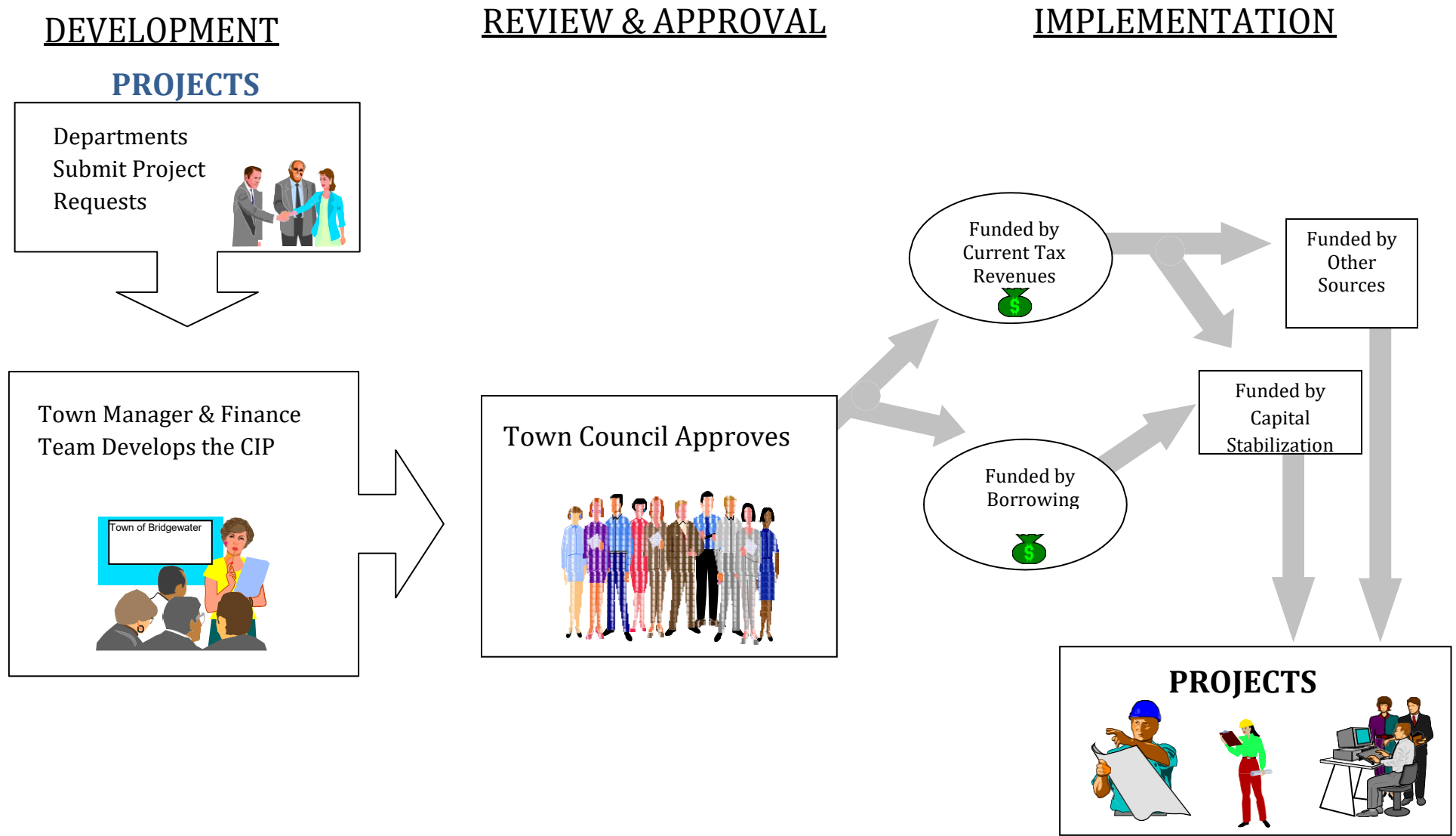
- *March* – Any recurring capital lease obligations, such as lease/purchase payments, will be submitted for Order for Council vote.
- *Late Autumn / Early Winter* – Once Free Cash is certified and allocations are approved pursuant to the Council’s Free Cash Policy, the Bridgewater-Raynham Regional District portion of the Capital Budget is presented to the Council as an Order.

Throughout the ensuing fiscal year, Town staff monitors all the approved projects, with the various Departments to ensure compliance of the approved projects and equipment. Any changes or remaining balances are closed out and recorded back to the Capital Stabilization fund. The Finance Team will reconvene with Departments to update the CIP all over again.

IX. Why must the CIP be continually updated?

The CIP must be reviewed annually by Town departments and others to ensure its effectiveness as a flexible, mid-range strategic plan that links the annual budget with our multi-year financial forecasts and the more static long-range Master Plan of Development. Each year, Town Council reviews the capital projects recommended by the Finance Team and the Town Manager through the CIP development process and approves a Capital Budget. Unfunded projects and those slated for subsequent years in the plan are acknowledged on a planning basis only and are not funded until they are incorporated into a Capital Budget and approved by the Town Council. In this respect, the CIP can be thought of as a “rolling” process because unfunded projects and those farther out in years typically move up after each year of review. However, it is important to note that each project contained in the CIP must be recommended every subsequent year and as priorities and monetary constraints change, projects may be moved up, moved back, or even eliminated from the plan. This comprehensive annual review is critical to maintaining fiscal responsibility as well as ensuring the future education, safety, and welfare of Bridgewater residents.

CAPITAL PROJECTS FLOW CHART



Capital Improvement Program – Sources and Uses

Sources

Town of Bridgewater FY 2026 - 2031 Capital Improvement Program								
AFS=Alternative Funding Source - ARPA=American Rescue Plan - ARRA=Ambulance Receipts Reserved - CH90=Chapter 90 - CPC=Community Preservation Fund - CSF=Capital Stabilization Fund - DE=Debt Exclusion - MSBA=MA School Building Authority - OAF=Other Available Funds - WD=Water Debt								
Funding Code	Funding Source	2026	2027	2028	2029	2030	2031	Grand Total
☐ AFS	Alternative Funding Source	288,400	487,842	1,700,000				2,476,242
☐ ARRA	Ambulance Receipts Reserved	141,300	185,103	185,103	95,000	95,000		701,506
☐ CH 90	Chapter 90	1,595,930	1,393,049	1,393,049	1,393,049	1,393,049	1,393,049	8,561,173
☐ CPC	Community Preservation	25,000	540,000					565,000
☐ CSF	Capital Stabilization Fund	2,418,284	6,023,050	2,284,087	596,000	611,000	146,000	12,078,421
☐ DE	Debt Exclusion		390,653	8,359,179	17,273,166	12,501,056		38,524,054
☐ MSBA	MSBA			8,333,300		320,000		8,653,300
☐ OAF	Other Available Funds			30,000				30,000
Grand Total		4,468,914	9,019,697	22,284,717	19,357,215	14,920,105	1,539,049	71,589,696

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Uses

Town of Bridgewater FY 2026 - 2031 Capital Improvement Program								
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Dept ▼	Department ▼	2026	2027	2028	2029	2030	2031	Grand Total
100	General Gov.	45,000	180,000					225,000
155	IT	280,000	140,000					420,000
192	Public Buildings & Property Maintenance	462,546	795,000	1,872,000	42,000	42,000	42,000	3,255,546
210	Police	270,000	554,000	54,000	54,000	54,000	54,000	1,040,000
	Public Buildings & Property Maintenance	50,000						50,000
220	Fire	421,800	2,756,669	606,669	275,000	275,000	-	4,335,138
300	Bridgewater Middle School	377,000	355,000	3,000,000	200,000	470,000		4,402,000
	Mitchell Elementary School	49,500			70,000			119,500
	Williams Intermediate School	206,500	55,000	3,500,000		135,000		3,896,500
	District Wide	120,545	256,686					377,231
	High School	222,593	975,076	1,833,300				3,030,969
420	DPW Hwy	10,000	195,722	98,521	50,000	50,000	50,000	454,243
	Public Buildings & Property Maintenance			100,000				100,000
422	Roadways Construction and Maintenance	1,795,930	1,783,702	9,752,227	18,666,215	13,894,105	1,393,049	47,285,227
610	Library		307,842					307,842
630	P & R	157,500	665,000	1,468,000				2,290,500
Grand Total		4,468,914	9,019,697	22,284,717	19,357,215	14,920,105	1,539,049	71,589,696
	*Roadway Infrastructure is currently under review by DPW							
	*Library Assessment completed - ADA recommended projects							
	*School not updated for 2027+							

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Projects

Town of Bridgewater FY 2026 - 2031 Capital Improvement Program							
Funding Requirements							
Funding Source	2026	2027	2028	2029	2030	2031	Grand Total
CSF - Capital Stabilization Fund	2,418,284	6,023,050	2,284,087	596,000	611,000	146,000	12,078,421
Other Cash Contributions							
AFS - Alternative Funding Sources	288,400	487,842	1,700,000	-	-	-	2,476,242
ARRA - Ambulance Receipts Reserved for Appropriation	141,300	185,103	185,103	95,000	95,000	-	701,506
CH 90 - Municiple State Grant fo Improving Public Ways	1,595,930	1,393,049	1,393,049	1,393,049	1,393,049	1,393,049	8,561,173
CPC - Community Preservation Commision (Act)	25,000	540,000	-	-	-	-	565,000
MSBA - Massachusetts School Building Authority	-	-	8,333,300	-	320,000	-	8,653,300
OAF - Other Available Funds	-	-	30,000	-	-	-	30,000
Total Other Cash Contributions	2,050,630	2,605,994	11,641,452	1,488,049	1,808,049	1,393,049	20,987,222
DE - Debt Exclusion (Debt Serviced by Tax Rate)	-	390,653	8,359,179	17,273,166	12,501,056	-	38,524,054
Total Source Requirement	4,468,914	9,019,697	22,284,717	19,357,215	14,920,105	1,539,049	71,589,696
Funding Use	2026	2027	2028	2029	2030	2031	Grand Total
General Government -Vehicles	45,000	180,000	-	-	-	-	225,000
IT	280,000	140,000	-	-	-	-	420,000
Public Buildings & Property Maintenance	462,546	795,000	1,872,000	42,000	42,000	42,000	3,255,546
Police	270,000	554,000	54,000	54,000	54,000	54,000	1,040,000
Police - Public Safety Townwide Communication	50,000						50,000
Fire	421,800	2,756,669	606,669	275,000	275,000	-	4,335,138
Bridgewater Middle School	377,000	355,000	3,000,000	200,000	470,000	-	4,402,000
Mitchell Elementary School	49,500	-	-	70,000	-	-	119,500
District Wide - % Bridgewater Varies Based on School Enrollment	120,545	256,686	-	-	-	-	377,231
High School - % Bridgewater Varies Based on School Enrollment	222,593	975,076	1,833,300	-	-	-	3,030,969
Williams Intermediate School	206,500	55,000	3,500,000	-	135,000	-	3,896,500
DPW Hwy	10,000	195,722	198,521	50,000	50,000	50,000	554,243
Roadways Construction and Maintenance (Roads/Drainage)	1,795,930	1,783,702	9,752,227	18,666,215	13,894,105	1,393,049	47,285,227
Library	-	307,842	-	-	-	-	307,842
P & R	157,500	665,000	1,468,000	-	-	-	2,290,500
Total Use Requirement	4,468,914	9,019,697	22,284,717	19,357,215	14,920,105	1,539,049	71,589,696

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Debt Programs – Debt Financing Plan

Town of Bridgewater Capital Plan Items by Asset Group - Projected Debt Requirement FY 2026 - FY2031							
			Fiscal Year				
Asset Type	Project No.	Description	2027	2028	2029	2030	Grand Total
ROADWAYS & DRAINAGE	422.15	Vernon Street Opt 2 - Pleasant to Green - Roadways			11,220,867		11,220,867
		Vernon Street Opt 2 - Pleasant to Green - Drainage			6,052,299		6,052,299
	422.27	Cross Street Opt 2 - Vernon St to South St - Roadways - Box Widening - Bike Lanes		5,402,608			5,402,608
		Cross Street Opt 2 - Vernon St to South St - Drainage		2,956,571			2,956,571
	422.28	Green Street Opt 2 - Water Main - Mill & Overlay - Roadways	353,385				353,385
		Green Street Opt 2 - Water Main - Mill & Overlay - Drainage	37,268				37,268
	422.30	Main St - Center St to Central Sq - Roadways				5,234,450	5,234,450
		Main St - Center St to Central Sq - Drainage				2,132,115	2,132,115
	422.33	Downtown Gateway Project - Roadways				5,134,490	5,134,490
	ROADWAYS & DRAINAGE Total			390,653	8,359,179	17,273,166	12,501,056
			390,653	8,359,179	17,273,166	12,501,056	38,524,054
			390,653	8,359,179	17,273,166	12,501,056	38,524,054

*Roadways and infrastructure needs beyond 2028 have not yet been updated in this plan, due to insufficient funding in place to address in past 2/3 years prioritized roadway projects listed as critical, that have been pushed out each year. There must be comprehensive funding secured to move beyond the current years as listed.

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Detail Plan by Department

Town of Bridgewater Capital Improvement Program							
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Project Funded	N	FY 2026 - FY 2031					
Dept	Department	Project N	Description	Funding Co	2026	2027	Grand Total
100	General Gov.	100.01a	Vehicle - Electric 1	AFS		45,000	45,000
			Vehicle - Electric 2 - Honda	AFS		45,000	45,000
			Vehicle - Electric 3 - MBC	AFS		45,000	45,000
			Vehicle - Electric 4 - MBC	AFS		45,000	45,000
			Vehicle - Gen Gov	CSF	45,000		45,000
General Gov. Total					45,000	180,000	225,000
Grand Total					45,000	180,000	225,000

Town of Bridgewater Capital Improvement Program FY2026-FY2031							
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		FY 2026 - FY 2031					
Balance to					Fiscal Year		
Dept	Department	Project N	Description	Funding	2026	2027	Grand Total
155	IT	155.32	Server Room Equipment Upgrade (Academy Building)	CSF	230,000		230,000
		155.45	Town Computer Upgrade	CSF	50,000		50,000
		155.47	Town Firewall Upgrade	CSF		50,000	50,000
		155.48	Town Network Switch Upgrade	CSF		60,000	60,000
		155.49	Town Computer Upgrade 3-5 year cycle	CSF		30,000	30,000
IT Total					280,000	140,000	420,000

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Project Funded (Y/N)		FY 2026- FY 2031									
Balance					Fiscal Year						
Dept	Department	Project N	Description	Funding Co	2026	2027	2028	2029	2030	2031	Grand Total
192	Public Buildings & Property Maintenance	192.01	Town Lot Parking Central Square Parking - Reconstruction	AFS			100,000				100,000
		192.06	Public Parking Garage	AFS			1,000,000				1,000,000
		192.14	Downtown Paid Parking	AFS			600,000				600,000
		192.21	Roadways Building 151 High St Upgrade	CSF		300,000					300,000
		192.22	Senior Center Parking Lot Repair and Repave	CSF			100,000				100,000
		192.27	Library - Carpet/Flooring Replacement	CSF	25,000						25,000
		192.29	Library - Windows Updated quote -DOER \$75k grant	AFS	75,000						75,000
		192.29	Library - Windows Updated quote -DOER \$75k grant	CSF	40,000						40,000
		192.41	Police Station - Expanded Parking	CSF		250,000					250,000
		192.42	Police Station - Seal Exterior Station Building Block	CSF	50,000						50,000
		192.50	Electric Vehide Charging Stations Phase III (Library)	OAF			30,000				30,000
		192.62	Historical Archive/Museum	CSF		175,000					175,000
		192.79	Town River Landing - Pavilion Project 80 Spring St	AFS	100,000						100,000
		192.81	Senior Center Flooring	CSF	28,600						28,600
		192.82	Library Archway Structual Review	CSF	30,000						30,000
		192.83	Library Interior Railing ADA Compliance	CSF	30,000						30,000
		192.84	Library Outside ADA Walkways Compliance	CSF	15,946						15,946
		192.85	Library Outside Column Replacements - 6 exterior columns	CSF	68,000						68,000
		300.00	Old High School Purchase (7 of 12) 1-7@70,000 5@42,000	CSF		70,000					70,000
		300.00	Old High School Purchase (8 of 12) 1-7@70,000 5@42,000	CSF			42,000				42,000
		300.00	Old High School Purchase (9 of 12) 1-7@70,000 5@42,000	CSF				42,000			42,000
		300.00	Old High School Purchase (10 of 12) 1-7@70,000 5@42,000	CSF					42,000		42,000
		300.00	Old High School Purchase (11 of 12) 1-7@70,000 5@42,000	CSF						42,000	42,000
Public Buildings & Property Maintenance Total					462,546	795,000	1,872,000	42,000	42,000	42,000	3,255,546

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Project Funded (Y/N)		FY 2026 - FY 2031									
Balance to					Fiscal Year						
Dept	Department	Project N	Description	Funding Co	2026	2027	2028	2029	2030	Grand Total	
210	Police	210.22	Replace 2 Police Vehicles - 1 Specialty Vehicle	CSF	270,000					270,000	
		210.24	Replacement of Tasers Five Year Financing 5 of 5	CSF			54,000			54,000	
			Replacement of Tasers Five Year Financing 3 of 5	CSF				54,000		54,000	
			Replacement of Tasers Five Year Financing 4 of 5	CSF					54,000	54,000	
			Replacement of Tasers Five Year Financing 1 of 5	CSF		54,000				54,000	
		210.23	Replace RMS_CAD system Computer Aided Dispatch- R	CSF		500,000				500,000	
Police Total					270,000	554,000	54,000	54,000	54,000	986,000	
	Public Buildings & Property Maintenance	210.25	Police/EMS - Town Radio Repeater/Interference	CSF	50,000					50,000	
Public Buildings & Property Maintenance Total					50,000					50,000	
220	Fire	220.32	Ambulance (A1) Five Year Lease 4 of 5	ARRA		90,103				90,103	
			Ambulance (A1) Five Year Lease 5 of 5	ARRA			90,103			90,103	
		220.34	Ambulance (A1) 2026 F550 Five Year Lease 3 of 5	ARRA			95,000			95,000	
			Ambulance (A1) 2026 F550 Five Year Lease 4 of 5	ARRA				95,000		95,000	
			Ambulance (A1) 2026 F550 Five Year Lease 5 of 5	ARRA					95,000	95,000	
			Ambulance (A1) 2026 F550 Five Year Lease 2 of 5	ARRA		95,000				95,000	
		220.35	SUV/Comand Vehicle (Vin # 5780)	CSF		75,000				75,000	
		220.36	SUV/Comand Vehicle (Vin # 0048)	CSF			75,000			75,000	
		220.44	Tower - Aerial Ladder Truck 2 of 10(Financing/Leasing/A	CSF			-			-	
			Tower - Aerial Ladder Truck 3 of 10(Financing/Leasing/A	CSF				-		-	
			Tower - Aerial Ladder Truck 4 of 10(Financing/Leasing/A	CSF					-	-	
			Tower - Aerial Ladder Truck 1 of 10(Financing/Leasing/A	CSF		2,150,000				2,150,000	
		220.45	Engine 3 Leasing 4/5	CSF		166,566				166,566	
			Engine 3 Leasing 5/5	CSF			166,566			166,566	
		220.50	Typhoon Pumper Truck 2026 3/5	CSF			180,000			180,000	
			Typhoon Pumper Truck 2026 4/5	CSF				180,000		180,000	
			Typhoon Pumper Truck 2026 5/5	CSF					180,000	180,000	
			Typhoon Pumper Truck 2026 2/5	CSF		180,000				180,000	
		220.52	Ambulance Supplies to outfit new Ambulance Equipme	ARRA	141,300					141,300	
		220.53	New Engine Hoses and equipment Needed for Engine 3	CSF	57,000					57,000	
		220.54	New Engine Hoses and equipment Needed for New Pui	AFS	113,400					113,400	
			New Engine Hoses and equipment Needed for New Pui	CSF	75,000					75,000	
		220.55	Turnout Gear Second Set	CSF	35,100					35,100	
Fire Total					421,800	2,756,669	606,669	275,000	275,000	4,335,138	
Grand Total					741,800	3,310,669	660,669	329,000	329,000	5,371,138	

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Project Funded	(Multiple Items)					FY 2026 - FY 2031						
Balance to						Fiscal Year						
Dept	Department	Project N	Description	Funding Co		2026	2027	2028	2029	2030	Grand Total	
300	Bridgewater Middle School	300.01	BMS Replace 2 Air Handling Units - Fall 2022	CSF			85,000				85,000	
		300.05	BMS Upgrade HVAC Controls	CSF					200,000		200,000	
		300.06	BMS ADA Improvements and Repairs Walks	CSF			25,000				25,000	
		300.08	BMS Replace All Windows MSBA	MSBA				3,000,000			3,000,000	
		300.09	BMS Replace Existing Generator - 1960	CSF			125,000				125,000	
		300.12	BMS Resurface 4 Tennis Courts and add 1 New* - Under review	MSBA						320,000	320,000	
		300.14	BMS FIRE PANEL UPGRADE - Under Review	CSF						150,000	150,000	
		300.15	BMS Upgrade Elevator Conveying System	CSF			65,000				65,000	
		300.16	BMS Upgrade Generator Electrical	CSF			45,000				45,000	
		300.60	BMS Chromebook Cart - Hardware - Mobile Classroom	CSF			10,000				10,000	
		300.90	BMS Riding Auto Scrubber	CSF		17,000					17,000	
		300.91	BMS Update key cards/access control system to door 12	CSF		10,000					10,000	
		300.92	BMS fencing around field along parking lot	CSF		20,000					20,000	
		300.93	BMS Reconstruct curbing and relocate crosswalk	CSF		20,000					20,000	
		300.94	BMS Install New building water filtration system	CSF		200,000					200,000	
		300.95	BMS Auditorium projector and screen	CSF		100,000					100,000	
		300.96	BMS Auto Scrubber	CSF		10,000					10,000	
	Bridgewater Middle School Total					377,000	355,000	3,000,000	200,000	470,000	4,402,000	
	Mitchell Elementary School	300.44	MES crack fill, seal coat and restripe all lots	CSF					70,000		70,000	
		300.80	MES Storage Unit (#4)	CSF		15,000					15,000	
		300.81	MES Replace Chrombooks in card (30) x2	CSF		20,000					20,000	
		300.82	MES Commercial stand-on zero turn mower	CSF		14,500					14,500	
	Mitchell Elementary School Total					49,500			70,000		119,500	
	Williams Intermediate School	300.46	WIS Install Asphalt Rear of Building - Under Review	CSF						135,000	135,000	
		300.47	WIS Upgrade Fire Panel - Under Review	CSF			55,000				55,000	
		300.48	WIS Correct Leaking windows and roof - Under Review	MSBA				3,500,000			3,500,000	
		300.83	WIS Install Mini-split to Replace current floor model a/c	CSF		7,500					7,500	
		300.84	WIS Replace Chromebooks in cart (30) x2	CSF		20,000					20,000	
		300.85	WIS Rebuild 2 of 4 Boilers Chambers	CSF		80,000					80,000	
		300.86	WIS Lighting Controls / LED Lighting Upgrades	CSF		45,000					45,000	
		300.87	WIS Replace/Repair Intercom system	CSF		27,500					27,500	
		300.88	WIS Replace/Repair Entrance door hardware/Camera system	CSF		12,000					12,000	
		300.89	WIS Storage Unit (#4)	CSF		14,500					14,500	
	Williams Intermediate School Total					206,500	55,000	3,500,000		135,000	3,896,500	

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Town of Bridgewater Capital Improvement Program

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Project Funded (Multiple Items) **FY 2026 - FY 2031**

Balance to					Fiscal Year					
Dept	Department	Project N	Description	Funding Co	2026	2027	2028	2029	2030	Grand Total
	District Wide	300.23	DW Replace Metal Exterior Grounds shop	CSF		76,388				76,388
		300.20	DW Replace Bobcat	CSF		64,166				64,166
		300.21	DW Replace Shop Roof	CSF		91,665				91,665
		300.63	DW Replace Central office Staff Laptops	CSF	12,332					12,332
		300.64	DW Computers (40)	CSF		24,468				24,468
		300.10	DW Install mini split system replacmt window/units Central O	CSF	49,328					49,328
		300.10	DW Design and upgrade the Central Office entrance way Centr	CSF	18,498					18,498
		300.10	DW Storage units (#5 #6) DW	CSF	28,980					28,980
		300.11	DW Fisher 2.5 Poly caster spreader - DW	CSF	5,241					5,241
		300.11	DW Security camera federation DW	CSF	6,166					6,166
	District Wide Total				120,545	256,686				377,231
	High School	300.24	HS New Parking by Stadium - Pending Study	CSF		61,110				61,110
		300.26	HS HVAC Terminal & Packaging Units	MSBA			1,833,300			1,833,300
		300.28	HS LED Lighting Upgrades	CSF		152,775				152,775
		300.29	HS Replace Boiler No. 1	CSF		67,287				67,287
		300.30	HS Replace Boiler No. 2	CSF		52,555				52,555
		300.31	HS Replace Boiler No. 3	CSF		46,444				46,444
		300.32	HS Replace Boiler No. 4	CSF		46,444				46,444
		300.33	HS Replace Boiler No. 5	CSF		52,555				52,555
		300.34	HS Replace HVAC Controls	CSF		415,548				415,548
		300.39	HS Replace Remaining 20% of Sprinkler Heads	CSF		45,833				45,833
		300.45	HS Ride on Scrubber	CSF		10,083				10,083
		300.66	HS Printers	CSF		6,111				6,111
		300.68	HS Large Instructional Classroom - AV	CSF		18,333				18,333
		300.10	DW Replace Movers (wrestling) High School	CSF	16,032					16,032
		300.10	DW Ventrac 4500 w/attachments - DW	CSF	52,411					52,411
		300.11	DW Replace Network Closet UPS - HS	CSF	24,664					24,664
		300.11	DW Replace data Center UPS - HS	CSF	12,332					12,332
		300.97	DW Storage Unit (3#1's #4 and #5) High School	CSF	33,913					33,913
		300.98	DW Replace remaining Sprinkler Heads High School	CSF	55,494					55,494
		300.99	DW Replace Carpet in Guidance Suite High School	CSF	27,747					27,747
	High School Total				222,593	975,076	1,833,300			3,030,969
300 Total					976,138	1,641,762	8,333,300	270,000	605,000	11,826,200

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Town of Bridgewater Capital Improvement Program

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Project Funded		N		FY 2026 - FY 2031							
Dept	Department	Project N	Description	Funding	2026	2027	2028	2029	2030	2031	Grand Total
420	DPW Hwy	420.09	John Deer Loader - Lease Payment 4 of 5	CSF		48,521					48,521
			John Deer Loader - Lease Payment 5 of 5	CSF			48,521				48,521
		420.13	No. 2 - 24 Six Wheeler - Lease Payment 5 of 5	CSF		48,601					48,601
		420.14	No. 2 - 26 Six Wheeler - Lease Payment 5 of 5	CSF		48,601					48,601
		420.21	No. 2 - 18 Six Wheeler - Lease Payment 1 of 5	CSF		50,000					50,000
			No. 2 - 18 Six Wheeler - Lease Payment 2 of 5	CSF			50,000				50,000
			No. 2 - 18 Six Wheeler - Lease Payment 3 of 5	CSF				50,000			50,000
			No. 2 - 18 Six Wheeler - Lease Payment 4 of 5	CSF					50,000		50,000
			No. 2 - 18 Six Wheeler - Lease Payment 5 of 5	CSF						50,000	50,000
			420.21a	No. 2 - 18 Six Wheeler Used Plow and Sander Pur	CSF	10,000					
DPW Hwy Total					10,000	195,722	98,521	50,000	50,000	50,000	454,243
	Public Building	192.13	Shade Tree Management Program	CSF			100,000				100,000
Public Buildings & Property Maintenance Total							100,000				100,000
Grand Total					10,000	195,722	198,521	50,000	50,000	50,000	554,243
Dept	Department	Project	Description	Funding	2026	2027	2028	2029	2030		Grand Total
422	Roadways	422.15	Vernon Street Opt 2 - Pleasant to Green - Roadways	DE					11,220,867		11,220,867
			Vernon Street Opt 2 - Pleasant to Green - Drainage	DE					6,052,299		6,052,299
			Vernon Street Opt 2 - Pleasant to Green - Water	WD					2,145,564		2,145,564
		422.30	Main St - Center St to Central Sq - Roadways	DE						5,234,450	5,234,450
			Main St - Center St to Central Sq - Drainage	DE						2,132,115	2,132,115
			Main St - Center St to Central Sq - Water Lines	WD						2,059,463	2,059,463
		422.33	Downtown Gateway Project - Roadways	DE						5,134,490	5,134,490
		422.34	Chpt. 90 - Roadways Resurfacing & Repair	CH 90		1,393,049	1,393,049	1,393,049	1,393,049		5,572,195
		422.27	Cross Street Opt 2 - Vernon St to South St - Roadways - Box Widening - Bike Lanes	DE			5,402,608				5,402,608
			Cross Street Opt 2 - Vernon St to South St - Drainage	DE			2,956,571				2,956,571
			Cross Street Opt 2 - Vernon St to South St - Water Lines	WD			2,397,312				2,397,312
		422.28	Green Street Opt 2 - Water Main - Mill & Overlay - Roadways	DE		353,385					353,385
			Green Street Opt 2 - Water Main - Mill & Overlay - Drainage	DE		37,268					37,268
			Green Street Opt 2 - Water Main - Mill & Overlay - Water Lines	WD		813,700					813,700
		422.35	Winter St Drainage - Roadway Construction	CH 90	1,595,930						1,595,930
		422.00	Roadway Improvements	CSF	200,000						200,000
Roadways Construction and Maintenance Total					1,795,930	2,597,402	12,149,540	20,811,779	15,953,568	53,308,218	

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Town of Bridgewater Capital Improvement Program

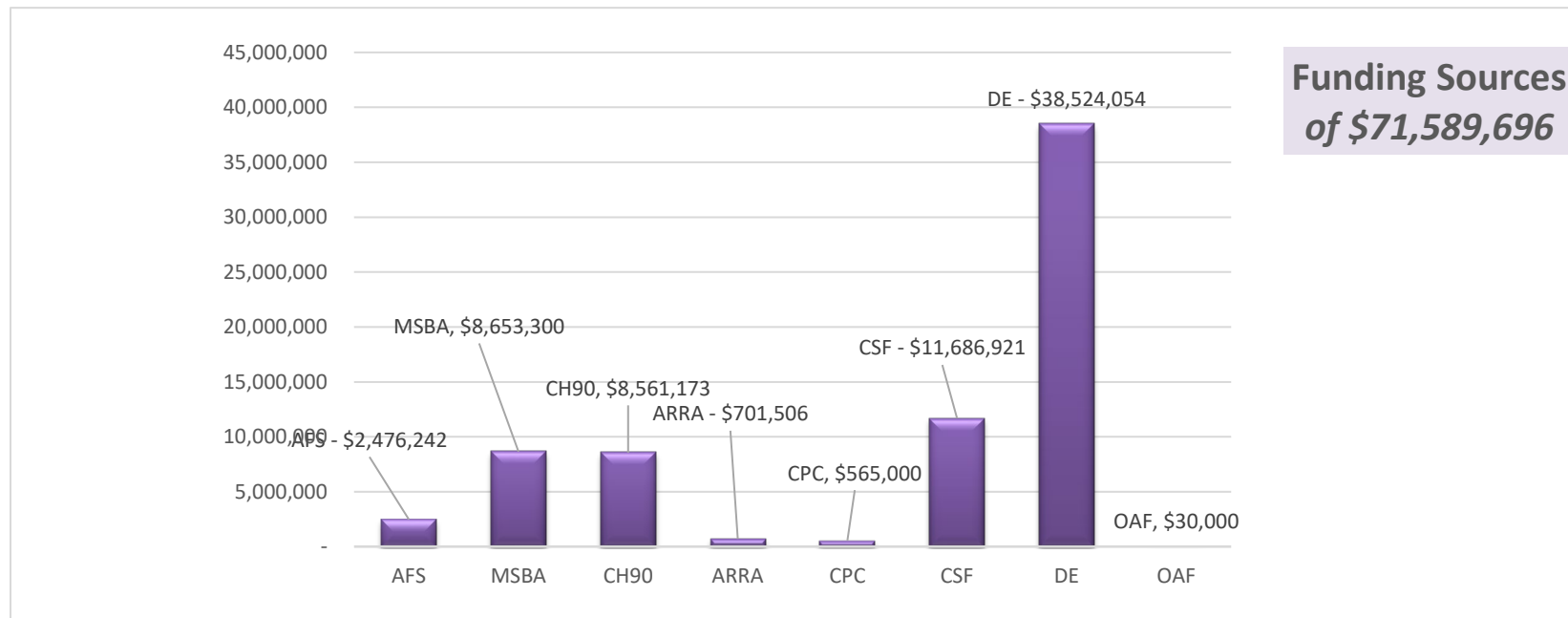
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Project Funded (Y/N)		FY 2026 - FY 2031							
Balance to						Fiscal Year			
Dept	Department	Project N	Description	Funding Co	2026	2027	2028	Grand Total	
610	Library	610.07b	Town Records Management/Digitization-Phase 2	AFS		307,842		307,842	
	Library Total					307,842		307,842	
630	P & R	630.15	Dump Truck with Plow	CSF		90,000		90,000	
		630.18	Dog Park	CPC		40,000		40,000	
		630.31	Replace Kabota Tractor	CSF			85,000	85,000	
		630.32	Remove & Replace Tufts Building	CSF		35,000		35,000	
		630.33	Legion Field Parking lot Paving	CSF			184,000	184,000	
		630.34	Carver's Pond Parking lot Paving	CSF			18,000	18,000	
		630.35	Scotland Park Field Vernon Parking lot Paving	CSF			265,000	265,000	
		630.36	Path from Cottage St Ramp to Snack Shack & Bldg Cement Pat	CSF			9,000	9,000	
		630.37	Siding for Hayes Building at Legion Fields	CSF	5,000			5,000	
		630.39	Path - Cement Paving Roadway to Tufts Building at Legion Fiel	CSF			83,000	83,000	
		630.40	Path - Cement Paving roadway to Girls Softball Field - 29,000 s	CSF			213,000	213,000	
		630.41	Marathon Park Playground Parking lot Paving	CSF			475,000	475,000	
		630.42	Cottage St Parking Lot Paving and Walkway path	CSF			136,000	136,000	
		630.43	Marthon Park Playground and Cottage St Playgrounds equipm	CSF	20,000			20,000	
		630.44	Wood Chips/Remove Handicap Ramp/Ramp Landscape	CSF	10,000			10,000	
		630.45	Legion Field Fencing - Safety Issues Needs replacing ASAP	CSF	63,000			63,000	
		630.46	Legion Field Fencing - Yellow Fence Pipe Protectors	CSF	10,000			10,000	
		630.47	Legion Field Public Restroom Doors/locks & Bldg siding replac	CSF	24,500			24,500	
		630.48	BMS Multi Functional Fields - Phase I Engineering	CPC	25,000			25,000	
		630.48	BMS Multi Functional Fields - Phase 2	CPC		500,000		500,000	
	P & R Total				157,500	665,000	1,468,000	2,290,500	
Grand Total					157,500	972,842	1,468,000	2,598,342	

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Plan by Funding Source

Town of Bridgewater FY 2026 - 2031 Capital Improvement Program								
AFS=Alternative Funding Source - ARPA=American Rescue Plan - ARRA=Ambulance Receipts Reserved - CH90=Chapter 90 - CPC=Community Preservation Fund - CSF=Capital Stabilization Fund - DE=Debt Exclusion - MSBA=MA School Building Authority - OAF=Other Available Funds - WD=Water Debt								
Funding Code	Funding Source	2026	2027	2028	2029	2030	2031	Grand Total
AFS	Alternative Funding Source	288,400	487,842	1,700,000				2,476,242
ARRA	Ambulance Receipts Reserved	141,300	185,103	185,103	95,000	95,000		701,506
CH 90	Chapter 90	1,595,930	1,393,049	1,393,049	1,393,049	1,393,049	1,393,049	8,561,173
CPC	Community Preservation	25,000	540,000					565,000
CSF	Capital Stabilization Fund	2,418,284	6,023,050	2,284,087	596,000	611,000	146,000	12,078,421
DE	Debt Exclusion		390,653	8,359,179	17,273,166	12,501,056		38,524,054
MSBA	MSBA			8,333,300		320,000		8,653,300
OAF	Other Available Funds			30,000				30,000
Grand Total		4,468,914	9,019,697	22,284,717	19,357,215	14,920,105	1,539,049	71,589,696



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Finance Team Comments

The key role of the Finance Team is to review all submitted projects included in the Capital Improvement Program, comment upon their viability and make its final recommendations, which includes consideration for the use of Town Debt. These guidelines below are used to assist the Town in determining how much debt can safely be incurred, and are consistent with those recommended by the Massachusetts Department of Revenue, namely:

- Determine debt that can be incurred without jeopardizing credit standing and causing financial hardship.
- Incorporate affordability guidelines for expenditures.
- Include review of the Capital Improvement Program; and
- Indicate appropriate uses for and acceptable amounts of debt.

The Finance Team has reviewed the projects included in the five-year Capital Program at meetings held with the various departments proposing these projects. At these meetings, department heads presented information and data to justify the need, cost, and implementation timeframe for the projects. It is the strong opinion of the Finance Team that for the Capital Improvement Program to be an effective tool for managing the Town's capital investment, department heads must have confidence that their submitted projects will be implemented within the timeframe planned in the Program. The Finance Team recognizes that the municipal administration has worked hard to anticipate capital needs, submit projects into the Plan, and distribute those projects over the five-year planning period.

At this writing, debt service projections and metrics were not yet finalized but conservative preliminary estimates indicate that the Program will be well within the guidelines set forth for Credit Standing and Affordability.

Subject to analysis and compliance with Debt guidelines, and to comments and recommendations made herein for specific capital projects proposed for the upcoming fiscal year, we are pleased to recommend this Capital Improvement Program as an effective tool for managing the Town's finances with respect to Capital Projects for the next five years.



Bridgewater Town Council

Introduced By: Sean Kennedy, Councilor
Johnny Loreti, Councilor
Paul Murphy, Councilor

Date Introduced: 12/16/2025

First Reading: 12/16/2025

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Resolution R-FY26-006: A Resolution of the Bridgewater Town Council in Support of the Letter to Governor Healey and the Massachusetts Legislature Regarding the Urgent Need for Municipal Aid, Infrastructure Investment, and State Partnership

WHEREAS, the Bridgewater Town Council, as the elected legislative body of the Town of Bridgewater, is charged with safeguarding the health, safety, and well-being of its residents; and

WHEREAS, municipalities across the Commonwealth, including Bridgewater, are confronting a growing fiscal crisis marked by rising operational costs, aging infrastructure, and a long-term decline in the real value of state-provided unrestricted local aid; and

WHEREAS, Bridgewater faces unique and disproportionate burdens as the host community for multiple major state institutions, including the Department of Correction complex, Bridgewater State University, MBTA rail infrastructure, and the Massachusetts Firefighting Academy, without receiving commensurate state support for the increased demand placed on local roads, emergency services, water systems, and municipal operations; and

WHEREAS, the Town has experienced significant water quality challenges, exceeding PFAS and manganese counts, widespread discoloration complaints, and, most recently, a state-declared Water Supply Emergency requiring emergency interconnection measures; and

WHEREAS, these challenges are no longer abstract concerns but lived experiences that directly affect the health, safety, and daily life of Bridgewater residents; and

WHEREAS, the Bridgewater Town Council is committed to uplifting the voices of residents, ensuring their concerns are heard clearly at every level of government, and advocating for the meaningful structural changes necessary to restore public trust and improve quality of life; and

WHEREAS, the Council's letter to Governor Maura Healey and the Members of the Massachusetts

NOT FOR ACTION - FIRST READING

Legislature accurately reflects the urgent needs of Bridgewater and the Commonwealth’s municipalities, and articulates the critical importance of restoring local aid, modernizing PILOT reimbursements, strengthening infrastructure investment, and supporting the essential services upon which residents rely;

NOW, THEREFORE, BE IT RESOLVED, that the Bridgewater Town Council hereby formally endorses and adopts the letter attached to the Governor and Legislature as an official statement of the Town’s priorities, concerns, and expectations for state partnership; and

BE IT FURTHER RESOLVED, that the Bridgewater Town Council affirms its unwavering commitment to amplifying the voices of Bridgewater residents, ensuring their lived experiences and urgent needs guide local and statewide decision-making; and

Committee Referrals and Dispositions:

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

Attachments: 1. State Letter

Johnny Loreti
Councilor-At-Large
President

Mary McGrath
Councilor-At-Large
Vice President

Mark Linde
District 2 Councilor

Adelene Ellenberg
Councilor-At-Large

Town of Bridgewater

OFFICE OF THE TOWN COUNCIL



Sonya Striggles
District 1 Councilor

Marilee Hunt
Councilor-At-Large

Dr. Kevin Perry
Councilor-At-Large

Sean Kennedy
District 3 Councilor

Paul Murphy
Councilor-At-Large

December 3, 2025

The Honorable Maura Healey

Governor of Massachusetts
State House
24 Beacon Street
Boston, MA 02133

The Honorable Members of the Massachusetts Legislature

State House
24 Beacon Street
Boston, MA 02133

Dear Governor Healey and Members of the Legislature,

We write to you on behalf of the residents of Bridgewater, and in solidarity with cities and towns across the Commonwealth, to express urgent concern about the growing fiscal crisis facing municipalities. As you know, the Massachusetts Municipal Association, in partnership with the Center for State Policy Analysis at Tufts University, recently released a report warning that communities are confronting a “perfect storm” of rising costs, shrinking purchasing power, and inadequate state support. The findings of that report reflect precisely what we are experiencing every day at the local level.

While state spending has grown an average of 2.8 percent per year since 2010 after adjusting for inflation, municipal budgets, restricted by state law, revenue limits, and Proposition 2½, have increased by only 0.6 percent annually. At the same time, Unrestricted General Government Aid, the most essential source of flexible local revenue, has lost 25 percent of its real value since 2002. Cities and towns cannot raise income or sales taxes, and nearly three-quarters of municipalities are now operating at 95 to 99 percent of their levy limit. This means there is almost no room left to

accommodate inflation, rising utility costs, unfunded mandates, or the true cost of essential municipal services.

The direct result is that communities like Bridgewater are forced into impossible decisions. Our schools are expected to do more with less, even as student needs increase. Our police and fire departments struggle to keep pace with demand. Our roadways are deteriorating faster than we can repair them. Our water and sewer systems, fundamental public health necessities, face infrastructure challenges that we do not have the fiscal flexibility to resolve. These are not abstract budget lines. They are real impacts felt by residents, families, and businesses every day.

Public safety funding constraints are especially visible in fire and emergency medical services. Bridgewater must maintain full 24-hour readiness for fires, rescues, hazardous materials incidents, and medical emergencies regardless of call volume, yet medical transport billing offsets only a small portion of that cost. The majority of fire and EMS spending reflects the fixed cost of readiness, not transport, and it receives no proportional state reimbursement, even as the town provides full structural fire and emergency protection to Bridgewater State University and other large state facilities served by the municipal water system.

Bridgewater carries a burden that few municipalities shoulder. We host one of the largest Department of Correction complexes in the Commonwealth, which includes Old Colony Correctional Center, the Massachusetts Treatment Center, Bridgewater State Hospital, and a wide range of supporting operations such as maintenance facilities, administrative buildings, and utility infrastructure spread across hundreds of acres. In addition, Bridgewater is home to Bridgewater State University, MBTA rail infrastructure, and a regional campus of the Massachusetts Firefighting Academy. These facilities all serve important statewide functions, and we take pride in supporting them. However, their combined scale places significant strain on our roads, public safety readiness, emergency response capacity, and core municipal services. Yet the support we receive from the state does not adequately reflect the true cost these facilities impose on our community.

These structural funding limitations are no longer abstract in Bridgewater. In 2024 and 2025, the town faced drinking water quality violations tied to PFAS and elevated manganese and widespread discolored water complaints, culminating in a state-declared Water Supply Emergency in December 2025 and a temporary 90-day emergency interconnection with the Town of Middleborough to stabilize supply, refill storage, and support system flushing while long-term infrastructure solutions remain unfunded and unresolved.

The severity of Bridgewater's infrastructure and public safety constraints is inseparable from the fiscal imbalance created by hosting large state institutions without proportional compensation. While the Commonwealth provides Payments in Lieu of Taxes for certain state-owned properties, the level of reimbursement Bridgewater receives does not reflect the true scale of the operational,

public safety, roadway, and infrastructure demands generated by major state facilities located within the town. As a result, Bridgewater is required to absorb the downstream costs of statewide institutional operations through its local tax base. Strengthening and modernizing the PILOT framework is therefore not simply a matter of equity, but a necessary step to prevent the continued transfer of statewide costs onto individual host communities.

Absent immediate state partnership through both unrestricted municipal aid and targeted capital investment, Bridgewater will remain unable to fully remediate PFAS, manganese, and system capacity failures, placing residents at continued risk while critical treatment, transmission, and storage upgrades remain structurally unfunded.

It is time for the Commonwealth to re-evaluate its approach to municipal aid and to recognize that local governments cannot sustain essential services without meaningful state partnership. First and foremost, unrestricted municipal aid must increase significantly to restore the buying power cities and towns have lost. Local aid must once again keep pace with inflation and with the real cost of municipal operations. Communities also need meaningful assistance to repair roads, maintain water systems, fund public safety, and support our schools, core responsibilities that should not depend on competitive or unpredictable grant programs. Many of these specialized grant opportunities benefit only a handful of communities and do little to stabilize the broader municipal landscape.

Additionally, we must reconsider the level of state investment in large statewide systems such as the MBTA. While regional transit is critically important, it should not come at the expense of the very municipalities that form the backbone of the Commonwealth. For too long, state funding priorities have emphasized selective investments while leaving cities and towns to struggle with the fundamental services residents rely upon every day.

Finally, municipalities need greater flexibility to diversify their revenue sources. A system that relies almost exclusively on property taxes, capped by Proposition 2½, is no longer sustainable. Communities should have the ability to consider local-option revenue measures that reflect their individual needs and circumstances. This includes strengthening and modernizing PILOT agreements, especially for municipalities like Bridgewater that host major state institutions but receive little direct compensation for the strain placed on local roads, public safety, and infrastructure. By expanding local revenue tools and ensuring fair contributions from tax-exempt entities, cities and towns can better meet core obligations without relying on ballot overrides that many communities cannot realistically pursue.

The health of the Commonwealth begins with the health of its municipalities. If we cannot maintain safe roads, reliable water, high-quality schools, and responsive emergency services, then our

residents lose faith in government at every level. Bridgewater, like so many communities, wants to continue being a strong partner to the state. But we cannot continue to do more with less.

We urge you to take these concerns seriously as you craft the upcoming state budget and legislative agenda. We ask for your leadership and your partnership in ensuring that Massachusetts cities and towns receive the support they need to serve their residents with dignity, safety, and stability.

Thank you for your attention and for your continued service to the Commonwealth.

On behalf of the Bridgewater Town Council,

Johnny Loreti, Councilor-At-Large,
President

Mary McGrath, Councilor-At-Large,
Vice President

Sean Kennedy, District 3 Councilor

Adelene Ellenberg, Councilor-At-Large

Sonya Striggles, District 1 Councilor

Marilee Hunt, Councilor-At-Large

Paul Murphy, Councilor-At-Large

Dr. Kevin Perry, Councilor-At-Large

Mark Linde, District 2 Councilor



Bridgewater Town Council

Introduced By: Johnny Loreti, Councilor
Date Introduced: 12/16/2025
First Reading: 12/16/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Zoning Ordinance D-FY26-009: Zoning Ordinance Amendment - Central Square Property Maintenance Standards

BE IT ORDAINED by the Town Council of the Town of Bridgewater that the Zoning Ordinance, effective March 4, 2025, as amended, is hereby further amended as follows:

SECTION 1. NEW SECTION ADDED

The Zoning Ordinance is amended by inserting a new Section 6.5 under general regulations, “**Central Square Property Maintenance Standards (CSPMS)**”, as follows, and renumbering subsequent sections as needed.

§ 6.5 CENTRAL SQUARE PROPERTY MAINTENANCE STANDARDS (CSPMS)

A. Purpose

The purpose of this Section is to:

1. Maintain Central Square as a clean, safe, and visually appealing downtown;
2. Preserve the historic and architectural character of buildings in Central Square; and
3. Support economic activity and protect property values.

This Section is adopted pursuant to **G.L. c. 40A** and Article 89 of the Amendments to the Massachusetts Constitution.

B. Applicability

1. Applies to all principal and accessory buildings and structures within:
 - a. The **Central Business District (CB)**; and
 - b. The portion of the CB District located within the established historic district around Central Square.
2. These standards are **in addition to** all other provisions of the Zoning Ordinance, the State Building Code, and any Historic District Commission requirements. Where standards conflict, the **more restrictive** shall apply.

C. General Maintenance Standard

All exterior building elements visible from any public street, sidewalk, or public parking area shall be maintained in **good repair, safe condition, and a clean, orderly appearance**. Failure to do so is a zoning violation.

D. Exterior Building and Façade Maintenance

Property owners shall:

1. Façades & Surfaces

- Keep exterior walls, trim, and decorative features free from:
 - Peeling or flaking paint;
 - Significant cracking, rot, rust, or deterioration;
 - Missing or broken elements exposing the structure to weather.
- Repair or replace damaged materials with similar-appearing materials.

2. Windows & Doors

- Maintain windows and doors in working, weather-tight condition.
- Broken or missing glass shall be repaired or replaced within a reasonable time.
- Long-term boarded windows or doors are prohibited except where required by safety orders.

3. Signage, Awnings & Lighting

- Maintain signs, awnings, and exterior lighting in good condition, securely attached, and free of tears, excessive fading, broken components, or burned-out illumination.
- All signs must comply with **Section 6.2 – Signs** of the Zoning Ordinance.

4. Site Conditions & Rear Areas

- Keep alleys, rear entrances, and service areas visible from public ways reasonably free of trash, debris, and abandoned materials.
- Fences, railings, and site walls visible from public ways shall be structurally sound and reasonably maintained.

E. Historic Character

1. To the extent feasible, repairs and maintenance shall be compatible with the building's historic character and architectural style.
2. Nothing in this Section limits the jurisdiction or requirements of the **Historic District Commission**.

F. Administration and Enforcement

1. The **Building Inspector/Zoning Enforcement Officer** shall enforce this Section pursuant to **Section 10.2 – Enforcement and Penalties** of the Zoning Ordinance.
2. The Enforcement Officer may issue written notice of violation and require corrective action within a reasonable time.
3. Failure to comply may result in fines and other remedies authorized by **G.L. c. 40A, §7** and the Zoning Ordinance.
4. Aggrieved parties may appeal enforcement actions to the **Zoning Board of Appeals** in accordance with Section 10.3 and G.L. c. 40A.

Committee Referrals and Dispositions:

NOT FOR ACTION FIRST READING

Referral(s)	Disposition(s)
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•	•
•	•

Attachments: None