



Town of Bridgewater

Town Council

January 20, 2026

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) January 6, 2026 General Public Meeting Minutes
- b) January 6, 2026 Town Council Meeting Minutes

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

F. HEARINGS

- a) Order O-FY26-026: Laying Out and Accepting a Private Way – Magnolia Way
Public Hearing: Advertised in the 1/13/26 Enterprise.
- b) Order O-FY26-027: Laying Out and Accepting a Private Way – Hickory Lane
Public Hearing: Advertised in the 1/13/26 Enterprise.
- c) Order O-FY26-028: Laying Out and Accepting a Private Way – Sycamore Lane
Public Hearing: Advertised in the 1/13/26 Enterprise.
- d) Petition P-2026-01: Granting of the Class II Used Auto Dealers License – ViVo, 560 Bedford Street
Public Hearing: Advertised in the 1/9/26 Enterprise.

G. LICENSE TRANSACTIONS

H. PRESENTATIONS

I. TOWN MANAGER'S REPORT

- a) Fire Department Update
- b) Fire Station Update
- c) Reverse 911 Notification
- d) Route 104 Study Update
- e) Water Update
- f) Municipal Aggregation Update
- g) Resident Questions
 - i. Zoning/Building
 - ii. Water
 - iii. BSU
 - iv. Free Cash
 - v. Audit

J. DISCUSSIONS

- a) Intergovernmental and Institutional Impacts
- b) Environmental Protection

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

- a) Order O-FY26-042: Transfer Order - General Fund Capital Plan Transfers
Budget & Finance voted 3-0 to recommend at their 1/5/26 meeting. Finance Committee voted 4-1 to recommend at their 1/12/26 meeting.
- b) Order O-FY26-045: Adoption of a 5-Year Capital Improvement Plan
Budget & Finance voted 3-0 to recommend at their 1/5/26 meeting. Finance Committee voted 4-1 to recommend at their 1/12/26 meeting.
- c) Order O-FY26-046: Acceptance of Donation - Oliari Charitable Foundation
Budget & Finance meeting 1/20/26. Finance Committee voted 5-0 to recommend at their 1/12/26 meeting.
- d) Order O-FY26-047: Acceptance of Donation - Bridgewater Police Association
Budget & Finance meeting 1/20/26. Finance Committee voted 5-0 to recommend at their 1/12/26 meeting.
- e) Resolution R-FY26-007: An Assessment of the Reuse of the Former Town Hall aka TOWN HOUSE
This measure was not referred to committee. 14 days has elapsed per Section XVII of the Council Rules & Procedures, therefore this measure may be finally considered this evening.
- f) Ordinance D-FY26-005: Proposed Zoning Ordinance Amendment - Senior Village Housing Development
Planning board voted 5-0 not to recommend and Community & Economic Development voted 3-0 not to recommend at a joint meeting on 11/5/25.

M. OLD BUSINESS

N. NEW BUSINESS

O. CITIZEN COMMENTS

- P. COUNCIL COMMENTS**
- Q. EXECUTIVE SESSION**
- R. ADJOURNMENT**



Town of Bridgewater

Town Council

January 6, 2026

5:30 PM

General Public Meeting

66 Central Square

Academy Building

Council Chambers/2nd Floor

The Town Council Meeting of the General Public was streamed Live via You Tube.

The link was posted to Town of Bridgewater Facebook Page prior to the meeting

MEETING MINUTES

CALL TO ORDER

A quorum being duly present, Town Council President Johnny Loreti called the General Public meeting to order at 5:31pm on Tuesday, January 6, 2026 in the Council Chambers.

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

Absent: Sean Kennedy, Sonya Striggles and Dr. Kevin Perry.

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

Councilor Loreti thanked everyone for attending and submitting their questions. Noting that more than 140 submissions were submitted which were consolidated down to 6 topics.

Councilor Loreti read Section 2-2. General Powers and Duties of the Charter into the record and noted that the notice was published in the 12/19/25 Brockton Enterprise; on the front page of the Town of Bridgewater Website from 12/18/25 to 12/30/25; on the Town of Bridgewater Facebook Page and a copy was placed on the bulletin board on the first floor of the Academy Building.

ITEMS OF A GENERAL NATURE THE PUBLIC WANTS ADDRESSED AND COMMUNICATED TO THE COUNCIL BY December 30, 2025:

- a) Water Supply, Quality and Infrastructure
Question 1: Re-establish Water and Sewer Commission

Jean DiBattista, 260 Lakeside Drive: noted that a water Commission would be an excellent idea, 5 personnel who have background, monitor quantity and quality on ongoing basis, work with town personnel for efforts to approve, assist in determining if Bridgewater has the ability to add, monitor the

existing users, focus on charging a higher water rate for high volume users, work with department of water, assist in finding grants and additional funding.

David Moore, 54 Flagg Street: noted he has been involved in Town Government for over 45 years, worked closely with water and sewer commissioners and we need a strong water and sewer commission, cannot be without it. Poll the town for some good professionals and get their input and get people to volunteer.

Councilor Hunt noted that we really do need a good water and sewer commission.

Councilor Ellenberg noted that she has already filed an article for the agenda and it is being reviewed by the Town Counsel.

Lincoln Andrews, Owner of Stiles & Hart: 38 years ago worked with the Selectmen to secure the acreage for Stiles & Hart. Starting with Troy have had no communication with anyone in Bridgewater.

Town Manager Casanova-Davis noted that his office received an email in December and they replied and scheduled a meeting but it was rescheduled by Mr. Andrews attorney to this week.

Councilor Linde noted that all of these issues are council issues; we have committees that can deal with some of these issues. Permits issued on a project and we don't have the infrastructure to support it.

Carlton Hunt, Austin Street: would like to see what the authority they have, what is the real role of that commission. If just advisory our Charter doesn't allow it.

Councilor Ellenberg noted that her article is according to Mass General Law, set up along with the parameters with State law.

Question 2: Establishing a well head protection plan and team

Mark Peterson, 43 Church Street: noted that he submitted the question for protecting the area around the wells and to make sure departments interact with each other to protect the areas around the wells.

Councilor Loreti asked if we have done this in the past and Town Manager Casanova-Davis noted that we have not done that in the past but if that is something that the council wants to look into we can discuss and add it to a future agenda.

Councilor Ellenberg noted that Mr. Andrews has conservation land so she imagines it would be wellhead protection.

Question 3: Creating rules for when new water connections are allowed and who can deny them

Councilor Loreti asked if the Town Manager could give an brief update of what the process what now.

Town Manager Casanova-Davis noted that DPW, Town Counsel and Town Manager are reviewing the process now but new tie ins of development go through the planning board process, ZBA if necessary, then Building, Fire, Water and Wastewater.

Councilor Loreti noted that no projects can tie in at the moment unless they are approved and Town Manager Casanova-Davis noted that there are no new tie ins for non-approved projects.

Jean DiBatista, 260 Lakeshore Drive: noted that has not been handled well in the past, improvement needed. We want to move forward and have progress but we have not looked at the cost of doing it when we add large users of water.

Councilor Hunt noted that we have not had a water and sewer commission or board and have not had anyone watching these projects.

Councilor Linde noted to Ms. DiBattista that she came up with a suggestion of an environmental committee a while ago and that all that development with a 1988 permit does not make sense.

Councilor Lorette noted that he lives in the Nip and he will be looking into that.

Donna Jewell, 50 Keith Place asked the Town Manager explain the current process and procedure before we issue a building permit, the last 6 months and now during the water emergency.

Town Manager Casanova-Davis noted that this general meeting is for the public to provide policy input, we are listening and then will gather the information and will put the item on a future agenda. At this time, we are not allowing any new tie-ins for non-approved projects.

Councilor Linde asked if Broad Street was an approved project and Town Manager Casanova-Davis noted yes, it was an approved project.

David Moore, 54 Flagg Street: noted that the Broad Street project was never approved by the Planning Board, it was heard and reviewed but never approved. CED is the group that approved the Broad Street project, was done by the rules but need to take a hard look at the rules.

Councilor Lorette noted that now that MBTA is approved we will be looking at Zoning laws.

Councilor Ellenberg noted that the water commission that is established can establish a procedure that can be transparent and open to everyone.

Councilor Linde noted that it will depend on the role of the commission.

Pat, Conant Street: noted she is concerned about new development on Winter Street which abuts up to Carvers Pond, now there are homes to be approved to go there and they have been requesting Winter Street be paved for years.

Town Manager Casanova-Davis noted that the council approved the pole hearing to allow the paving to be done on Winter Street and the bid to pave will go out in the Spring.

Councilor Lorette noted that they will follow up with the safety of the work being done so close to the wells.

Councilor Linde asked when the 90 day clock starts for Middleboro and Town Manager Casanova-Davis noted when the connection is done and water moving.

Councilor McGrath noted that there is a clear detailed report on every well and every street in town on the Water Department webpage and recommend that residents take a look at it, very informative.

b) Growth, Zoning and Development

Councilor Loreti noted that most of the policy suggestions in this topic were about water capacity and stopping tie-ins and those were already discussed. He asked if anyone wished to speak about growth, zoning or development.

James Walsh, 60 Pleasant Street: noted he is looking forward to the zoning review; long overdue. Cost of Community Services Study done in 2019 and use it as CPA applications – different types of land use. Residential development always costs more in community services and need to balance it out. Should also look at Accessory Dwelling Law. Zoning is outdated and should be looked at.

Councilor Loreti asked if there was historical data to see what ADA does in other communities? Is it a grandparent that already lives in the home and is just moving into something more comfortable or someone moving into it. Also how many have been done since it became a right last year. Town Manager Casanova-Davis noted that we will get that information.

Pat Neary, Lakeside Drive: noted that the Conservation Commission and Planning Board plan to update their regulations and when they do that she would like to see some public participation because some of the residents know more than people on those boards.

Councilor Loreti asked what purview the aquafer overlay would be and CED Director Rulli noted it would be Conservation.

Carlton Hunt, Austin Street: noted that Pleasant Street has 5 acres that have sat for years and years, what has the CED department done to attract someone to that area. What can we do to get more commercial in town.

Councilor Linde noted that there is a big facility on Route 18 that is sitting empty. Our electrical grid in this community is old.

Mark Peterson, 43 Church Street: Aquafer is the purview of zoning not conservation.

c) Fiscal Policy

Councilor Loreti noted that there was a question about splitting the tax rate to residential and commercial and the Town Council did not think it was the right time to split the tax rate because commercial owners would pay more and it would be sent down to the small business owner who are renting from them.

Lincoln Andrews: my business paid a lot more than residents, and I have no problem paying more on my tax bill to help Bridgewater.

Councilor Ellenberg noted that we have two large state institutions in Town, perhaps a new category of institutional charges could be charged and we could make money back. Town Manager Casanova-Davis noted that it is not possible, these are entities that are not taxed.

Councilor Linde noted that he applauds Mr. Andrews for being able to pay more but some small businesses cannot. The split tax rate should be looked into because we need money and we can get it.

Town Manager Casanova-Davis noted that you can shift the burden but it does not give you additional revenue; Board of Assessors made up of residents gave the recommendation not to split the rate.

d) **Governance and Oversight**

MJ Spagone, Lakeshore Center: noted that she submitted several suggestions including the residency requirements for certain positions. Residents have a negative opinion towards public officials; not only will the town invest in the town but the person will be living here. Consistent leadership for a longer period of time. Another suggestion she had was that AI not be used for making any decision for the Town. Would like a cemetery commission in the Town to oversee all the cemeteries as they are in disrepair. Finance Committee is an advisory committee but limited, wants to update the charter what the Finance Committee needs to be, should be and how they operate and to change the name to Finance Committee. Why does the Charter say Financial Committee.

Councilor Linde noted that the Councilors are elected so we have to live here. Not a good idea to limit the pool to just residents for those roles. Does not know where all of our employees live but to limit the executive residency is not the right way to go.

MJ Spagone further noted that her proposal called for if they could not find residency they could apply for an exemption.

Jean Dibastita, 260 Lakeside Drive: noted residency would limit the talent pool. AI needs a guidance program, you do not want to ban it, it is imbedded into everything. Need to make sure there are processes in place.

e) **Intergovernmental and Institutional Impacts**

Councilor Loreti noted that since the time was coming up on 7:00pm and the Regular Town Council meeting would be starting, that questions submitted under intergovernmental and institutional impacts and environmental protection would be put on for discussion at the next Town Council meeting.

f) **Environmental Protection**

C. ADJOURNMENT

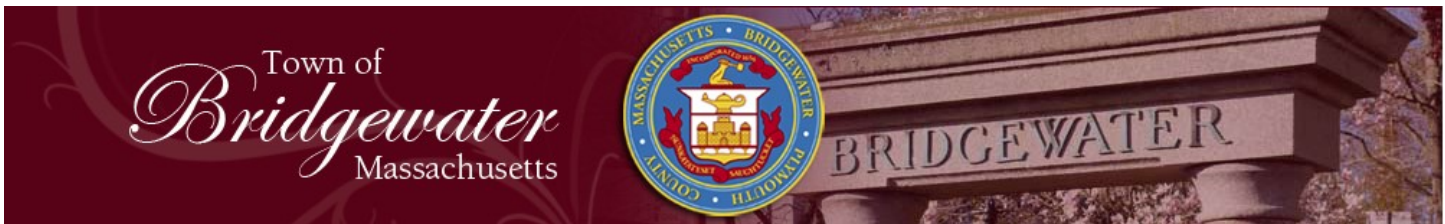
Councilor Loreti thanked everyone for their in and hoped that they received some value and will take all the suggestions and questions and will get back to everyone.

Councilor Hunt thanked those who came tonight and participated and thanked the staff for staying for the meeting.

Councilor Linde made a motion to adjourn, which was duly seconded by Councilor Hunt.

A voice vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Absent; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 6-0.

General Meeting adjourned at 6:55pm.



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Town Council

January 6, 2026

7:00 PM

66 Central Square

Academy Building

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MEETING MINUTES

CALL TO ORDER

A quorum being duly present, Town Council President Johnny Loreti called the Town Council meeting to order at 7:16pm on Tuesday, January 6, 2026 in the Council Chambers.

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

Absent: Sean Kennedy, Sonya Striggles and Dr. Kevin Perry.

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

Council President Loreti noted that there were no veteran death and held a moment of silence for all veterans and their families.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) December 16, 2025 Meeting Minutes

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

A roll-call vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 7-0.

ANNOUNCEMENTS FROM THE PRESIDENT

Council President Loreti reminded dog owners that 2026 license tags are due and that nomination papers are now available for the April 25th town election and details can be found on the town clerks website.

Councilor Hunt read a statement into the record about speaking with the State Ethics Commission about voting on CPA requests and she will be voting on CPA issues.

PROCLAMATIONS - None

- a) Recognition Honoring Emily Stone, Recipient of the Boston Post Cane
Council President Loreti noted that Ms. Emily Stone is a member of the Bridgewater community who is 103 years old and is the recipient of the Boston Post Cane. President Loreti read the proclamation into the record.

CITIZEN OPEN FORUM

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APPOINTMENTS - None

HEARINGS - None

LICENSE TRANSACTIONS – None

PRESENTATIONS - None

TOWN MANAGER'S REPORT

- a) Water Update
William Young, Water Superintendent gave the water update. He noted that the approval for Middleboro was received and was hoping to start digging on Thursday and Friday, sampling over the weekend and then next week activating that service. Will be notifying the public using the reverse 911 and posting on the website. Noted that there will be some discoloration and will be asking homeowners to take out their filters. Treatment trailers working with the various departments and where they will sit on the property of Well 10. Hopefully by the end of January we will go out to bid. We have had several leaks over the past few weeks because of the weather and we offer a program that can detect leaks. The water department has been chasing these leaks because of the water issues. One critical away from activating Well 10.

Councilor Linde asked about the larger users like BSU and the prison and if any of the leaks were with them and if they were conserving water. Mr. Young noted that the prison is not on town water.

Town Manager Casanova-Davis noted that they met with President Clark to communicate the need to conserve water and Bill will be meeting with their facilities team.

Mr. Young noted that BSU backflows are being done while they are not in session daily so that we can make sure it is flowing correctly. Also noted that Water Scope can help the homeowner prevent a small link become a larger problem.

Councilor Murphy asked if there were some ways to get more people signed up to Water Scope, not sure how many are signed up now.

Councilor Ellenberg asked if they have found any leaks and Mr. Young noted that two leaks have been found in commercial buildings, one at Perkins Foundry and one at 31 Perkins Street.

Councilor Loreti asked what the timeline was for the trailer development into the system and Mr. Young noted that it will be early March.

Councilor Murphy asked if there was any updates from the withdrawal from the DEP and DPW Director Azu Etoniru noted that we have to finish these steps here before we get to the level of withdrawal increase, this project is tied to that.

Town Manager Casanova-Davis noted that we are doing everything we can so we do not have to turn Well 10 on, the storage tank levels have gone low because of these leaks. We will communicate on Facebook and Website.

Councilor Loreti asked when we do get 10A and 10B treated through the treatment trailer have we done the calculation if the blend will be low and Town Manager Casanova-Davis noted that the team is looking into a variety of things.

b) Summer Street Project Update

CED Director Bob Rulli noted that the landscape plan was finalized today and that we do not have adequate funding to do landscaping and inside of the building. Landscaping will be done with what was drafted in 2024, we will do cosmetic improvements to the outside of the building and make the bathroom ADA compliant. A bid package will be put together in the next few weeks, we need to have the project completed by July 1st for the park grants. Had a public meeting over the summer and depends where we are with the funding for the outside feature.

Councilor Perry noted that there was discussions with BSU prior, can they help out more and Mr. Rulli noted that that is the next conversation with them.

Councilor Murphy asked if the cost breakdown could be shared to the council and Mr. Rulli noted he would send the packet out tomorrow.

Councilor Linde asked if there was any possibility that the town could reach out to Bristol Plymouth for some of the interior work. Mr. Rulli noted that the town worked with them for upgrades to the Senior Center a few years ago. There are aspects of cleaning up that site that could be Eagle Scout project. We would like this to be community focused.

c) Post Override Supplemental Update

Town Manager Casanova Davis gave an update on positions that were frozen with the post override supplemental budget:

Assistant Town Manager Position: Froze through December. Posted the position and wehtn through the interview process in December. Have not made a decision yet, probably sometime in February.

Executive Assistant, Town Manager's Officer: Reduced the Hours and Salary, hired Kajelyn for the position.

Finance Positions: Froze and admin assist/assessor position and reduced the hours of a collector position.

Town Manager Casanova-Davis also noted that we worked with the unions and non-union employees and department heads and reduced the COLAS for this year and next year.

d) Town Manager Open Office Hours

Town Manager Casanova-Davis noted that he will be having Town Manager open office hours on Friday, January 23rd from 8am to 12pm. These are more individual meetings and if residents would like to attend they can reach out to Kajelyn and schedule a time.

- e) **Roadway Improvements**
Town Manager Casanova-Davis noted that the Town was one of the communities selected by the Healey-Driscoll administration to receive grant funding to pave a stretch of Route 104 within the Town for the Fiscal Year 2028 program year.

DISCUSSIONS

- a) **Discussion on Open Meeting Law Complaint Received December 19, 2025**
Councilor Loreti noted that we received the open meeting law complaint and it will be handled by the Town Attorney.

Councilor Linde noted that all of the licensing renewal information was in the packet and part of the agenda.

COMMITTEE REPORTS

Downtown Revitalization Committee:

Councilor McGrath noted that the Downtown Revitalization Committee had a meeting on December 18, 2025 and invited Brian MacMahon (Tree Warden), Ray Ajemian (Tree Committee) and Bill Smith (Historic District Commission) to discuss the downtown. Was a very productive meeting and will be having future meetings with them.

LEGISLATION FOR ACTION

- a) **Order O-FY26-038: Transfer Order – CPC Town Owned Cemetery Assessment**
Voice vote for approval. Budget & Finance voted 3-0 to recommend with amendments at their 1/5/26 meeting. Finance Committee voted 5-3 to recommend at their 12/22/25 meeting.
Councilor Hunt made a motion to refer Order O-FY26-038 back to Budget & Finance, which was duly seconded by Councilor Ellenberg.

A roll-call vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 7-0.

- b) **Order O-FY26-039: Acceptance of Donation – McBee Enterprises dba McDonald's**
Voice vote for approval. Budget & Finance voted 3-0 to recommend at their 1/5/26 meeting. Finance Committee voted 5-3 to recommend at their 12/22/25 meeting.
Councilor Ellenberg made a motion to approve Order O-FY26-039, which was duly seconded by Councilor Linde.

A roll-call vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 7-0.

- c) **Order O-FY26-040: Transfer Order - Water Capital Fund Transfer**
Voice vote for approval. Budget & Finance voted 3-0 to recommend at their 1/5/26 meeting. Finance Committee voted 5-3 to recommend at their 12/22/25 meeting.
Councilor Perry made a motion to approve Order O-FY26-040, which was duly seconded by Councilor Linde.

A roll-call vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 7-0.

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

Voice vote for approval. Budget & Finance voted 3-0 to recommend at their meeting 1/5/26. Finance Committee voted 8-0 to recommend at their 12/22/25 meeting.

Councilor Perry made a motion to approve Order O-FY26-041, which was duly seconded by Councilor Hunt.

A roll-call vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 7-0.

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

Voice vote for approval. Budget & Finance voted 3-0 to recommend at their 1/5/26 meeting. Finance Committee continued to 1/12/26 at their 1/5/26 meeting.

Councilor Perry made a motion to continue Order O-FY26-042 to the next Town Council meeting, which was duly seconded by Councilor Hunt.

A roll-call vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 7-0.

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

Voice vote for approval. Budget & Finance voted 3-0 to recommend at their 1/5/26 meeting. Finance Committee voted 8-0 to recommend at their 12/22/25 meeting.

Councilor Perry made a motion to approve Order O-FY26-043, which was duly seconded by Councilor Linde.

A roll-call vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 7-0.

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

Refer to Advertising. Budget & Finance meeting 1/5/26. Finance Committee voted 8-0 to recommend at their 12/22/25 meeting.

Councilor Hunt made a motion to refer Order O-FY26-044 to advertising, which was duly seconded by Councilor Perry.

A roll-call vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 7-0.

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

Voice vote for approval. Budget & Finance made a motion to recommend at their 1/5/26 meeting. Finance Committee continued to 1/12/26 at their 1/5/26 meeting.

Councilor Perry made a motion to continue Order O-FY26-045 to the next Town Council meeting, which was duly seconded by Councilor Hunt.

A roll-call vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 7-0.

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

Councilor Ellenberg made a motion to approve Resolution R-FY26-006, which was duly seconded by Councilor Murphy.

A roll-call vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 7-0.

OLD BUSINESS - None

NEW BUSINESS

- a) Order O-FY26-046: Acceptance of Donation - Oliari Charitable Foundation
Refer to Budget & Finance and Finance Committee

Councilor Linde made a motion to refer Order O-FY26-046 to Budget & Finance and Finance Committee, which was duly seconded by Councilor Perry.

A roll-call vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 7-0.

- b) Order O-FY26-047: Acceptance of Donation - Bridgewater Police Association
Refer to Budget & Finance and Finance Committee

Councilor Perry made a motion to refer Order O-FY26-047 to Budget & Finance and Finance Committee, which was duly seconded by Councilor Hunt.

A roll-call vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 7-0.

- c) Resolution R-FY26-007: An Assessment of the Reuse of the Former Town Hall aka TOWN HOUSE
Retain at Town Council

Councilor Ellenberg handed out an amended Resolution and noted that the Chair of the CPC said that these would need to be made to be in compliance with the directions. The town already invested in the outside with a grant application and this is for the inside to be studied for electricity, water use and plumbing. This article is asking the CPC in managing this Old Town Hall renovation. Writing a letter to the historic commission and the CPC asking them to endorse this. The grant application deadline was in 6 days after finding out about the grant.

Town Manager Justin Casanova-Davis asked Councilor Ellenberg if this was asking if the amendments were asking the CPC to be in charge of and supervise the maintenance and repair of a town facility. Councilor Ellenberg noted that the CPC hired a manager to do the exterior work.

Councilor Hunt noted that the Town Manager requested the outside be done by submitting an application to the CPC, it was not the CPC requesting it. The Town Manager needs to ask the CPC to do it. It can't be the CPC doing it.

Town Manager Casanova-Davis noted that a Resolution is something that can or cannot be done, and did not want the process to be a barrier to apply for the grant. This handout is beyond that scope.

Councilor Loreti asked Councilor Ellenberg if she would like to work with the Attorney and Town Manager to amend so it will be in compliance with the charter. Councilor Ellenberg noted that she has no problem working with either of them, did not want to miss the State grant timeline.

Town Attorney Rawlins noted that need to figure out what Councilor Ellenberg is trying to accomplish with this.

Councilor Loreti noted that we are all in support of the grant application but want to make sure it is written correctly.

Councilor Perry noted driven by the Town Manager, let's see what the process goes with the grant and then we can come up with the resolution on the way we want to go.

Councilor McGrath asked if during the assessment will we be told if the building is worth saving and Councilor Hunt noted that yes, it is worth saving, very important to the town.

Councilor Murphy noted that this building has sat vacant and we keep doing assessments, thinks the town should look at taking it out of the towns hands and have someone who can take care of it. The town may never be able to take care of it. We should search for other avenues to make that building work.

Town Manager Casanova-Davis noted that we applied for the grant but I do think an assessment needs to be done so people can understand the cost. There is a monetary aspect to it. We will communicate with the council and the community, that is why it is a question on the survey.

Councilor Ellenberg noted that the grant says that a State person will be used for the assessment before they give us any money.

Councilor Linde noted that it is worth doing our due diligence.

Councilor Perry made a motion to continue Order O-FY26-045 to the next Town Council meeting, which was duly seconded by Councilor Hunt.

A roll-call vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 7-0.

CITIZEN COMMENTS

- Carlton Hunt, Austin Street: spoke about the Town House and the grant and work done previously. There is no need for another survey which was done 5 years ago. The CPC voted \$16k to look at the interior of the Town House that has not been sent to the Town Manager yet.
- Gina Guasconi : asked if the resolution was to tell the CPC what to do. Want to be clear what the resolution is for. CPC does not come forward, applications for a town building need to come from the Town Manager. CPC will sit with anyone that has questions, I would suggest looking at the CPC webpage. Is this a matching grant?

COUNCIL COMMENTS

- Councilor Linde thanked everyone that came out for the General Meeting.
- Councilor Hunt noted that she attended a Boy Scouts event over the weekend where 4 of them received their Eagle Scout Awards.
- Councilor Murphy thanked everyone for attending the meetings tonight.
- Councilor Perry wished everyone a Happy New Year and noted he is looking forward to the upcoming new year, lot of work ahead of us.
- Councilor Ellenberg thanked everyone who came out tonight.
- Councilor McGrath thanked President Loreti for conducting the Public General Meeting.
- Councilor Loreti wished everyone a happy New Year to everyone and thanked the community for being engaged.

EXECUTIVE SESSION - None

ADJOURNMENT

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

A roll-call vote was taken for the motion to amend with the results as follows: Kennedy – Absent; Ellenberg – Yea; Striggles – Absent; McGrath – Yea; Loreti – Yea; Perry – Yea; Murphy – Yea; Hunt – Yea; Linde - Yea. Motion passed 7-0.

Meeting adjourned at 8:54pm.



Bridgewater Town Council

Introduced By: Sean Kennedy, Councilor
Date Introduced: 10/7/2025
First Reading: 10/7/2025
Second Reading: 1/20/2026
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

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

WHEREAS, the owners of the subdivision known as Magnolia Way in the subdivision commonly known as Bridgewater Preserve (formerly known as Childs Bridge Farm II), Long Built Homes has requested the Town of Bridgewater lay out and accept Magnolia Way as a public way; it is therefore;

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

Committee Referrals and Dispositions:

Disposition(s)
Planning Board: 11/5/25 - Voted 4-0 to recommend

Attachments:

1. Magnolia Way Road Acceptance
2. PB to TC - Street Acceptance Recommendation - Magnolia Hickory and Sycamore Packet to TC

VOICE VOTE FOR APPROVAL
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



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

July 24, 2025

VIA HAND DELIVERY

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

Re: Magnolia Way in the subdivision commonly known as Bridgewater Preserve (formerly known as Childs Bridge Farm II)

Dear Debbie:

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

Enclosed you will find:

1. the certified abutters list;
2. a copy of the as-built plan; and
3. the legal description of (a) the right-of-way land area for Magnolia Way, (b) Drainage Lot 1, (c) Drainage Lot 2, and (d) Drainage Lot 3.

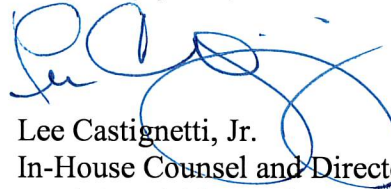
Please also note that a scanned copy of the as-built plan in PDF format will be sent to you via e-mail, and all of the legal descriptions will be sent to you in Word format via e-mail.

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

Debra Ward, Council Clerk
July 24, 2025
Page 2 of 2

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Lee Castignetti, Jr.", is written over the typed name and title.

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

Enclosures

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

MAGNOLIA WAY – LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE NORTHERLY SIDELINE OF CHERRY STREET AT THE MOST SOUTHEASTERLY POINT OF THE AREA TO BE DESCRIBED;

THENCE N88°26'40"W, A DISTANCE OF 80.00', IN THE SIDELINE OF MAGNOLIA WAY, TO A POINT;

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

THENCE N01°33'20"E, A DISTANCE OF 105.10', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 32.83', A RADIUS OF 200.00', AND A CENTRAL ANGLE OF 09°24'16", TO A POINT;

THENCE N07°50'56"W, A DISTANCE OF 301.10', TO A POINT;

THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 604.23', A RADIUS OF 565.00', AND A CENTRAL ANGLE OF 61°16'25", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 478.13', A RADIUS OF 200.00', AND A CENTRAL ANGLE OF 136°58'28", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 67.71', A RADIUS OF 240.00', AND A CENTRAL ANGLE OF 16°09'52", TO A POINT;

THENCE N67°23'07"W, A DISTANCE OF 1376.68', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 48.09', A RADIUS OF 200.00', AND A CENTRAL ANGLE OF 13°46'36", TO A POINT;

THENCE N81°09'43"W, A DISTANCE OF 509.02', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 314.16', A RADIUS OF 200.00', AND A CENTRAL ANGLE OF 90°00'00", TO A POINT;

THENCE S08°50'17"W, A DISTANCE OF 396.35', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 633.67', A RADIUS OF 200.00', AND A CENTRAL ANGLE OF 181°31'55", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 441.12', A RADIUS OF 240.00', AND A CENTRAL ANGLE OF 105°18'31", TO A POINT;

THENCE S67°23'07"E, A DISTANCE OF 1386.89', TO A POINT;

THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 88.42', A RADIUS OF 240.00', AND A CENTRAL ANGLE OF 21°06'35", TO A POINT;

THENCE S46°16'32"E, A DISTANCE OF 104.78', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 32.20', A RADIUS OF 20.00', AND A CENTRAL ANGLE OF 92°14'04", TO A POINT IN THE SIDELINE OF MAGNOLIA WAY;

THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 77.78', A RADIUS OF 565.00', AND A CENTRAL ANGLE OF 07°53'14", IN THE SIDELINE OF MAGNOLIA WAY, TO A POINT;

THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 27.88', A RADIUS OF 20.00', AND A CENTRAL ANGLE OF 79°52'41", TO A POINT;

THENCE N46°16'32"W, A DISTANCE OF 113.44', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 73.69', A RADIUS OF 200.00', AND A CENTRAL ANGLE OF 21°06'35", TO A POINT;

THENCE N67°23'07"W, A DISTANCE OF 1386.89', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 367.60', A RADIUS OF 200.00', AND A CENTRAL ANGLE OF 105°18'31", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 760.40', A RADIUS OF 240.00', AND A CENTRAL ANGLE OF 181°31'55", TO A POINT;

THENCE N08°50'17"E, A DISTANCE OF 396.35', TO A POINT;

THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 376.99', A RADIUS OF 240.00', AND A CENTRAL ANGLE OF 90°00'00", TO A POINT;

THENCE S81°09'43"E, A DISTANCE OF 509.02', TO A POINT;

THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 57.71', A RADIUS OF 240.00', AND A CENTRAL ANGLE OF 13°46'36", TO A POINT;

THENCE S67°23'07"E, A DISTANCE OF 1376.68', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 56.42', A RADIUS OF 200.00', AND A CENTRAL ANGLE OF 16°09'51", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 573.76', A RADIUS OF 240.00', AND A CENTRAL ANGLE OF 136°58'29", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 561.45', A RADIUS OF 525.00', AND A CENTRAL ANGLE OF 61°16'25", TO A POINT;

THENCE S07°50'56"E, A DISTANCE OF 301.10', TO A POINT;

THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 39.39', A RADIUS OF 240.00', AND A CENTRAL ANGLE OF 09°24'16", TO A POINT;

THENCE S01°33'20"W, A DISTANCE OF 105.10', TO A POINT;

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

HAVING AN AREA OF 280,765 SQ.FT. (6.445AC. $\pm$) AND BEING SHOWN ON A PLAN ENTITLED, "STREET ACCEPTANCE PLAN OF MAGNOLIA WAY AT CHILDS BRIDGE FARM II, BRIDGEWATER, MASSACHUSETTS, PREPARED FOR THE TOWN OF BRIDGEWATER", DATED JULY 23, 2025.

DRAINAGE LOT 1 – LEGAL DESCRIPTION

BEGINNING AT A POINT AT THE NORTHWESTERLY INTERSECTION OF CHERRY STREET AND MAGNOLIA WAY AND BEING THE SOUTHWESTERLY CORNER OF THE AREA TO BE DESCRIBED;

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

THENCE N01°33'20"E, A DISTANCE OF 105.10', IN THE SIDELINE OF MAGNOLIA WAY, TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 39.39', A RADIUS OF 240.00', AND A CENTRAL ANGLE OF 09°24'16", IN THE SIDELINE OF MAGNOLIA WAY, TO A POINT;

THENCE N07°50'56"W, A DISTANCE OF 80.83', IN THE SIDELINE OF MAGNOLIA WAY, TO A POINT;

THENCE N82°09'04"E, A DISTANCE OF 109.75', TO A POINT;

THENCE S07°50'56"E, A DISTANCE OF 265.56', TO A POINT IN THE SIDELINE OF CHERRY STREET;

THENCE N88°26'40"W, A DISTANCE OF 115.23', IN THE SIDELINE OF CHERRY STREET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 29,809 SQ.FT. (0.684 AC. ±) AND BEING SHOWN ON A PLAN ENTITLED, "STREET ACCEPTANCE PLAN OF MAGNOLIA WAY AT CHILDS BRIDGE FARM II, BRIDGEWATER, MASSACHUSETTS, PREPARED FOR THE TOWN OF BRIDGEWATER", DATED JULY 23, 2025.

DRAINAGE LOT 2 – LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SIDELINE OF MAGNOLIA WAY AND BEING THE SOUTHWESTERLY CORNER OF THE AREA TO BE DESCRIBED;

THENCE N22°36'53"E, A DISTANCE OF 157.93', TO A POINT;

THENCE S67°23'07"E, A DISTANCE OF 78.75', TO A POINT;

THENCE N22°36'53"E, A DISTANCE OF 239.02', TO A POINT;

THENCE N64°31'41"E, A DISTANCE OF 145.46', TO A POINT;

THENCE S25°28'19"E, A DISTANCE OF 279.82', TO A POINT;

THENCE S64°31'41"W, A DISTANCE OF 453.04', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 84.10', A RADIUS OF 240.00', AND A CENTRAL ANGLE OF 20°04'38", TO A POINT.

HAVING AN AREA OF 97,259 SQ.FT. (2.233 AC. ±) AND BEING SHOWN ON A PLAN ENTITLED, "STREET ACCEPTANCE PLAN OF MAGNOLIA WAY AT CHILDS BRIDGE FARM II, BRIDGEWATER, MASSACHUSETTS, PREPARED FOR THE TOWN OF BRIDGEWATER", DATED JULY 23, 2025.

DRAINAGE LOT 3 – LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SIDELINE OF MAGNOLIA WAY AND BEING THE SOUTHWESTERLY CORNER OF THE AREA TO BE DESCRIBED;

THENCE N08°50'17"E, A DISTANCE OF 175.00', TO A POINT;

THENCE N81°09'43"W, A DISTANCE OF 375.00', TO A POINT;

THENCE N08°50'17"E, A DISTANCE OF 185.83', TO A POINT;

THENCE N55°22'47"E, A DISTANCE OF 77.35', TO A POINT;

THENCE S58°49'24"E, A DISTANCE OF 501.49', TO A POINT;

THENCE S08°50'17"W, A DISTANCE OF 48.43', TO A POINT;

THENCE N81°09'43"W, A DISTANCE OF 125.00', TO A POINT;

THENCE S08°50'17"W, A DISTANCE OF 175.00', TO A POINT IN THE SIDELINE OF MAGNOLIA WAY;

THENCE N81°09'43"W, A DISTANCE OF 20.00', IN THE SIDELINE OF MAGNOLIA WAY, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 82,098 SQ.FT. (1.885 AC. ±) AND BEING SHOWN ON A PLAN ENTITLED, "STREET ACCEPTANCE PLAN OF MAGNOLIA WAY AT CHILDS BRIDGE FARM II, BRIDGEWATER, MASSACHUSETTS, PREPARED FOR THE TOWN OF BRIDGEWATER", DATED JULY 23, 2025.



**TOWN OF BRIDGEWATER
PLANNING BOARD**

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

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

November 7, 2025

Johnny Loreti, President
Bridgewater Town Council
Academy Building
66 Central Square
Bridgewater, MA 02324

RE:— Street Acceptances – Orders
Order-FY26-026: Laying Out and Accepting a Private Way – Magnolia Way
Order-FY26-027: Laying Out and Accepting a Private Way – Hickory Lane
Order-FY26-028: Laying Out and Accepting a Private Way – Sycamore Lane

Dear President Loreti & Members of the Council:

At its meeting November 5, 2025, the Bridgewater Planning Board voted (4-0) to **favorably** recommend the acceptance of private ways: Magnolia Way; Hickory Lane; and Sycamore Lane to be a Public Roadways with the following comments and conditions for Town Council to be part of their record for the Public Hearing process.

- Drainage Basin Maintenance Service Fee shall be required by the Department of Public Works as depicted in the surety bond estimate.

Please let me know if you have any questions.

Sincerely,

Shane O'Brien
Town Planner



Department of Public Works
Engineering Division
Gregory J. Tansey, P.E.
Town Engineer

Highway Building
151 High Street
Bridgewater, MA 02324
508-659-1306

November 5, 2025

Mr. Patrick Driscoll, Chair
Bridgewater Planning Board
Municipal Office Building
66 Central Square
Bridgewater, MA

RE: Bridgewater Preserve
Site Inspection Report for Street Acceptance
Long Built Homes, Inc.-Applicant

Dear Mr. Driscoll:

The Engineering Division completed our site inspections needed to advance the process to Street Acceptance with the Council Members for the roadways of the Bridgewater Preserve subdivision. A checklist was developed during a site walk that took place on August 15, 2025, where the DPW Director, Azu Etoniru, the Contractor, James Lannagan, the Applicant, Lee Castignetti, and myself were present. During this site walk a punch list was developed consisting of seven work items that needed to be performed for street acceptance. The seven work items can be seen on the attached punch list. All seven work items have been completed.

The surety bond estimate was prepared by the former DPW Highway Superintendent and hence I am not in possession of it, for it was done prior to my employment. Currently the Planning Board is holding \$337,242.87 in surety. If the Board chooses to release all these funds, it must withhold \$10,000 for maintenance of the stormwater management system infrastructure. Thus, the surety to be released should be \$327,242.87.

Should you have any comments or questions I would be happy to assist. Please do not hesitate to contact me.

Sincerely,

Gregory J. Tansey

DPW-Engineering Division
Gregory J. Tansey, P.E.
Town Engineer

J.B. Lanagan & Company, Inc.
21 East River Drive
N. Dartmouth, MA 02747
Phone: (508) 984-1668 Fax: (508) 992-4400

Public Works
Physical Address
Public Works Admin Offices
25 South Street
Bridgewater, MA 02324
Phone: [508-697-0932](tel:508-697-0932)

Azu Etoniru, P.E, P.L.S., DPW Director

Email: aetoniru@bridgewaterma.org

Town Engineer:

Email: gtansey@bridgewaterma.org

Lee Castignetti:

Email: lcastignetti@longbuilt homes.com

Re: Bridgewater Preserve Road Acceptance Inspection:

Present: Azu Etoniru, Greg Tansey both from Bridgewater Public Works , Lee Castignetti from Long Build homes developer/builder, and Jim Lanagan from J.B. Lanagan and Company Inc. Road Contractor.

We conducted a site inspection on Friday 8/15/2025 at 12:30 p.m. until 2:00 p.m. The purpose of the road construction inspection was part of the Road acceptance requirements.

The inspection highlighted (7) Seven Punch List Items, minor repairs and or tasks required. We plan on starting the repairs

Attached is the list of repairs required by DPW Director Azu Etoniru and Greg Tansey.

Red lined notes: per phone conversion between Greg Tansey and Jim Lanagan on 10/29/25

1. Drainage Basin #2: Remove all new trees that have grown since the construction of the Drainage basin. **Removal of new tree growth in pond will be cleared early next week by 11/5/25**
2. Mow the entire Drainage Basin # 2. **Basin # 2 will be mowed early next week by 11/5/25**
3. ~~Send As Built plans of the new sidewalk revisions.~~ (this item has been completed). **LBH and the surveyor will email PDF copies of the plans to Greg by 10/31/25 or sooner.**
4. InfaRed repair Divit in road way in front of House # 16 Magnolia Way. **This work is done**
5. InfraRed repair Divit in sidewalk across the street from # 17 and # 19 Magnolia Way.
6. Clean all Catch Basins. (notify Greg Tansey to witness catch basin cleaning). **This work will be done late this week or early next week with Gabriel's clam shell equipment. Lee at LBH will call Greg Tansey 24 hours before**
7. ~~Sweep entire all Road in development.~~ **Sweep as needed in the few areas where sand and dirt have accumulated. When in doubt SWEEP the areas.**

Sincerely, James B. Lanagan III
James B. Lanagan III
President
J.B. Lanagan & Company Inc.



Bridgewater Town Council

Introduced By: Sean Kennedy, Councilor
Date Introduced: 10/7/2025
First Reading: 10/7/2025
Second Reading: 1/20/2026
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

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

WHEREAS, the owners of the subdivision known as Hickory Lane in the subdivision commonly known as Bridgewater Preserve (formerly known as Childs Bridge Farm II), Long Built Homes has requested the Town of Bridgewater lay out and accept Hickory Lane as a public way; it is therefore;

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

Committee Referrals and Dispositions:

Disposition(s)
Planning Board: 11/5/25 - voted 4-0 to recommend

Attachments:

1. Hickory Lane Road Acceptance Paket
2. PB to TC - Street Acceptance Recommendation - Magnolia Hickory and Sycamore Paket to TC

VOICE VOTE FOR APPROVAL
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



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

July 24, 2025

VIA HAND DELIVERY

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

Re: Hickory Lane in the subdivision commonly known as Bridgewater Preserve (formerly known as Childs Bridge Farm II)

Dear Debbie:

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

Enclosed you will find:

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

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

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

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

Very truly yours,

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

Enclosures

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

HICKORY LANE – LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SOUTHERLY SIDELINE OF MAGNOLIA WAY AND BEING THE NORTHWESTERLY POINT OF THE AREA TO BE DESCRIBED;

THENCE S67°23'07"E, A DISTANCE OF 80.00', IN THE SIDELINE OF MAGNOLIA WAY, TO A POINT;

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

THENCE S22°36'53"W, A DISTANCE OF 92.06', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 26.18', A RADIUS OF 25.00', AND A CENTRAL ANGLE OF 60°00'00", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 340.34', A RADIUS OF 65.00', AND A CENTRAL ANGLE OF 300°00'00", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 26.18', A RADIUS OF 25.00', AND A CENTRAL ANGLE OF 60°00'00", TO A POINT;

THENCE N22°36'53"E, A DISTANCE OF 92.06', TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 31.42', A RADIUS OF 20.00', AND A CENTRAL ANGLE OF 90°00'00", TO A POINT IN THE SIDELINE OF MAGNOLIA WAY AND THE POINT OF BEGINNING.

HAVING AN AREA OF 335,717 SQ.FT. (7.707 AC.±) AND BEING SHOWN ON A PLAN ENTITLED, "STREET ACCEPTANCE PLAN OF HICKORY LANE AT CHILDS BRIDGE FARM II, BRIDGEWATER, MASSACHUSETTS, PREPARED FOR THE TOWN OF BRIDGEWATER", DATED JULY 23, 2025.



**TOWN OF BRIDGEWATER
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November 7, 2025

Johnny Loreti, President
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RE:— Street Acceptances – Orders
Order-FY26-026: Laying Out and Accepting a Private Way – Magnolia Way
Order-FY26-027: Laying Out and Accepting a Private Way – Hickory Lane
Order-FY26-028: Laying Out and Accepting a Private Way – Sycamore Lane

Dear President Loreti & Members of the Council:

At its meeting November 5, 2025, the Bridgewater Planning Board voted (4-0) to **favorably** recommend the acceptance of private ways: Magnolia Way; Hickory Lane; and Sycamore Lane to be a Public Roadways with the following comments and conditions for Town Council to be part of their record for the Public Hearing process.

- Drainage Basin Maintenance Service Fee shall be required by the Department of Public Works as depicted in the surety bond estimate.

Please let me know if you have any questions.

Sincerely,

Shane O'Brien
Town Planner



Department of Public Works
Engineering Division
Gregory J. Tansey, P.E.
Town Engineer

Highway Building
151 High Street
Bridgewater, MA 02324
508-659-1306

November 5, 2025

Mr. Patrick Driscoll, Chair
Bridgewater Planning Board
Municipal Office Building
66 Central Square
Bridgewater, MA

RE: Bridgewater Preserve
Site Inspection Report for Street Acceptance
Long Built Homes, Inc.-Applicant

Dear Mr. Driscoll:

The Engineering Division completed our site inspections needed to advance the process to Street Acceptance with the Council Members for the roadways of the Bridgewater Preserve subdivision. A checklist was developed during a site walk that took place on August 15, 2025, where the DPW Director, Azu Etoniru, the Contractor, James Lannagan, the Applicant, Lee Castignetti, and myself were present. During this site walk a punch list was developed consisting of seven work items that needed to be performed for street acceptance. The seven work items can be seen on the attached punch list. All seven work items have been completed.

The surety bond estimate was prepared by the former DPW Highway Superintendent and hence I am not in possession of it, for it was done prior to my employment. Currently the Planning Board is holding \$337,242.87 in surety. If the Board chooses to release all these funds, it must withhold \$10,000 for maintenance of the stormwater management system infrastructure. Thus, the surety to be released should be \$327,242.87.

Should you have any comments or questions I would be happy to assist. Please do not hesitate to contact me.

Sincerely,

Gregory J. Tansey

DPW-Engineering Division
Gregory J. Tansey, P.E.
Town Engineer

J.B. Lanagan & Company, Inc.
21 East River Drive
N. Dartmouth, MA 02747
Phone: (508) 984-1668 Fax: (508) 992-4400

Public Works
Physical Address
Public Works Admin Offices
25 South Street
Bridgewater, MA 02324
Phone: [508-697-0932](tel:508-697-0932)

Azu Etoniru, P.E, P.L.S., DPW Director

Email: aetoniru@bridgewaterma.org

Town Engineer:

Email: gtansey@bridgewaterma.org

Lee Castignetti:

Email: lcastignetti@longbuilt homes.com

Re: Bridgewater Preserve Road Acceptance Inspection:

Present: Azu Etoniru, Greg Tansey both from Bridgewater Public Works , Lee Castignetti from Long Build homes developer/builder, and Jim Lanagan from J.B. Lanagan and Company Inc. Road Contractor.

We conducted a site inspection on Friday 8/15/2025 at 12:30 p.m. until 2:00 p.m. The purpose of the road construction inspection was part of the Road acceptance requirements.

The inspection highlighted (7) Seven Punch List Items, minor repairs and or tasks required. We plan on starting the repairs

Attached is the list of repairs required by DPW Director Azu Etoniru and Greg Tansey.

Red lined notes: per phone conversion between Greg Tansey and Jim Lanagan on 10/29/25

1. Drainage Basin #2: Remove all new trees that have grown since the construction of the Drainage basin. **Removal of new tree growth in pond will be cleared early next week by 11/5/25**
2. Mow the entire Drainage Basin # 2. **Basin # 2 will be mowed early next week by 11/5/25**
3. ~~Send As Built plans of the new sidewalk revisions.~~ (this item has been completed). **LBH and the surveyor will email PDF copies of the plans to Greg by 10/31/25 or sooner.**
4. InfaRed repair Divit in road way in front of House # 16 Magnolia Way. **This work is done**
5. InfraRed repair Divit in sidewalk across the street from # 17 and # 19 Magnolia Way.
6. Clean all Catch Basins. (notify Greg Tansey to witness catch basin cleaning). **This work will be done late this week or early next week with Gabriel's clam shell equipment. Lee at LBH will call Greg Tansey 24 hours before**
7. ~~Sweep entire all Road in development.~~ **Sweep as needed in the few areas where sand and dirt have accumulated. When in doubt SWEEP the areas.**

Sincerely, James B. Lanagan III
James B. Lanagan III
President
J.B. Lanagan & Company Inc.



Bridgewater Town Council

Introduced By: Sean Kennedy, Councilor
Date Introduced: 10/7/2025
First Reading: 10/7/2025
Second Reading: 1/20/2026
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

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

WHEREAS, the owners of the subdivision known as Sycamore Lane in the subdivision commonly known as Bridgewater Preserve (formerly known as Childs Bridge Farm II), Long Built Homes has requested the Town of Bridgewater lay out and accept Sycamore Lane as a public way; it is therefore;

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

Committee Referrals and Dispositions:

Disposition(s)
Planning Board: 11/5/25 - Voted 4-0 to recommend

Attachments:

1. Sycamore Lane Road Acceptance Packet
2. PB to TC - Street Acceptance Recommendation - Magnolia Hickory and Sycamore Packet to TC

VOICE VOTE FOR APPROVAL
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



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

July 24, 2025

VIA HAND DELIVERY

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

Re: Sycamore Lane in the subdivision commonly known as Bridgewater Preserve (formerly known as Childs Bridge Farm II)

Dear Debbie:

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

Enclosed you will find:

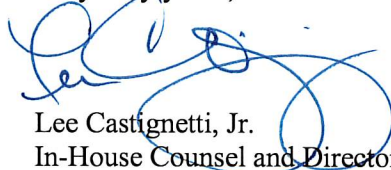
1. the certified abutters list;
2. a copy of the as-built plan; and
3. the legal description of the right-of-way land area for Sycamore Lane.

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

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

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

Very truly yours,



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

Enclosures

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

SYCAMORE LANE – LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE WESTERLY SIDELINE OF MAGNOLIA WAY AND BEING THE NORTHWESTERLY POINT OF THE AREA TO BE DESCRIBED;

THENCE S8°50'17"W, A DISTANCE OF 80.00', IN THE WESTERLY SIDELINE OF MAGNOLIA WAY, TO A POINT;

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

THENCE N81°09'43"W, A DISTANCE OF 353.48', TO A POINT;

THENCE N81°09'43"W, A DISTANCE OF 74.95', TO A POINT;

THENCE N37°38'46"W, A DISTANCE OF 58.09', TO A POINT;

THENCE S81°09'43"E, A DISTANCE OF 57.07', TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 233.69', A RADIUS OF 65.00', AND A CENTRAL ANGLE OF 205°59'32", TO A POINT;

THENCE WITH A REVERSE CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 32.59', A RADIUS OF 20.00', AND A CENTRAL ANGLE OF 93°22'20", TO A POINT;

THENCE S81°09'43"E, A DISTANCE OF 268.62', TO A POINT;

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

HAVING AN AREA OF 28,879 SQ.FT. (0.663AC.±) AND BEING SHOWN ON A PLAN ENTITLED, "STREET ACCEPTANCE PLAN OF SYCAMORE LANE AT CHILDS BRIDGE FARM II, BRIDGEWATER, MASSACHUSETTS, PREPARED FOR THE TOWN OF BRIDGEWATER", DATED JULY 23, 2025.



**TOWN OF BRIDGEWATER
PLANNING BOARD**

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

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

November 7, 2025

Johnny Loreti, President
Bridgewater Town Council
Academy Building
66 Central Square
Bridgewater, MA 02324

RE:— Street Acceptances – Orders
Order-FY26-026: Laying Out and Accepting a Private Way – Magnolia Way
Order-FY26-027: Laying Out and Accepting a Private Way – Hickory Lane
Order-FY26-028: Laying Out and Accepting a Private Way – Sycamore Lane

Dear President Loreti & Members of the Council:

At its meeting November 5, 2025, the Bridgewater Planning Board voted (4-0) to **favorably** recommend the acceptance of private ways: Magnolia Way; Hickory Lane; and Sycamore Lane to be a Public Roadways with the following comments and conditions for Town Council to be part of their record for the Public Hearing process.

- Drainage Basin Maintenance Service Fee shall be required by the Department of Public Works as depicted in the surety bond estimate.

Please let me know if you have any questions.

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Town Planner



Department of Public Works
Engineering Division
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Town Engineer

Highway Building
151 High Street
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508-659-1306

November 5, 2025

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Bridgewater Planning Board
Municipal Office Building
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DPW-Engineering Division
Gregory J. Tansey, P.E.
Town Engineer

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Phone: [508-697-0932](tel:508-697-0932)

Azu Etoniru, P.E, P.L.S., DPW Director

Email: aetoniru@bridgewaterma.org

Town Engineer:

Email: gtansey@bridgewaterma.org

Lee Castignetti:

Email: lcastignetti@longbuilt homes.com

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Sincerely, James B. Lanagan III
James B. Lanagan III
President
J.B. Lanagan & Company Inc.



Bridgewater Town Council

Introduced By:

Date Introduced: 1/20/2026

First Reading: 1/20/2026

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2026-01: Granting of the Class II Used Auto Dealers License – ViVo, 560 Bedford Street

WHEREAS, ViVo Auto Group Inc. has submitted all applicable documentation as required for a Class II license to operate an auto dealer establishment at 560 Bedford Street, Bridgewater, Massachusetts; and

WHEREAS, Thiago Generoso Pimenta will serve as the establishment's manager of record; and

WHEREAS, ViVo Auto Group Inc. is requesting a license for 30 vehicles to be displayed; and

WHEREAS, ViVo Auto Group Inc. proposes to operate the business during the following hours:

Monday to Saturday: 8:00am to 7:00pm

Sunday: Closed

and;

WHEREAS, ViVo Auto Group Inc. 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 ViVo Auto Group Inc. to be granted a Class II license to operate as a Class II - Used Car Dealer within the Town of Bridgewater.

VOICE VOTE FOR APPROVAL

REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Committee Referrals and Dispositions:

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

Attachments:

1. Class 2 - Transfer License Checklist

VOICE VOTE FOR APPROVAL
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Town Council Meeting Date: January 20, 2026

Applicant Name:	ViVo Auto Group Inc.
Address:	560 Bedford Street
Telephone:	(857) 417-8229
Email:	vivoautog@gmail.com

NEW/TRANSFER AUTO DEALER'S LICENSE
CLASS I, II, III

<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
<u>X</u>	Plot Plans showing location of building(s), parking, display of vehicles, etc.
<u>X</u>	Certified Abutter's list
<u>X</u>	Advertisement
<u>X</u>	Check payable to Town of Bridgewater for \$25 for Abutter Listing
<u>X</u>	Check payable to Town of Bridgewater for \$175 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) Almanzar Auto Clinic did not renew their Class II License at 560 Bedford Street and is no longer at that location.
- 2) ViVo Auto Group Inc. has submitted all of the required paperwork and is requesting 30 vehicles to be display for sale. This is the same amount that was approved for the previous Class II License holder.



Town Manager's Office

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

January 15, 2026

To: Town Council
From: Justin Casanova-Davis, Town Manager
RE: Municipal Aggregation Update

The following is a brief breakdown of our municipal aggregation statistics, as shared with the Town by our aggregation consultant as of January 5th. Approximately 84% of the Town is enrolled in the Town aggregation program, with approximately 12% choosing to opt out.

Original Enrollment List	8,166
Opt-Out	1,007
Undelivered mail (will not be enrolled)	177
Rejected (at utility, various reasons)	180
Opt-In (in addition to original enrollment list)	66
Current Enrollment Total	6,868

At this time, this is the breakout by product offering:

Standard (default) – 6,852
Optional Green – 10
Optional Green 10 – 6

Furthermore, as shown in the attached chart, the Town's rate remains below the basic service rate offered by National Grid for February 1 - July 31, 2026. As a reminder, the Town's rate(s) are fixed for 35 months starting from December 2025.



Town Manager's Office

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

Product	Renewable Energy Content	Program Rate (per kWh)	National Grid Rate* (per kWh)	% Savings	Est Monthly Savings
Standard (default)	Meets MA renewable energy requirements	\$0.14123	\$0.15372	8.1%	\$7
Optional Green	100% renewable. Includes 37% National Wind RECs	\$0.14223	\$0.15372	7.5%	\$7
Optional Green 10	10% MA Class I RECs above minimum state requirements	\$0.14504	\$0.15372	5.6%	\$5

*National Grid's Residential Basic Service meets MA renewable energy requirements and is in effect from February 1 - July 31, 2026.

Assuming usage of 600-kilowatt hours of electricity per month, residents can expect to see an average savings for that period.



Bridgewater Town Council

Introduced By:

Date Introduced:

First Reading:

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Resident Questions

i. Zoning/Building

ii. Water

iii. BSU

iv. Free Cash

v. Audit

Committee Referrals and Dispositions:

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: 1/6/2026
Amendments Adopted:
Third Reading: 1/20/2026
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)
Budget & Finance	1/5/26: Voted 3-0 to recommend
Finance Committee	12/22/25: Voted to continue to 1/5/26. 1/12/25: Voted 4-1 to recommend.
Town Council	1/6/26: Voted to continue to next Town Council meeting

VOICE VOTE FOR APPROVAL

REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Attachments:

1. SOURCES AND USES CAPITAL PLAN FY26 TOWN ORDER

VOICE VOTE FOR APPROVAL
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

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: 1/6/2026
Amendments Adopted:
Third Reading: 1/20/2026
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)
Budget & Finance	1/5/26: Voted 3-0 to recommend
Finance Committee	12/22/25 Voted to continue to 1/5/26. 1/12/26: Voted 4-1 to recommend.
Town Council	1/6/26: Voted to continue to next Town Council meeting.

Attachments: 1. Capital Improvement Plan FY26 through FY31 Proposal

VOICE VOTE FOR APPROVAL
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Proposed Capital Improvement Program



2026 - 2031

Town of Bridgewater, Massachusetts

Capital Improvement Program

Table of Contents

Transmittal Letter and FY2026-FY2031 Proposed Capital Budget	1
Introduction of Frequently Asked Questions.....	5
Capital Plan Flow Chart.....	10
Capital Improvement Program Sources and Uses.....	
Sources.....	11
Uses.....	12
Projects	13
Debt Programs – Debt Financial Plan.....	14
Detail Plan by Department.....	15
Plan by Funding Source.....	22
Finance Team Report.....	23



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.

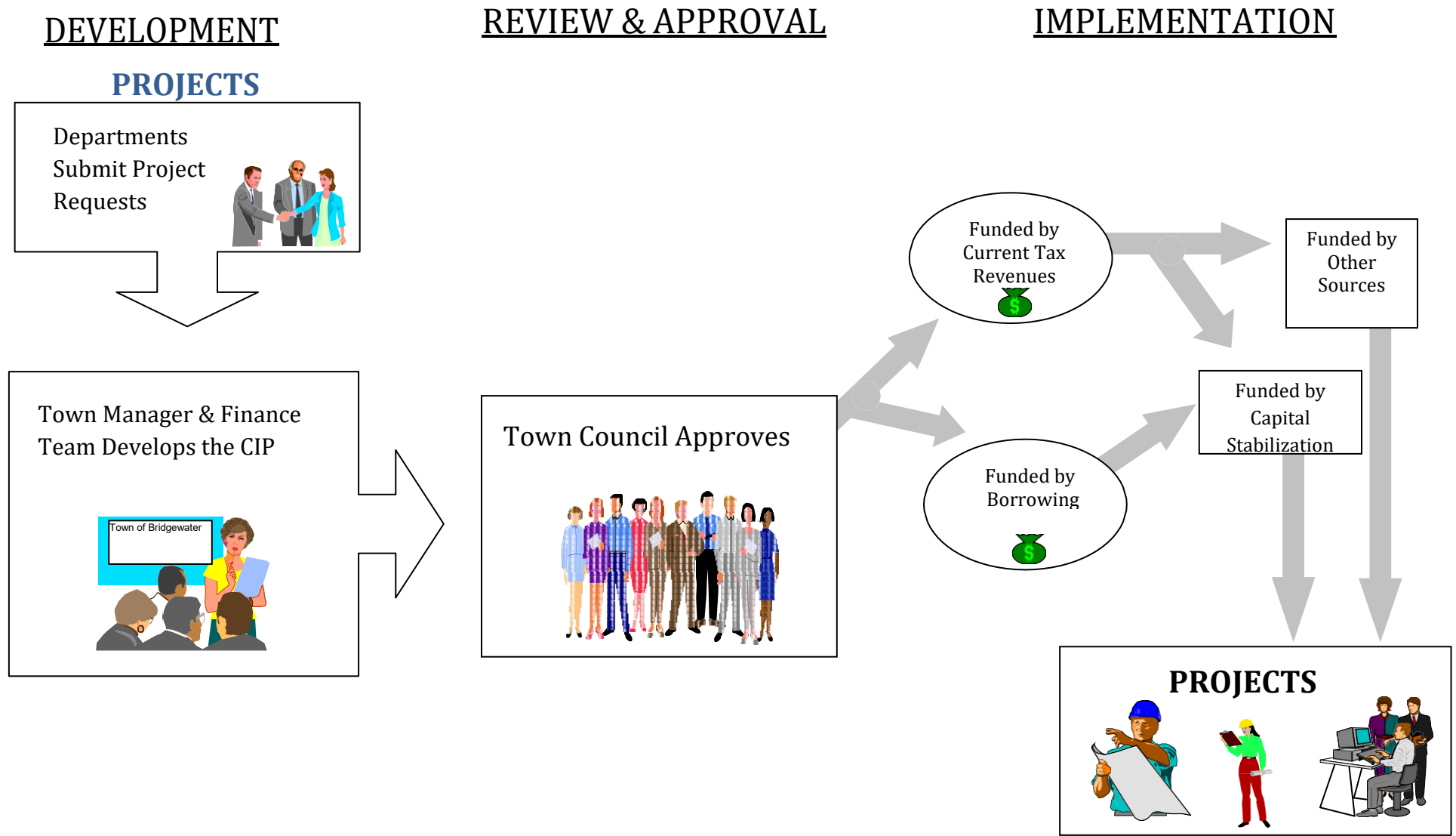
- *March* – Any recurring capital lease obligations, such as lease/purchase payments, will be submitted for Order for Council vote.
- *Late Autumn / Early Winter* – Once Free Cash is certified and allocations are approved pursuant to the Council’s Free Cash Policy, the Bridgewater-Raynham Regional District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

Uses

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								
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+							

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

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.

Detail Plan by Department

Town of Bridgewater Capital Improvement Program							
AFS= Alternative Funding Source - ARPA= American Rescue Plan - ARRA - Ambulance Receipts Reserved - DE= Debt Exclusion - OAF= Other Available Funds - CH90= Chapter 90 - CSF= Capital Stabilization Fund - CPC=Community Preservation Fund - MSBA= MA School Building Authority - SCTF= Senior Center Trust Fund							
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							
AFS= Alternative Funding Source - ARPA= American Rescue Plan - ARRA - Ambulance Receipts Reserved - DE= Debt Exclusion - OAF= Other Available Funds - CH90= Chapter 90 - CSF= Capital Stabilization Fund - CPC=Community Preservation Fund - MSBA= MA School Building Authority - SCTF= Senior Center Trust Fund							
		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

Town of Bridgewater Capital Improvement Program

AFS= Alternative Funding Source - ARPA= American Rescue Plan - ARRA - Ambulance Receipts Reserved - DE= Debt Exclusion - OAF= Other Available Funds - CH90= Chapter 90 - CSF= Capital Stabilization Fund - CPC=Community Preservation Fund - MSBA= MA School Building Authority - SCTF= Senior Center Trust Fund

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

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	2029	2030	Grand Total	
210	Police	210.22	Replace 2 Police Vehides - 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						
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/I	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	

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	
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 cart (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	

		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 Of	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

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	

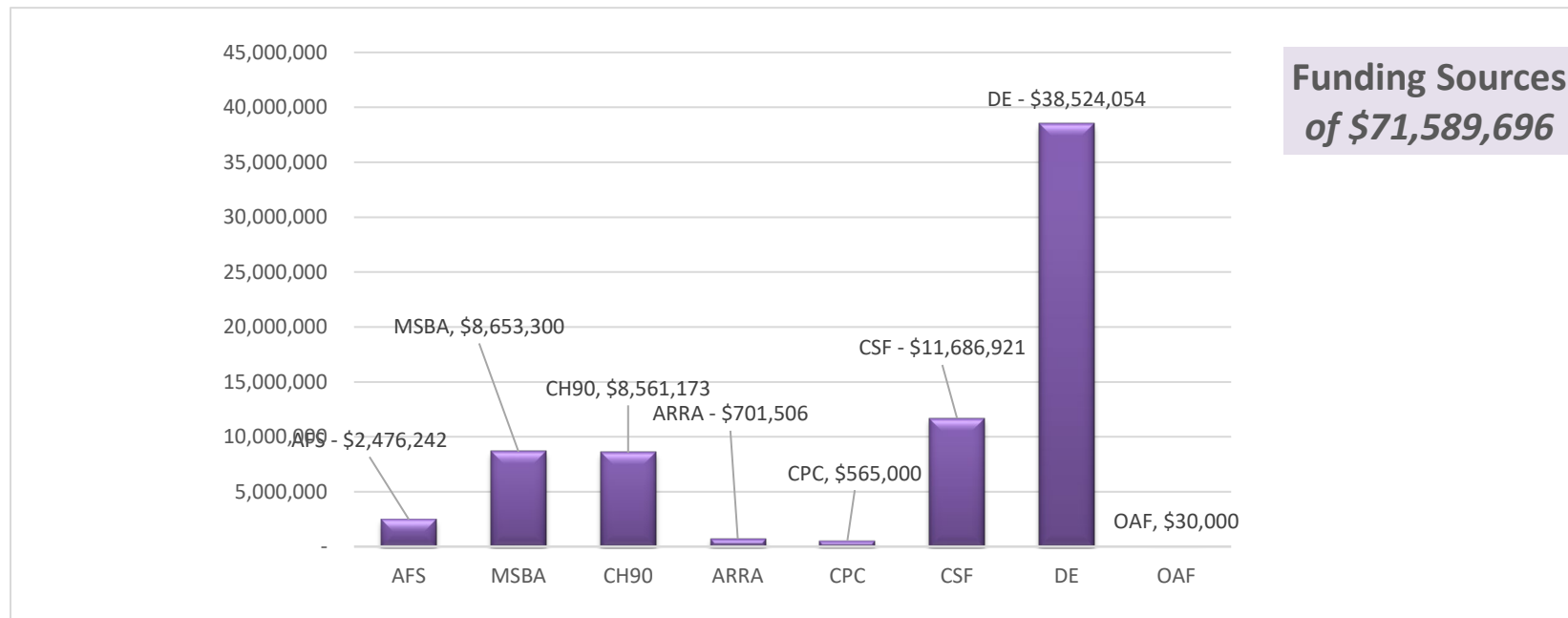
Town of Bridgewater Capital Improvement Program

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Project Funded (Y/N)		(Multiple Items)		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		

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



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: Town Manager
Date Introduced: 1/6/2026
First Reading: 1/6/2026
Second Reading: 1/20/2026
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-046: Acceptance of Donation - Oliari Charitable Foundation

WHEREAS: Massachusetts General Laws, Chapter 44, §53A, states as follows: “An officer ... of any city or town ... may accept grants or gifts of funds from ... from 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 Oliari Charitable Foundation for \$45,000.00 to be split equally between the Bridgewater Police Department, the Bridgewater Fire Department and the Bridgewater Public Library.

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:

The Oliari Charitable Foundation., has graciously donated \$45,000 to be split equally between the Bridgewater Police Department, the Bridgewater Fire Department and the Bridgewater Public Library and the funds are to be used at the sole discretion of the respective department heads.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Budget & Finance	Meeting 1/20/26.

VOICE VOTE FOR APPROVAL
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

• Finance Committee	• 1/12/26: Voted 5-0 to recommend.
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Attachments: 1. Oliari Donation - December 2025



CNT
Precious Metals

8 December 2025

Town of Bridgewater
Attn: Town Manager Justin Casanova-Davis
66 Central Square
Bridgewater, MA 02324

Dear Mr. Casanova-Davis:

This letter is to attest that The Oliari Charitable Foundation is making a donation in the amount of \$45,000.00 to the Town of Bridgewater to be split equally between the Bridgewater Police Department, the Bridgewater Fire Department, and the Bridgewater Public Library. The funds are to be used at the sole discretion of the respective department heads.

Thank you in advance for your cooperation in this matter. Should you have any questions, please do not hesitate to reach out.

Warm Regards,

Danielle M Oliari
Board Chairperson
Oliari Charitable Foundation
Danielle.oliari@cntdep.com



Bridgewater Town Council

Introduced By: Town Manager
Date Introduced: 1/6/2026
First Reading: 1/6/2026
Second Reading: 1/20/2026
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O-FY26-047: Acceptance of Donation - Bridgewater Police Association

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 the Bridgewater Police Association for the Bridgewater Veterans for \$1,050.00 to support the mission of the Bridgewater Veteran's Office.

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

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

Explanation:

The Bridgewater Police Association has graciously donated \$1,050 to the Bridgewater Veterans Office to be used at the sole discretion of the Veteran's Agent to support the mission of the Veteran's office.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Budget & Finance	Meeting 1/20/26

VOICE VOTE FOR APPROVAL
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

• Finance Committee	• 1/12/26: Voted 5-0 to recommend
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Attachments: 1. Veterans Donation December 2025



Town of Bridgewater Veteran's Council

Municipal Office Building

66 Central Square

Bridgewater, MA 02324

508-697-0908

December 18, 2025

Town Council (Attn: Deb Ward)
66 Central Square
Bridgewater, MA 02324

Dear Mrs. Ward,

I am requesting Town Council acceptance of a donation of \$1,050.00 from the Bridgewater Police Association. These funds are to be used at the discretion of the Veteran's Agent to support the mission of the Bridgewater Veteran's Office.

Sincerely,

Gregory Martin
Bridgewater Veteran's Services Officer



Bridgewater Town Council

Introduced By: Adelene Ellenberg
Date Introduced: 1/6/2026
First Reading: 1/6/2026
Second Reading: 1/20/2026
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Resolution R-FY26-007: An Assessment of the Reuse of the Former Town Hall aka TOWN HOUSE

WHEREAS, the Town of Bridgewater has already invested in TOWN HOUSE, including the exterior restoration, the insulation of the attic, and the shingling of the roof.

WHEREAS, the Community Preservation Committee (CPC) has already completed two reports, pertaining to the preservation of Town documents and their digitization, and pertaining to the mold remediation of the basement of Town House.

WHEREAS, said documents were relocated and cleared from TOWN HOUSE, under the direction of an archivist and former Acting Town Manager Robinson.

WHEREAS, work on TOWN HOUSE shall continue under the supervision of our Town Community Preservation Committee, with updates provided regularly to our Town Manager and Town Council.

WHEREAS, Bridgewater shall submit a Grant Application to the Massachusetts Cultural Council (MCC), for a “Systems Replacement Plan Grant”, in order to review and assess the necessary interior renovations, including the mechanical, electrical, plumbing, and life-safety systems.

WHEREAS, a 2023 report, “Findings and Recommendations...for the Adaptive Reuse of TOWN HOUSE states: “The Old Town Hall will require significant work to be usable as a public gathering space, but can be effectively used as a cultural center that includes exhibit, retail, learning and performance spaces”.

WHEREAS, a prior survey of Bridgewater citizens revealed that the goal of establishing a Bridgewater Cultural Center was the most popular choice.

NOW, THEREFORE: To be RESOLVED that the Town Of Bridgewater, through its Town Council

VOICE VOTE FOR APPROVAL
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

assembled, does hereby approve the submission of a Grant Application towards the Renovation and Re-Use of TOWN HOUSE, as of December 11, 2025.

Committee Referrals and Dispositions:

Referral(s)
<i>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.</i>

Attachments: 1. FY26-CF-SRP-136159_Application_Summary

Applicant Information

Attestation

I have reviewed the information below and confirm that it is correct and if it is not, I have contacted Mass Cultural Council Staff to update my information before the application deadline.

Need Corrections? If any of the below information marked by double asterisks (**) is missing or incorrect, use the **Notes** feature on the left to contact a Mass Cultural Council staff person for help.

☒ I agree

Systems Replacement Plan (SRP) grants provide small and medium-sized organizations without full-time maintenance staff a tool to prioritize their capital maintenance needs.

With a Systems Replacement Plan grant, a third-party consultant will survey the building envelope (roof, walls, and entry systems) and the mechanical systems (heating, cooling, ventilation, plumbing, and pool filtration). The survey will provide the estimated usable-life expectancy and the projected replacement costs of your building systems. Organizations will receive a 20-year Systems Replacement Plan which forecasts the necessary replacement schedule of specific systems and equipment.

Applicant Organization Information

Review the applicant information.

****Legal Name:** Town of Bridgewater

****Doing Business As:**

****Physical Address:**

****Address 1:** Academy Building

****Address 2:** 66 Central Square

****City:** Bridgewater

****State:** MA

****ZIP:** 02324-2529

Mailing Address (if different):

Mailing Address 1:

Mailing Address 2:

City:

State:

ZIP:

****Parent Organization:** Grant Seeking Organizations

Fiscal Agent:

Note about Parent Organizations: If you see "Grant Seeking Organization" listed here, this means that you did not register under a parent organization in our system. If you need to apply under a parent organization, use the **Notes** feature on the left to contact a Mass Cultural Council staff person for help.

Note about Addresses: Organizations are required to provide a Massachusetts physical address. You can provide a PO Box for the mailing address, but not the physical address. Organizations that do not have a facility or office typically provide the address of the primary person leading the organization or group, such as the board chair, staff person, or lead volunteer for the group. Organizations registered as a foreign corporation should enter their MA office or MA registered agent's address.

If you would like to update your organization's mailing address, please update it in your Organization Profile. Here's how:

- Click Save Draft before navigating away from this page.
- Then click on Home in the upper right corner.
- Click on Organization Profile to update the fields, and then click on Save.
- This application will be in your "In Progress" section of your Home page so you can continue working.

Applicant Website

Review the web address. If you need to update it, you can do so in your Organization Profile.

Website: <https://www.bridgewaterma.org/>

Grants Management System Legal Status

The following legal status represents how your organization registered in our grants management system or Mass Cultural Council's determination of your legal status based on state and federal databases.

Municipal Government**Primary Contact**

The Primary Contact is responsible for all communications regarding the application, including questions and contracts. If you need to update the Primary Contact information you can do so in your Profile. Click the Home button in the upper right corner to get to the My Profile button.

Joshua McGraw
townmanager@bridgewaterma.org
508-659-1249

Executive Director Name (first and last)

Justin Casanova-Davis

Executive Director Title

Town Manager

Executive Director Email

townmanager@bridgewaterma.org

Executive Director Phone

508-697-0919

How many years has this Executive Director (or equivalent) been serving?

Project Information

Please use paragraph breaks where necessary when writing your narrative responses below.

Facility Description

Describe the facility that is the subject of this application.

The building in question is located at 64 Central Square and is a DESIGNATED HISTORICAL LANDMARK upon our historic Town Common. The building was originally called the TOWN HOUSE, and is currently registered with the Massachusetts Historic Commission which holds the Preservation Restriction per the Deed Book of Plymouth County.

The intended use is to develop a Town of Bridgewater Cultural Center. The building conforms to historical appearance requirements and consists of 9,500 square feet, on two floors, plus the basement. The second floor boasts an existing performance stage, with ample room for audiences.

Bridgewater has invested significant funds in the restoration and rehabilitation of the TOWN HOUSE exterior and is now seeking funds for the renovation and restoration of the building's interior, which includes both the first and second floor, and the basement of TOWN HOUSE. These renovations/restorations are needed for the mechanical, electrical, and plumbing upgrades.

The "life-safety" systems in need of upgrade include the remediation of water leakage and its resulting mold in the basement of TOWN HOUSE. Also needed for "life-safety" is making the building ADA compliant; the town seeks to affix an elevator to the outside of the building, on the building backside. The design would be based on the historic water hose drying tower in operation from the late 1800s through mid-20th century.

Proposed Project

Grant Amount Requested

The Systems Replacement Plan is a “capital needs assessment” for your building/s’ structure and mechanical systems. The matching grant range is between \$8,000 and \$14,000 depending on the size and number of buildings.

Please use the square footage calculation below to enter an amount. Staff will review the information and will make any adjustments after the application is submitted. Please note that below serves as a starting framework, and the final grant amount will be determined based on the specifics of your facility.

Grant Request of \$8,000 for up to 30,000 sf

Grant Request of \$10,000 for up to 45,000 sf

Grant Request of \$14,000 for up to 55,000 sf

\$14,000

Organization Information

Please use paragraph breaks where necessary when writing your narrative responses below.

Operating Expenses

Total operating expenses for your organization’s most recently completed fiscal year.

Municipalities and colleges/universities: Please provide operating expenses, FTE’s and summary of programs for the cultural facility only.

\$0.00

Provide a brief summary of the organization, its programs, and services.

The intent is to develop the building for full use of a cultural center.

Facility Information

Please use paragraph breaks where necessary when writing your narrative responses below.

Subject Facility

Name of Subject Facility

Town House

Street Address of Subject Facility

Enter the physical address of the subject facility.

64 Central Square

City of Subject Facility

Enter the physical address of the subject facility.

Bridgewater

Zip Code of Subject Facility

02324

Square Footage of Subject Facility

9,500

Describe the original use of the building.

The original use of the building was as town hall for the Town of Bridgewater.

Describe the current use of the building.

The building is intended to be used as a cultural center, it is not being publicly used at this time.

Year Subject Facility Built

1843

What percent of the Subject Facility is dedicated to arts and cultural purposes?

10%**Please describe how 50% or more of the facility has programming for arts, humanities, or interpretive sciences.**

This project is slated to be The Cultural Center of Bridgewater, especially for local citizens seeking to engage in their own forms of creativity and socialization. Bridgewater seeks a place where local citizens, (including Bridgewater teenagers, with appropriate supervision) will be able to engage in musical performances, plays and skits, comedy routines, poetry / rap, and more. These would occur on the already existing second-floor stage, while the first floor is able to host a variety of vendors and artisans from our community.

Type of facility

Municipal Facility**Does the building have historic designation?**

Yes**Do you have maintenance staff on payroll?**

Yes**Type of ownership of the facility**

Organizations applying for Systems Replacement Plan (SRP) grants must own the facility.

Owned**Who is listed as the owner on the title, if applicable?**

Town of Bridgewater

Is the facility owned by a board or staff member?

If the facility is owned by a board or staff member, please contact staff to determine eligibility.

No

System Replacement Plan

Subject Facility

Number of floors

2

Year Subject Facility Built

1843

Briefly describe any planned changes to the building and its use.

The “life-safety” systems in need of upgrade include the remediation of water leakage and its resulting mold in the basement of TOWN HOUSE. Also needed for “life-safety” is making the building ADA compliant; the town seeks to affix an elevator to the outside of the building, on the building backside. The design would be based on the historic water hose drying tower in operation from the late 1800s through mid-20th century.

Is the system replacement plan for one building (the subject facility)? Or does it include other buildings?

One building

Recent Replacements or Maintenance

In this section, please answer all questions for the Subject Facility and any additional buildings that you would like included in the Systems Replacement Plan. The additional buildings should also be listed in the Building Information form provided above.

For each of the following areas, please describe any recent replacements or maintenance considerations for the following systems for each building. When possible, indicate the time of the replacement and/or maintenance work.

Building envelope (windows, masonry, roof, exterior painting, foundation):

Roof work completed 2023

Mechanical systems (heating, air conditioning, other HVAC, plumbing):**Electrical systems:****Fire and safety systems:****List any known citations from building inspectors or insurance companies:**

Accessibility Information

In this section, please provide information for the Subject Facility and any additional buildings that you would like included in the Systems Replacement Plan. The additional buildings should also be listed in the Building Information form provided above.

Briefly describe the accessibility of the building:**Number of bathrooms:**

2

Number of bathrooms that are accessible:

2

Number of On-Site Parking Spaces:

Number of On-Site Parking Spaces that are Accessible:

Number of Entrances/Exits:

3

Number of Entrances/Exits that are Accessible:

1

Community Impact

Please use paragraph breaks where necessary when writing your narrative responses below.

Describe the community need for this project and how you engage the communities you serve. This can include what measurable actions your organization takes to engage traditionally marginalized or underserved communities and/or isolated populations.

This project is slated to be The Cultural Center of Bridgewater, especially for local citizens seeking to engage in their own forms of creativity and socialization. Bridgewater seeks a place where local citizens, (including Bridgewater teenagers, with appropriate supervision) will be able to engage in musical performances, plays and skits, comedy routines, poetry / rap, and more. These would occur on the already existing second-floor stage, while the first floor is able to host a variety of vendors and artisans from our community.

Describe how your organization brings the public into the facility and impacts tourism. We define tourism as audiences traveling 50 miles or staying overnight.

Through the anticipated events to be held at the cultural center.

Describe local support for the project. This can include but is not limited to participation in programs, memberships, financial support, social media and local press.

There is support from the Bridgewater citizens for Town House to be transformed into a Cultural Center. Surveys conducted on this topic received overwhelming support for the Cultural Center. The survey will be attached to the application

Additional Materials

The following materials are required. Please upload each file clearly according to the bolded text and name the files clearly.

Optional Materials

Acknowledgement

Ready to Submit?

Once you click "Submit" below, you will no longer have access to make changes to your application. If your application is large, you will receive an email confirmation after you submit that includes a copy of your application without any uploaded files.

Please note: You have not successfully submitted your application until you see the following message: "Congratulations - You have successfully submitted your application."

Authorized Signature: I certify that all the information contained in this application, including all supporting documents and materials, is true and correct to the best of my knowledge. I hereby release Mass Cultural Council, its members, and employees, from any liability and/or responsibility concerning the submission of materials to this program. In addition, I agree that the required public acknowledgment will be given to Mass Cultural Council if this application is approved. I understand that failure to respond to any of the items requested in this application may seriously hinder its consideration. I certify that we are committed to the completion of the proposed activities in compliance with legal requirements and granting procedures and will file the report required by the Mass Cultural Council.

Clicking "submit" below serves as an authorizing electronic signature.

Attestation: I agree



Bridgewater Town Council

Introduced By: Marilee Hunt
Councilor
Date Introduced: 9/16/2025
First Reading: 9/16/2025
Second Reading: 1/20/2026
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Ordinance D-FY26-005: Proposed Zoning Ordinance Amendment - Senior Village Housing Development

ORDERED, pursuant to MGL, Chapter 40A that the Town Council assembled votes to amend Zoning Ordinance amendment pursuant to Senior Village Housing Development Amending Section 8.7.3 Land and Site Development Requirements, Table 1. Open Space/Preservation Area as follows:

Current text:

Table 1. Open Space/Preservation Area

	<i>Zoning District</i>	Open Space/Preservation Area
<i>Minimum Area</i>	R-AB	40%
	R-C	40%
	R-D	20%

Proposed Amended text:

Table 1. Open Space/Preservation Area

	<i>Zoning District</i>	Open Space/Preservation Area
<i>Minimum Area</i>	R-AB	40%
	R-C	40%
	R-D	40%

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• Town Council	• 9/16/25: Referred to CED and Planning Board
• Community & Economic Development	• 11/5/25: Voted 3-0 to not recommend
• Planning Board	• 11/5/25: Voted 5-0 to not recommend

Attachments:

1. PB to TC - Proposed Zoning Amendment Senior Village Housing Development_



**TOWN OF BRIDGEWATER
PLANNING BOARD**

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

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

December 1, 2025

Johnny Loreti, President of Bridgewater Town Council
Academy Building
66 Central Square
Bridgewater, MA 02324

RE:– FY26-005 Proposed Zoning Amendment: Senior Village Housing Development
Section 8.7.3 Land Site Development Requirements, Table 1 Open
Space/Preservation Area.

Dear President Loreti & Members of the Council:

At its meeting November 5, 2025, the Bridgewater Planning Board voted (5-0) to **not** recommend the proposed Zoning Amendment as per the following:

- Planning Board wants to further evaluate the current definition of “Open Space” as defined in the Zoning Ordinance below as it pertains to drainage facilities, as drainage facilities should not take up a large portion of proposed open space as currently allowed.

Open Space: For purposes of this Ordinance and except as noted herein, open space shall be defined as that portion of any lot which is not occupied or otherwise located beneath buildings, structures or areas used for parking, loading, access, storage or solid waste disposal activities. Fences, walls, signs, and drainage facilities permissible under subdivision regulations may be allowed within and may comprise a portion of the open space provided said land remains largely landscaped with natural or planted vegetation. Wetlands, as defined by G.L. c. 131, s. 40 may also comprise a portion of the open space, but not exceeding in percentage the proportion of wetlands within the entire lot.

Please let me know if you have any questions.

Sincerely,

Shane O'Brien
Town Planner