



Town of Bridgewater
Downtown Revitalization Ad Hoc Committee

February 5, 2026
9:00 AM
66 Central Square
Acadme Building
Conference Room 201A/Second Floor
and via Zoom: <https://us06web.zoom.us/j/82268315041>

MEETING AGENDA

A Quorum of the Town Council May Be In Attendance

- A. Call to Order**
- B. Public Comment**
- C. Items Referred**
 - a) Zoning Ordinance D-FY26-009: Zoning Ordinance Amendment - Central Square Property Maintenance Standards
- D. Items for Discussion**
 - a) Discussion of Downtown Development Projects
- E. Adjournment of Meeting**



Bridgewater Town Council

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

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

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

SECTION 1. NEW SECTION ADDED

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

§ 6.5 CENTRAL SQUARE PROPERTY MAINTENANCE STANDARDS (CSPMS)

A. Purpose

The purpose of this Section is to:

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

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

B. Applicability

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

NOT FOR ACTION FIRST READING

C. General Maintenance Standard

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

D. Exterior Building and Façade Maintenance

Property owners shall:

1. Façades & Surfaces

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

2. Windows & Doors

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

3. Signage, Awnings & Lighting

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

4. Site Conditions & Rear Areas

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

E. Historic Character

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

F. Administration and Enforcement

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

Committee Referrals and Dispositions:

NOT FOR ACTION FIRST READING

Referral(s)	Disposition(s)
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Attachments: None