



Town of Bridgewater

Town Council

February 3, 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 20, 2026 Meeting Minutes

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

- a) Planning Board: Daniel Greenberg (2026)

F. HEARINGS

- a) Petition P-2026-015: Possible Revocation of the Class II Used Auto Dealers License – R.Eli.Able Enterprises LLC, 567 Main Street
7:05 Public Hearing: Advertised in the 1/26/26 Enterprise.
- b) Order O-FY26-044: Water System Improvements Loan Authorization
Public Hearing: Advertised in the 1/20/26 Enterprise.
- c) Order O-FY26-026: Laying Out and Accepting a Private Way – Magnolia Way
Cont'd Public Hearing: Advertised in the 1/13/26 Enterprise.
- d) Order O-FY26-027: Laying Out and Accepting a Private Way – Hickory Lane
Cont'd Public Hearing: Advertised in the 1/13/26 Enterprise.
- e) Order O-FY26-028: Laying Out and Accepting a Private Way – Sycamore Lane
Cont'd Public Hearing: Advertised in the 1/13/26 Enterprise.

G. LICENSE TRANSACTIONS

H. PRESENTATIONS

- a) Energy Committee Presentation

I. TOWN MANAGER'S REPORT

- a) Website Update
- b) DPW Storm Response/Staffing Update
- c) Water Update
- d) School Capital Appropriation Update
- e) Budget Forecast/Preliminary Budget

J. DISCUSSIONS

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION

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

M. OLD BUSINESS

N. NEW BUSINESS

- a) Order O-FY26-048: Appointment To A Vacant District 1 Councilor Seat
- b) Order O-FY26-049: Acceptance of Donation – High Pond Residents Association

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

- a) Executive Session pursuant to MGL Chapter 30A, Section 21 (a)(3) to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares.
- b) Executive Session pursuant to MGL Chapter 30A, Section 21 (a)(3) to discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares; Bridgewater Firefighters' Union and Bridgewater Police Association.

R. ADJOURNMENT



Town of Bridgewater

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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 7:01pm on Tuesday, January 20, 2026 in the Council Chambers.

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

Absent: Dr. Kevin Perry.

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

Council President Loreti noted that the following veteran deaths and a moment of silence was held:

- John Gomes Sr., US Marines, Vietnam. Passed away on December 30, 2025.
- William “B” Levy, US Army, Korea. Passed away on January 14, 2026

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- a) January 6, 2026 General Public Meeting Minutes
Councilor Hunt made a motion to approve the meeting minutes of the January 6, 2026 General Public meeting, which was duly seconded by Councilor Linde.

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

- b) January 6, 2026 Town Council Meeting Minutes
Councilor Hunt made a motion to amend the meeting minutes to move Councilor Perry from “absent” to “present”, this was duly seconded by Councilor Linde.

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

Councilor Linde made a motion to approve the January 6, 2026 Town Council meeting minutes with the amendment, which was duly seconded by Councilor Linde.

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

ANNOUNCEMENTS FROM THE PRESIDENT

Council President Loreti noted that the Town Clerk asked him to remind everyone that the annual licenses for their dogs needed to be done and that papers for the upcoming election were available in the Town Clerk's office.

Council President Loreti also noted that District 1 Councilor Striggles has resigned from her position due to family obligations. President Loreti thanked Ms. Striggles for her time on the Councilor and noted she will be missed. There will now be an opening for an interim Councilor and the information can be found on the website starting tomorrow.

PROCLAMATIONS- None

CITIZEN OPEN FORUM

- John Donna, 261 South Street: spoke about approved projects tying into water in the town, if unapproved can they be tied into the water. Noted there needs to be a commission or board that has teeth if a project can be approved because of the water, traffic and classroom sizes.
- Janet Hanson, Pleasant Street: has not been getting email notifications about meetings like on the old website. Would like someone to explain tonight on how to do it, does not want to wait two more weeks. Could not find the Town Charter. In the Town Charter you are allowed to answer questions, it does not need to wait until the next meeti

APPOINTMENTS - None

HEARINGS

- a) Order O-FY26-026: Laying Out and Accepting a Private Way – Magnolia Way
Public Hearing: *Advertised in the 1/13/26 Enterprise.*
Council President Loreti opened the Public Hearing at 7:17pm.

Petitioner Mr. Lee Castignetti noted that the Planning Board voted favorably that the road be accepted.

Council President Loreti asked if there were any questions from the residents. No questions were asked.

Council President Loreti asked if there was anyone that wished to speak in favor. No one spoke in favor.

Council President Loreti asked if there was anyone that wished to speak in opposition. No one spoke in opposition.

Council President Loreti asked if any Councilors had questions:

Councilor Murphy asked how long Magnolia Way was and Mr. Castignetti noted approx. 2,000 linear feet.

Councilor Loreti asked how much more money the Town would receive in Chapter 90 funds for a road this size and Town Manager Casanova-Davis noted that we would have to get that information for you.

Councilor Ellenberg asked how much the developers bond was for and Town Manager Casanova-Davis noted that they will have to get that information and follow-up.

Councilor Kennedy noted that Magnolia Way is a longer road and one of the topics brought up by residents of the road was bus traffic and the parents having to bring their kids to the end of the road. Are we taking over the storm drain issues/maintenance/cleaning? Town Manager Casanova-Davis noted that he would have to follow up with Azu but it is dependent on the road.

Councilor Loreti asked if has anyone done a cost benefit analysis of the acceptance of the roads and Town Manager Casanova-Davis noted that it is not something typically done.

Council President Loreti closed the Public Hearing at 7:27pm.

Councilor Murphy made a motion to continue the public hearing to the next Town Council meeting to hear from the DPW Director. This was duly seconded by Councilor Linde.

Councilor McGrath noted that DPW and Planning Board approved this and thinks it is efficient. They have a checklist. I am okay with accepting it.

Councilor Hunt noted that she is not sure why it matters that the kids have to go to the end of the street. Councilor Kennedy noted that this was an issue brought to him by residents, the school bus won't go down the street because it is a private way. Town Manager Casanova-Davis noted that any bus transportation would need to be discussed with the school.

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

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

Public Hearing: *Advertised in the 1/13/26 Enterprise.*

Council President Loreti opened the Public Hearing at 7:32pm.

Petitioner Mr. Lee Castignetti noted that the Planning Board voted favorably that the road be accepted.

Council President Loreti asked if there were any questions from the residents. No questions were asked.

Council President Loreti asked if there was anyone that wished to speak in favor:

- Stef D'Melia, Harvest Lane: noted that he has followed the project, paving is much newer, should not be much maintenance on that.

Council President Loreti asked if there was anyone that wished to speak in opposition. No one spoke in opposition.

Council President Loreti asked if any Councilors had questions. No questions were asked.
Council President Loreti closed the Public Hearing at 7:36pm

Councilor Linde made a motion to continue the public hearing to the next Town Council meeting to hear from the DPW Director. This was duly seconded by Councilor Ellenberg.

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

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

Public Hearing: *Advertised in the 1/13/26 Enterprise.*

Council President Loreti opened the Public Hearing at 7:37pm.

Petitioner Mr. Lee Castignetti noted that the Planning Board voted favorably that the road be accepted.

Council President Loreti asked if there were any questions from the residents. No questions were asked.

Council President Loreti asked if there was anyone that wished to speak in favor. No one spoke in favor.

Council President Loreti asked if there was anyone that wished to speak in opposition. No one spoke in opposition.

Council President Loreti asked if any Councilors had questions:

Councilor Murphy asked if the 7 item punchlist was completed and when and asked that the DPW confirm.

Councilor Hunt made a motion to continue the public hearing to the next Town Council meeting to hear from the DPW Director. This was duly seconded by Councilor Linde.

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

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.*

Council President Loreti opened the Public Hearing at 7:40pm.

Petitioner Thiago Pimenta noted that he is requesting the same amount of cars that the previous owner had. No changes.

Council President Loreti asked if there were any questions from the residents. No questions were asked.

Council President Loreti asked if there was anyone that wished to speak in favor. No one spoke in favor.

Council President Loreti asked if there was anyone that wished to speak in opposition. No one spoke in opposition.

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

Council President Loreti closed the Public hearing at 7:42 pm.

Councilor Linde made a motion to approve the Class II License for ViVo Auto Group, located at 560 Bedford Street. This was duly seconded by Councilor McGrath.

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

LICENSE TRANSACTIONS – None

PRESENTATIONS - None

TOWN MANAGER'S REPORT

- a) Fire Department Update
Chief Schlatz gave an update on the Fire Department noting that now both engines are staffed with 3 men, very efficient, can perform all the duties and pretty happy about that.
- b) Fire Station Update
CED Director Bo Rulli noted that the ribbon cutting is scheduled for Saturday, the 30th. In the past two weeks the department has moved in. Finance is reconciling all the outstanding invoices and will give an update at the next meeting.
- c) Reverse 911 Notification
Lt. Scott Hile noted that the Plymouth County Sheriff's switched to a system called Smart911, cell phones need to be registered. We reserve this for emergency situations only and we asked them to do it for the water emergency.

Councilor Murphy asked if there was a cost to Bridgewater to utilize and Lt. Hile noted that the sheriff department took on the cost. Home numbers are automatically on the database, other phone numbers you would need to go in and add.

Councilor Loreti asked if we were going to utilize this system in the spring moving the emergency or trailer and Town Manager Casanova-Davis noted that we would have to work with Plymouth County as it is their system

Councilor Murphy asked how many people are signed up in Bridgewater and Lt. Hile noted that he would find out that information and forward it to the council.

- d) Route 104 Study Update
CED Director Rulli noted that a study was done on Route 104 to understand what is happening, with traffic and why it is bad, very thorough report. He will send out a copy of the report to the councilors.
- e) Water Update
Water Superintendent Bill Young gave an update on the water noting that the tanks are filling and system pressure should start to rise over the next couple of days/weeks as we continue to fill those tanks.

Middleboro connection is fully on-line and Water Department Staff is checking it daily. Received 2M gallons so far and it will slow down as the tanks fill.

Water department continue to work with Apex for trailers and will include PFAS.

Over the next few weeks staff will be doing hydrant flushing, not ideal this time of year but will help; weather dependent. Will notify where flushing.

Councilor Linde asked if there is a way we can inform people in different ways. Facebook live, cable television and Town Manager Casanova-Davis noted that we have gone on podcasts and spoke about this; operational updates have had information; speaking with Guilfoil about putting videos together. We are working on things.

Councilor Murphy asked if there were any updates on the alternative water sources and Town Manager Casanova-Davis noted that we are waiting on Mr. Andrews team to give us information; had a productive conversation with Brockton; as we get more information we will share that.

Councilor Linde asked if we dealing directly with Brockton or the company. Town Manager Casanova-Davis noted that if Brockton gets the plant then we will deal with Brockton.

Councilor Kennedy asked about water bans and if the town has an imposed water restriction by the State every year. Water Superintendent Young noted that all Towns are restricted by drought conditions.

f) Municipal Aggregation Update

Town Manager Casanova-Davis gave an update on the municipal aggregation, the price is lower than National Grid and residents had the opportunity to lock in the rate. 84% of the town opted in to the program.

g) Resident Questions

i. Zoning/Building

Building Inspector Steve Solari addressed the following:

ADUs – 13 ADU permits have been issued, 70% have been attached. The average cost of an ADU is between \$250k and \$450, it's great for a parent/kid. There are many areas in town that do not fit ADUs (ie around the college, downtown).

Permitting process: we use Permit Eyes – sign off goes to Fire, Highway, Conservation, etc. If the water department is waiting for something then the line item shows red and there is an explanation, the permit is not issued until all departments have been signed off.

Councilor Loreti asked if the water department is taking total capacity in the immediate or in the future and Mr. Solari noted that Perkins is a pre-approved project, sign off still has to go to the water department.

CED Director Bob Rulli spoke about approved projects: approved by Planning Board and/or Zoning. Hilton Garden Hotel, Broad Street and Perkins are the 3 approved projects. Fiscal impact studies are done on all 3 projects and we are still positive with revenue that the town will receive.

Councilor Murphy asked if the planning board has the authority to reject a project because of water and Town Attorney Rawlins noted that there are too many facts that would go into that. You have to look at what is in front of the Planning Board. The question is kind of unanswerable because you have to analyze the project. They should be looking at all the legal criteria for approval.

ii. Water

Town Manager Casanova-Davis noted that the town submitted the grant for the \$2M grant – hopefully we get quick response. The Town is paying for the connection through the grant and the residents will not be impacted. Have looked at PFAs for the trailer.

Councilor Murphy asked when the last time the wells were sampled and Mr. Young noted that they were tested in October when they were on line. Every time they were activated they would have to be tested.

iii. BSU

Town Manager Casanova-Davis noted that BSU is being asked to conserve water. I meet with President Clark, Bill Young meets with their facilities team. The council approved new water rates for higher users and BSU is a higher user so pays higher water rates. Town gets Pilot money for state owned land, not enough but we are trying to advocate for more.

iv. Free Cash

Town Manager Casanova-Davis noted that there is \$4.3M in free cash.

v. Audit

Town Manager Casanova-Davis noted that the town does an audit on an annual basis and the information is posted on the webpage.

Councilor Loreti asked when does the water impact study be considered and Town Manager Casanova-Davis noted that the team now wants water impact studies done as part of the approval process.

Councilor Murphy asked how many town buildings there were in inventory and if there was tracking on them.

The Town Council took a quick break from 9:00pm to 9:05pm.

DISCUSSIONS

a) Intergovernmental and Institutional Impacts

Councilor Loreti noted that one of the items from the 1/6/26 General meeting was about the Transfer Station and the potential for an Annual Report to include current SEMASS charge per ton, recycling, money being set aside each year, etc. Town Manager Casanova-Davis noted that he could take a look into this.

b) Environmental Protection

Councilor Loreti noted that there was an adopt a tree preservation by-law and ordinance question and he read through the Admin code and it looks like this is something that could be done. Councilor Hunt noted that we could have the tree committee look at this.

Councilor Loreti noted that there needs to be some updates to the wetland protection bylaws, maybe work with conservation or a councilor to tackle that. Councilor Linde noted that we have a resident that came before us to have an Environmental Committee to tackle some of this. Town Manager Casanova-Davis noted that the town does not have a conservation agenda at the moment, we are

looking to update the bylaws but have to hire the personnel first. Conservation Commission is the best channel.

Councilor McGrath noted that she would like to see the Wellhead Protection Plan given to one of the committees as noted by Resident Mark Peterson and the Town River behind the Campus Plaza, trash around the river.

COMMITTEE REPORTS - None

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.

Councilor Murphy made a motion to approve Order O-FY26-042, which was duly seconded by Councilor Linde.

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

- 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.

Councilor Hunt made a motion to approve Order O-FY26-045, which was duly seconded by Councilor Linde.

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

- c) Order O-FY26-046: Acceptance of Donation - Oliari Charitable Foundation
Budget & Finance voted 3-0 at their 1/20/26 meeting. Finance Committee voted 5-0 to recommend at their 1/12/26 meeting.

Councilor Linde made a motion to approve Order O-FY26-046, which was duly seconded by Councilor Hunt.

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

- d) Order O-FY26-047: Acceptance of Donation - Bridgewater Police Association
Budget & Finance voted 3-0 at their 1/20/26 meeting. Finance Committee voted 5-0 to recommend at their 1/12/26 meeting.

Councilor Hunt made a motion to approve Order O-FY26-047, which was duly seconded by Councilor Linde.

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

- 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.

Councilor Ellenberg made a motion to continue Resolution R-FY26-007 to the next Town Council meeting, which was duly seconded by Councilor Linde.

A roll-call vote was taken for the motion to continue with the results as follows: Kennedy – Yea; Ellenberg – Yea; McGrath – Yea; Loreti – Yea; Perry – Absent; Murphy – No; Hunt – Yea; Linde - Yea. Motion passed 6-1.

- 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.

Ordinance D-FY26-005 was withdrawn by Councilor Hunt.

OLD BUSINESS - None

NEW BUSINESS - None

CITIZEN COMMENTS

- Janet Hanson, Pleasant Street: wanted more information on the Route 104 Study, would like to see the report. Before we hook up to Middleboro water was it tested. Thanked Justin for the information on the website.
- Stef D'Melia, Harvest Lane: thanked Mr. Rawlins for showing how important the Planning Board and Zoning Board are. We have 9 wells and took off 10a and 10b before we got Middleboro. 7 wells are working overtime. There must be an added cost to add PFAs testing to the trailers and will be more than \$100k a trailer per month. Not sure where that money is going to come from. The 3 new projects could pay for that. Will the 7 wells be getting trailers too. Happy 10a and 10b are getting the attention that they need. There are 7 other wells and need trailers as well. Outsourcing new water sources, does that mean we will abandon the 9 wells. Nice to see everyone working hard but at the end of the day we are not figuring out how to take care of our infrastructure without outsourcing it. Maybe figure out a way to help the elderly get water from the Blue Drop.
- Carlton Hunt, Austin Street: interested in an environment committee – what is the charge of that committee.
- Bob Cormier, Grange Park: lot of good discussion about permitting and how water ties in. I agree with the process of evaluating the permitting process, you have to put it in paper. Should be on the cover page. Should be set immediately.

COUNCIL COMMENTS

- Councilor Kennedy: thanked the public for being in attendance.

- Councilor Ellenberg: thanked everyone who showed up to the meeting. I agree with the idea of the town being independent with the water supply. Looking for volunteers on the town boards and commissions.
- Councilor McGrath: no comments tonight.
- Councilor Murphy: no comments tonight.
- Councilor Hunt: spoke about Boards and commissions and the openings, attend meetings. They are very important.
- Councilor Linde: thanked Councilor Striggles for her service. Wished Dr. Perry a Happy Birthday. Expressed concerns about the 1/21 meeting and the location. Website looks good.
- Councilor Linde: we are not hosts for the meeting on 1/21; thanked Councilor Striggles for her service.

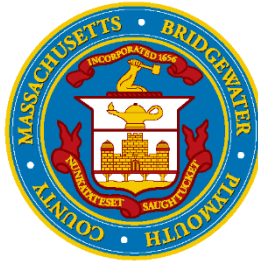
EXECUTIVE SESSION - None

ADJOURNMENT

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

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

Meeting adjourned at 9:45pm.



**Bridgewater Citizen's
Applicant
Form**

**Advisory Committee
Recommendation**

Name of Applicant: Daniel Greenberg

Board/Committee/Commission Applied for: Planning Board Alternate

Date of Interview: 1/20/2026

Summary of qualifications: 20-year construction career. Candidate knows and has been involved in planning board process with his current business. Applicant has been a member of the ZBA for 3 years so has experience with town board/committee procedures. Applicant feels he can offer even more on Planning Board with his background and if appointed he will resign from the ZBA.

Summary of why the committee would like to recommend the applicant: This is the second interview with our committee and Mr. Greenberg shows a true commitment to helping Bridgewater. His resume speaks for itself, and when questioned he says he absolutely understands that he may have to recuse himself on certain issue coming before the board due to his business.

Were there other candidates to consider? If yes, how many? No other candidates

Additional Comments: strong valuable experience in the committee's view.

Date Citizen's Advisory Committee Vote Taken: 1/20/2026

Vote Results: 4-0 to recommend

Completed by: Keith Buohl

From: noreply@civicplus.com
To: [Committees](#)
Subject: Online Form Submittal: Board/Committee/Commission Application
Date: Monday, December 22, 2025 10:28:54 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Board/Committee/Commission Application

Board/Committee/Commission (B/C/C) Application

Select the Board, Planning Board
Commission, or
Committee applying for

Personal Information

First Name Daniel

Middle Name Mark

Last Name Greenberg

Address1 35 Old Farm Road

City Bridgewater

State MA

Zip 02324

Primary Number

Alternate Phone

Email Address

Are you presently, or
have you ever served
on a Board,
Committees, or
Commission in Town of
Bridgewater? Yes

If yes, please provide
dates of service and
Identify B/C/C: Zoning Board of Appeals 10/2022 - Present

Are you Applying for
reappointment? No

How did you hear about this vacancy?

Town Website

Please Attach Resume

[DG Resume 2025.pdf](#)

In addition to providing a resume, please detail below experience and skills relevant to the B/C/C to which you are applying. List work/volunteer experience, technical skills or other abilities which will make a positive contribution to the B/C/C.

I bring over 20 years of experience in residential construction, land development, and municipal coordination that I believe would make a positive contribution to the board/committee/commission. In my professional role as a Senior Project Manager, I oversee the full lifecycle of residential subdivision projects, from raw land through final occupancy and close-out. This includes coordinating with engineers, surveyors, inspectors, subcontractors, and municipal officials; managing budgets, schedules, and quality control; and navigating local permitting, subdivision approvals, and final acceptance processes.

A significant portion of my work involves appearing before Planning Boards and Zoning Boards of Appeals to secure approvals, respond to conditions, manage appeals, and support bond releases and subdivision close-out. Through this experience, I have developed a strong working knowledge of local zoning bylaws, regulatory processes, and the importance of clear findings, defensible decisions, and thoughtful long-term planning.

In addition to project delivery, I am actively involved in process improvement and organizational leadership. I have developed and refined standard operating procedures, led internal team discussions, and implemented systems designed to improve efficiency, accountability, and consistency across projects. This experience has strengthened my ability to evaluate complex issues, ask practical questions, and contribute constructively to group deliberations.

I currently serve as a voting member of the Bridgewater Zoning Board of Appeals, where I review variance requests, special permits, and zoning appeals in accordance with local bylaws and Massachusetts General Laws. This role has reinforced the importance of balancing property rights, neighborhood impacts, and the broader interests of the community while conducting fair, transparent public hearings.

Earlier in my career, I owned and operated a residential construction and renovation business, which provided hands-on experience in estimating, budgeting, permitting, subcontractor coordination, and client communication. I also provided construction consulting services to business owners and construction companies, advising on project planning, cost control, scheduling strategies, and operational efficiency to help reduce costs and improve outcomes.

I am committed to public service and believe strongly in being an engaged, active member of the community. I am motivated by a desire to apply my professional experience in a way that supports responsible growth, sound decision-making, and long-term community benefit. As a parent and long-term community member, I am personally invested in helping ensure that Bridgewater continues to thrive for future generations.

Please be advised that the applicants being considered for appointment to a B/C/C in the Town of Bridgewater, MA may be subject to background investigations and financial disclosure.

I understand that participation in a board or committee is strictly voluntary and is not subject to compensation. I further understand that the Town of Bridgewater does not discriminate its selection process for committee members based on race, color, religion, national origin, disability, gender, age, military status, sexual orientation, or genetic history.

Signing below indicates my understanding of the above disclosures and certifies that the information provided above to me is true and accurate to the best of my ability.

Electronic Signature Agreement

I agree.

Electronic Signature

Daniel M. Greenberg

Date

12/22/2025

Email not displaying correctly? [View it in your browser.](#)



DANIEL M. GREENBERG

Senior Project Manager

Senior residential construction Project Manager with 20+ years of experience overseeing ground-up development, subdivision infrastructure, and high-quality single- and multi-family home construction. Proven leader in municipal coordination, cost control, scheduling, and stakeholder communication.

Contact

Phone



Email



Address

35 Old Farm Rd.
Bridgewater, MA 02324

Education

2023
Certified Associate in Project Management
Google Project Management Professional Certificate

2017 - 2021
Certified Graduate Builder
National Association of Homebuilders (NAHB)

2006 - 2010
Bachelor of Science - Biology and Genetics
University of New Hampshire

Expertise

- Residential Construction
- Subdivision Development
- Municipal Permitting
- Cost Control
- Client Relations
- Process Improvement

Interests

- Volunteerism
- Real Estate Investing

Experience

2022 - 2025
Zoning Board of Appeals | Bridgewater, MA
Member

Serve as a voting member of the Zoning Board of Appeals, reviewing and deliberating on variance requests, special permits, and zoning appeals in accordance with local bylaws and Massachusetts General Laws. Evaluate applications for legal sufficiency, technical feasibility, and neighborhood impact while conducting public hearings and engaging with applicants, residents, town staff, and legal counsel. Apply practical construction and land-development expertise to support well-reasoned decisions that balance property rights, community character, and long-term planning objectives. Contribute to clear, defensible findings and decisions that withstand regulatory and legal scrutiny.

2018 - 2025
Stonebridge Homes, Inc. | South Easton, MA
Project Manager

Lead end-to-end execution of residential subdivision projects from raw land through final occupancy. Oversee construction of 100+ homes while managing budgets, schedules, subcontractors, quality control, and homeowner relations. Serve as a primary liaison with engineers, surveyors, inspectors, and municipal officials. Secure subdivision approvals, present before Planning Boards and Zoning Boards of Appeals, manage appeals, and oversee bond releases and final subdivision acceptance. Drive internal process improvement by developing and refining standard operating procedures (SOPs), leading internal team discussions, and implementing systems that improve efficiency, accountability, and consistency across projects.

2014 - 2025
Greenberg Home Services | Plymouth, MA
Owner / Operator

Established and operate a residential construction and renovation business serving homeowners throughout Massachusetts. Lead all aspects of project delivery including client consultation, estimating, budgeting, scheduling, permitting, and subcontractor coordination. Execute a wide range of projects while maintaining high standards of craftsmanship and customer satisfaction. Build long-term client relationships through clear communication, accountability, and hands-on problem solving, and develop practical field experience. Provide construction consulting services to construction companies, advising on project planning, cost control, scheduling strategies, subcontractor coordination, and operational efficiency.

Commitment to Public Service

I am committed to volunteerism and believe strongly in giving back to the community. Serving the Town of Bridgewater allows me to apply my professional expertise while helping guide responsible growth and thoughtful decision-making. As a parent, I am personally invested in helping build a stronger Bridgewater for future generations.



Bridgewater Town Council

Introduced By:

Date Introduced: 2/3/2026

First Reading: 2/3/2026

Second Reading:

Amendments Adopted:

Third Reading:

Date Adopted:

Date Effective:

Petition P-2026-015: Possible Revocation of the Class II Used Auto Dealers License – R.Eli.Able Enterprises LLC, 567 Main Street

WHEREAS, Beaudelaire Dorval, doing business as R.Eli.Able Enterprises LLC, submitted documentation to the Town of Bridgewater in November 2025 seeking a Class II Used Motor Vehicle Dealer License for the premises located at 567 Main Street; and

WHEREAS, Mr. Dorval submitted documentation indicating that the existing Class II license holder at 567 Main Street, Fritz Auto, would no longer be operating at that location; and

WHEREAS, because the Town Council Clerk had not received the 2026 Class II renewal application from Fritz Auto, she relied upon the information provided by Mr. Dorval and processed the Class II license application for R.Eli.Able Enterprises LLC; and

WHEREAS, a duly noticed Public Hearing on the application of R.Eli.Able Enterprises LLC was held on December 16, 2025, at which time the Town Council approved the issuance of a Class II license; and

WHEREAS, on December 23, 2025, the Town was contacted by Fritz Auto regarding its 2026 Class II license renewal; and

WHEREAS, the Town has since determined that R.Eli.Able Enterprises LLC may have misrepresented material facts in connection with its application for a Class II license;

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Bridgewater, Massachusetts, acting pursuant to Massachusetts General Laws Chapter 140, Section 59, hereby:

Approves the revocation of the Class II Used Motor Vehicle Dealer License issued to R.Eli.Able Enterprises LLC; or

Does not approve the revocation of the Class II Used Motor Vehicle Dealer License issued to R.Eli.Able

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Enterprises LLC.

NOTICE OF APPEAL RIGHTS

If the Class II license is revoked, the licensee shall have the right to appeal such decision to a Justice of the Superior Court within ten (10) days of receipt of notice of the decision.

Committee Referrals and Dispositions:

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: 2/3/2026
 Date Adopted:
 Date Effective:

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

ORDERED, that the Town Council assembled vote to

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

Explanation:

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

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

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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VOICE VOTE FOR APPROVAL
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

<ul style="list-style-type: none">• Budget & Fiance	<ul style="list-style-type: none">• 1/5/26: Voted 3-0 to recommend
<ul style="list-style-type: none">• Finance Committee	<ul style="list-style-type: none">• 12/22/25: Voted 8-0 to recommend

Attachments: None

VOICE VOTE FOR APPROVAL
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



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: 2/3/2026
 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)
<ul style="list-style-type: none"> • Planning Board: 11/5/25 - Voted 4-0 to recommend • Town Council: 1/20/26 - Motion to Continue Public Hearing

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.

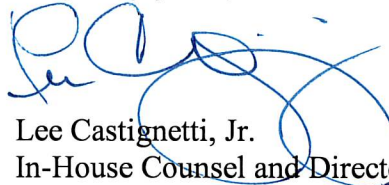
Please also note that a scanned copy of the as-built plan in PDF format will be sent to you via e-mail, and all of the legal descriptions will be sent to you in Word format via e-mail.

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 lcastignetti@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.", written over a circular stamp or seal.

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. ±) 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](mailto:aetoniru@bridgewaterma.org)
Town Engineer:
[Email: gtansey@bridgewaterma.org](mailto:gtansey@bridgewaterma.org)

Lee Castignetti:
Email: lcastignetti@longbuilthomes.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 and 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: 2/3/2026
 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)
<ul style="list-style-type: none">• Planning Board: 11/5/25 - voted 4-0 to recommend• Town Council: 1/20/26 - Motion to continue to next meeting

Attachments: 1. Hickory Lane Road Acceptance Paket
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: 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@longbuihthomes.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
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](mailto:aetoniru@bridgewaterma.org)
Town Engineer:
[Email: gtansey@bridgewaterma.org](mailto:gtansey@bridgewaterma.org)

Lee Castignetti:
Email: lcastignetti@longbuilthomes.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 and 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: 2/3/2026
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)
<ul style="list-style-type: none">• Planning Board: 11/5/25 - Voted 4-0 to recommend• Town Council: 1/20/26 - Motion to continue to next meeting

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@longbulthomes.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;

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Engineering Division
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Sincerely,

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Sincerely, James B. Lanagan III
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Bridgewater Town Council

Introduced By:
Date Introduced:
First Reading:
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Energy Committee Presentation

Committee Referrals and Dispositions:

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

Attachments: 1. Energy Committee Presentation



Jan 20, 2026, Town Council ENERGY COMMITTEE BRIEFING

Membership:

Town Manager appoints three residents for Town Council ratification

Carlton D. Hunt, Ph.D., Chair (2028)

Kristen Zarrelli, Secretary (2026)

Vacant

Massachusetts Green Communities Coordinator

Lisa Sullivan, Southeast Region

Staff Support

Justin Casanova-Davis, Town Manager

Shane O'Brien, Town Planner

Laurie Guerrini, Finance Director, Town Accountant

Ashley Pires, Accounting

Josh McGraw, Special Assistant to Town Manager for Boards and Committees

Presentation Outline

Energy Committee History, Role,
and Charge

Outcomes from 2008 Green
Community Designation

Municipal Solar Energy Supply

Opportunities and updated
regulations

Take Aways

- The 2022 Master Plan has clear sustainability and energy goals
- Green Community benefits for the Bridgewater.
 - Significant grant funding, improved building energy use
 - Financial and ecological benefits (reduced carbon footprint).
- Energy purchased from the “*Fireworks Circle*” solar facility has reduced municipal electrical energy cost & increased revenue.
- Adding solar facilities to Town and School District parcels can provide revenue to the Town or District while supporting sustainability goals.
- Solar facilities on private property have higher economic value relative to other commercial facilities.
- Significant future grant opportunities are possible if the Town wants to become a Climate Leader.
 - Adoption of Specialize Energy Code is necessary
- The Town needs a professional to optimize sustainability and support a comprehensive Town wide energy assessment for production and commercial clean energy locations.

Energy Committee (EC) History

Created in 2006 by the Board of Selectmen (An Energy Committee was required to qualify for the Green Communities Designation)

Appointed under prior Master Plan Implementation Committee (MPIC)

- Small projects were initiated (e.g., Big Belly solar trash compactor)
- Worked with consultants and Board of Selectmen in 2009 -2010 on Green Community Designation
- **Town Meeting Adopted Green Community designation.**
- **State designation became effective July 1, 2012**

Committee continued under MPIC/EC after 2011 Charter adoption

Town officially replaced the MPIC/Energy Committee in the Town's Administrative Code (adopted in 2016) with a Master Plan Committee and the Energy Committee. (The Master Plan Committee has since been removed)

Admin Code Energy Committee Section

Parts A&B

A. Term of office. There **shall** be an Energy Committee consisting of three members.

B. Authorities and responsibilities. The Energy Committee is **charged with advising town officials on energy conservation efforts throughout the Town's physical plant**, including but not limited to all municipal and school buildings, streetlights, vehicles, and equipment. The Committee may recommend methods to monitor and manage energy costs.

The Committee **shall**: (1) **Advise concerning applications for grants from federal and state sources**, including the Massachusetts Green Communities Program. (2) **Recommend changes to Town ordinances to promote energy conservation and renewable energy use.**

Admin Code Section Energy Committee

PART C. Interrelationships

C. The Energy Committee works in cooperation with other multiple member appointive bodies to carrying out its mission and responsibilities. The Committee will also seek the cooperation and assistance of relevant governmental agencies, nonprofit organizations, businesses and the general public.

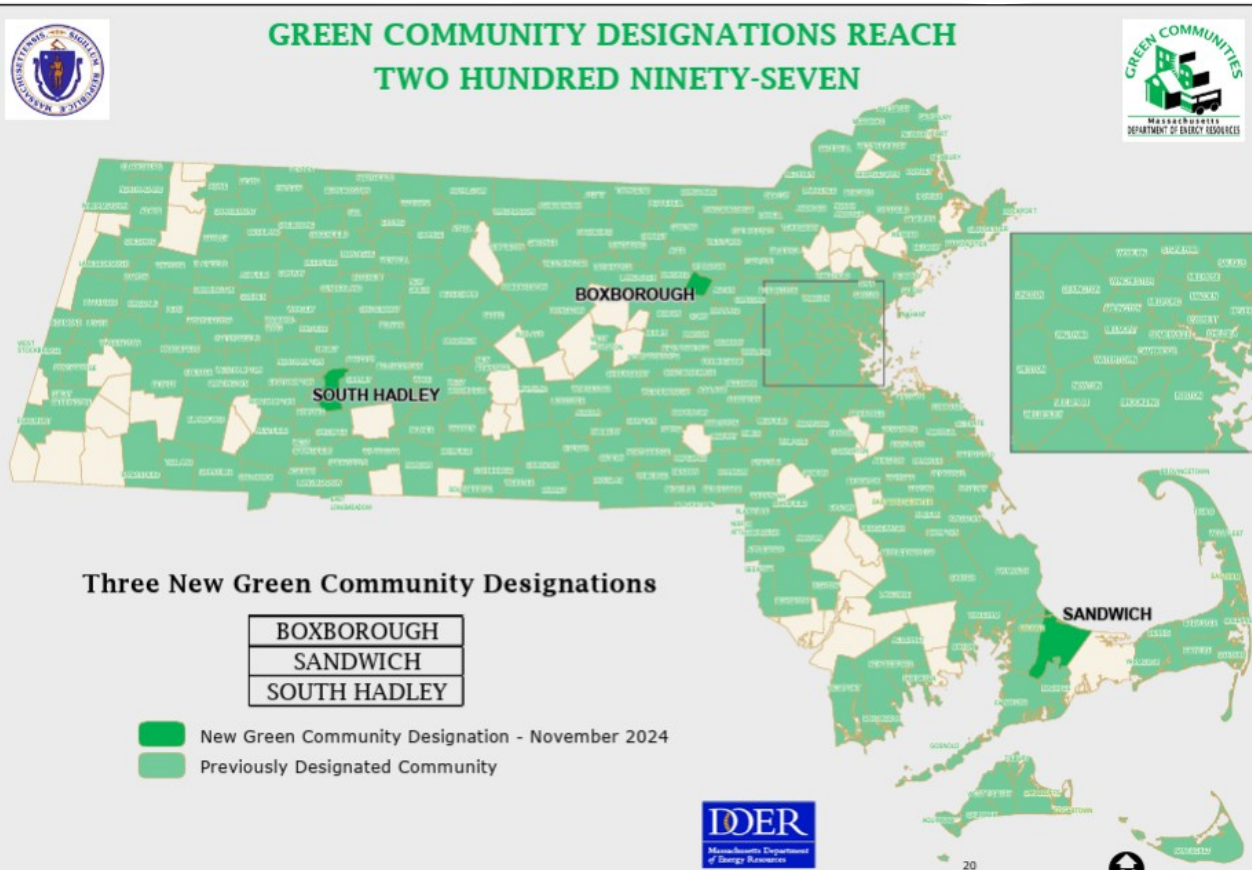
(1) **Town Council:** The Committee shall meet at least annually with the Town Council to apprise the Committee (i.e., Council) of issues pertaining to energy conservation and renewable energy.

(2) **Town Manager:** The Committee meets, as necessary, with the Town Manager and all municipal departments and other administrative staff to effectuate accomplishment of its mission.

(3) **Other Bodies:** The Committee meets as necessary with any multiple member body of the Town, to effectuate accomplishment of its mission.

The EC is a standing committee that is advisory to the Town.

Green Community Designation Benefits



Benefits of Being a Green Community

- CUT MUNICIPAL ENERGY COSTS
- ACCESS GRANTS FOR CLEAN, AFFORDABLE AND RESILIENT ENERGY PROJECTS
- REDUCE GREENHOUSE GAS EMISSIONS
- PROMOTE ENERGY-EFFICIENT BUILDING CONSTRUCTION
- FOSTER RENEWABLE ENERGY AND CLEAN ENERGY TECHNOLOGIES
- BECOME A CLEAN ENERGY LEADER AND A BETTER PLACE TO LIVE, WORK AND PLAY

The Green Communities Division provides...

- Local support from Regional Coordinators
- Education on benefits of energy efficiency and renewable energy
- Guidance and technical assistance for all of your energy questions and projects
- Funding opportunities for clean

DOER's Green Communities Division

The Green Communities Division offers a full range of energy initiatives and services to cities and towns. Contact your Regional Coordinator for more information.

Regional Coordinators — Four Green Community Regional Coordinators throughout the state offer technical assistance and support to public officials and local energy committees.

Green Communities Designation and Grant Program — In accordance with the Green Communities Act, up to \$20 million per year is available for qualifying communities to implement energy-efficiency measures, construct renewable energy projects, or pursue other avenues to reduce their fossil fuel energy consumption. The Division has awarded over \$185 million to designated Green Communities since 2010. Contact: Jane Pfister, jane.pfister@mass.gov, 857-202-9720

Municipal Energy Technical Assistance (META) Grants — Grants are offered once a year by the Green Communities Division. All municipalities, regional school districts, and water/wastewater districts, were invited to apply for funds to support clean energy projects at public facilities. These include feasibility studies for zero-net energy construction, engineering studies, and assistance with solar PV development. Contact: Paul Carey, paul.s.carey@mass.gov, 857-202-2415

Climate Leader Communities Certification and Grant Program — A “higher-tier” of Green Communities, Climate Leader Communities focus efforts on reducing greenhouse gas emissions in support of the MA Clean Energy and Climate Plan for 2025 and 2050. The program provides a new framework for municipalities to meet these goals by providing tools and resources to reduce emissions by transitioning away from fossil fuel use in buildings and fleets.

MassEnergyInsight — Offered at no cost to all cities and towns, MassEnergyInsight (MEI) is an easy-to-use, web-based tool that benchmarks the energy performance of all municipally owned and operated buildings, as well as streetlights and vehicles.

Energy Management Services Technical Assistance — Energy management services (EMS) can be an effective tool for cities and towns looking to implement significant energy savings measures without upfront capital. EMS is a type of performance contracting through which guaranteed energy savings pay for the cost of installing the energy efficiency measures.

Green Community criteria met for designation

- **Criterion 1: As-of-right siting of renewable energy/Alternative energy zoning**
 - 3 options for designated location: generate, research, or manufacture - 50-acre parcel on Elm St. identified but developed for non-energy use. (50 ac parcel on Elm St. identified)
- **Criterion 2: Expedited Application and Permitting** for Criterion 1 location - Criterion met.
- **Criterion 3: Energy Reduction Plan** - Council Order #2011-066 ENERGY REDUCTION PLAN November 15, 2011.
- **Criterion 4: Purchase only fuel-efficient vehicles** – Council Order 2011 – 034 Fuel Efficient Vehicle Replacement Plan: adopted October 6, 2011.
- **Criterion 5: Minimize life cycle costs** - Bridgewater adopted the stretch code which is updated whenever the State code is updated.

Green Communities Projects and Funding

<https://www.mass.gov/orgs/green-communities-division>

Supported Town staff for Green Communities Grants, Project Types:

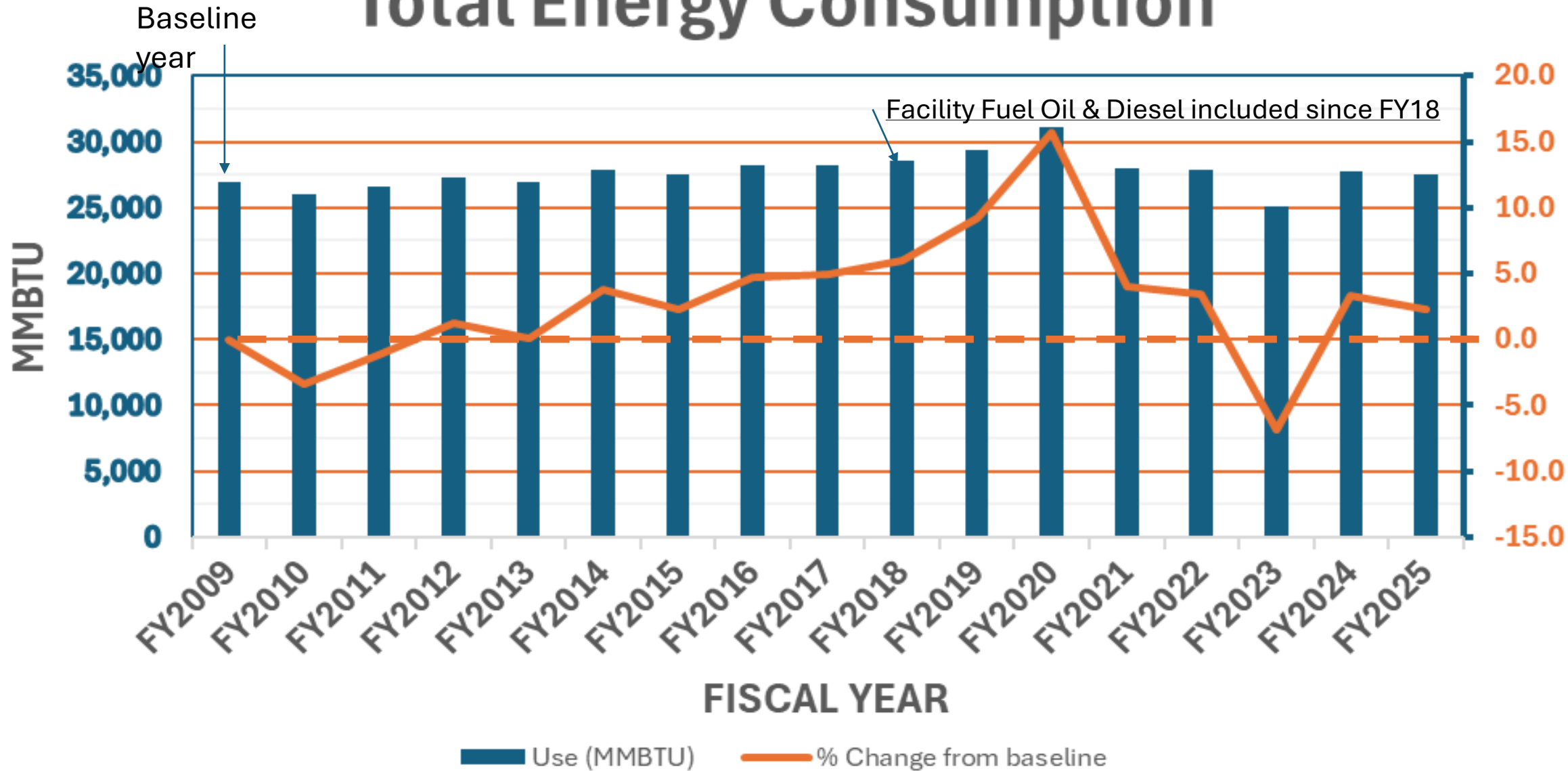
- Building efficiency upgrades (e.g., conservation measures, insulation, equipment, etc.)
- Police Station, Senior Center, Public Library, Fire Dept., DPW Highway Barns, Water Dept.,
- HVAC installation (e.g., Memorial Building, Library Historic Room)
- Heating unit upgrades
- Water pump upgrades (Golf Course)
- Building Operator Training Certificate
- Streetlight LED conversion (2021-2022)
- Purchase of Town EV vehicles (2018) and installation of charging station at the Academy Building (2018)

Funding since 2012 inception:

- **Total Green Community project cost data: ~\$ 1,528,731**
 - Green Community Grant funds: \$1,121,105
 - National Grid Credits: \$ 251,711
 - DOER Discount ~\$ 75,4 44
 - Bridgewater funds: ~\$ 192,985 (~13% of total cost)

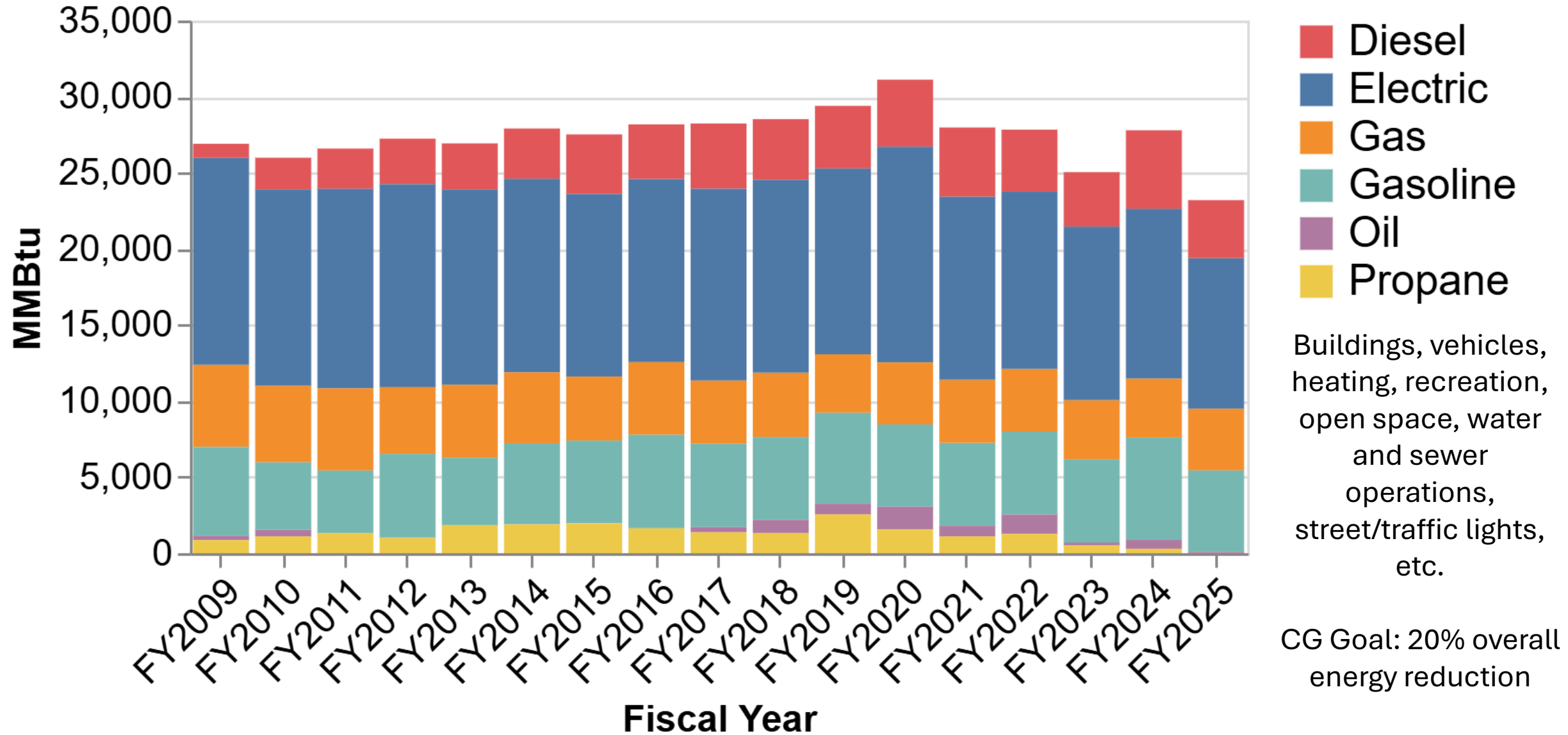
Energy Use and Cost Summaries follow

Total Energy Consumption



Annual energy usage by fuel type

MEI Graphic

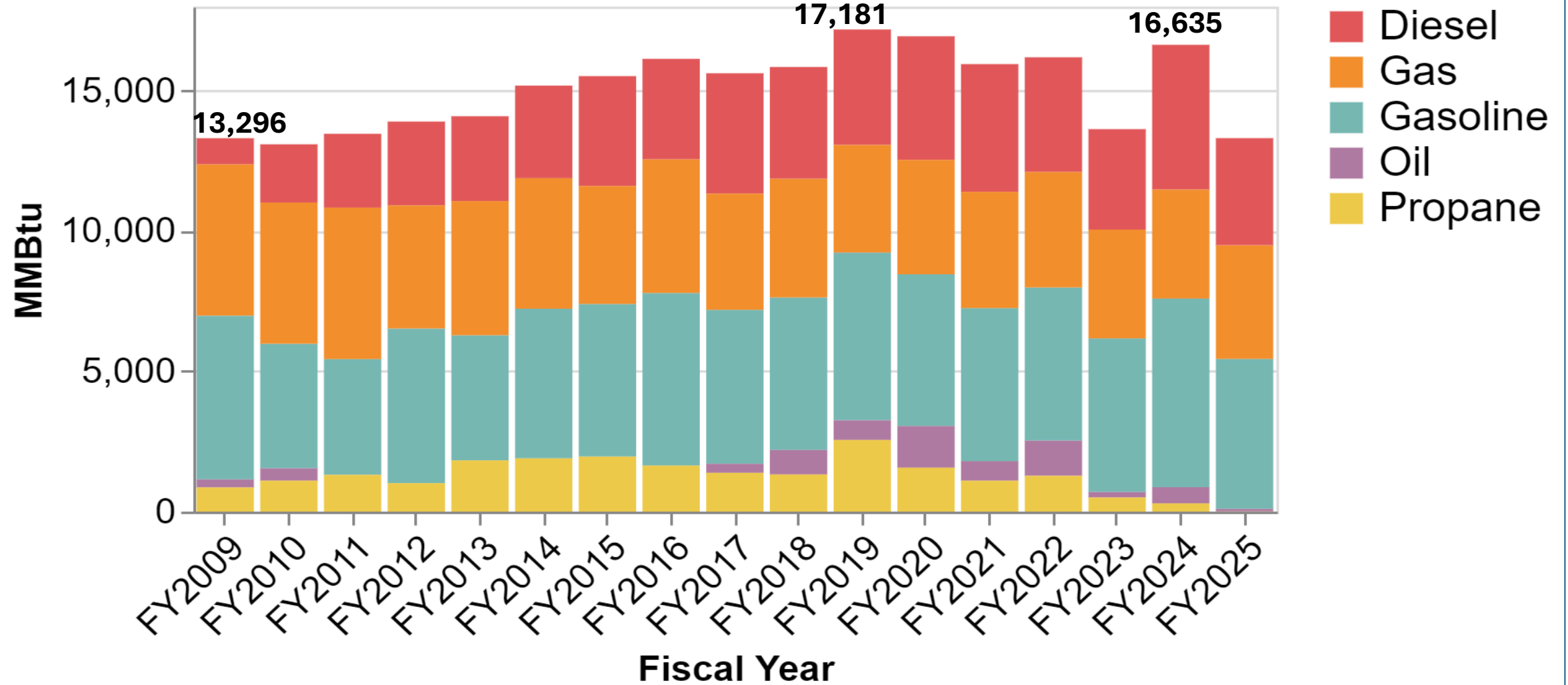


Total Fossil Fuel Use

MEI Graphic

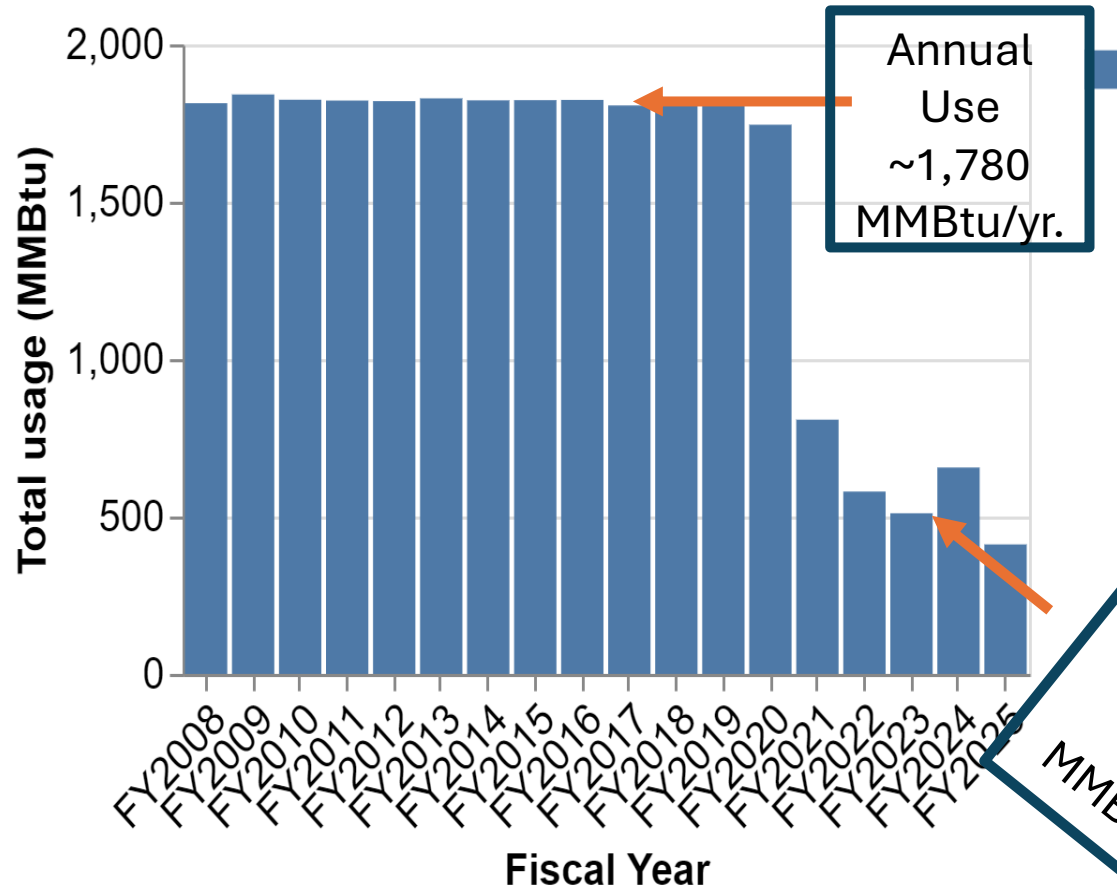
Annual energy usage by fuel type

FY19: ~25.6% increase; Better record keeping, (water & sewer fossil fuel added)

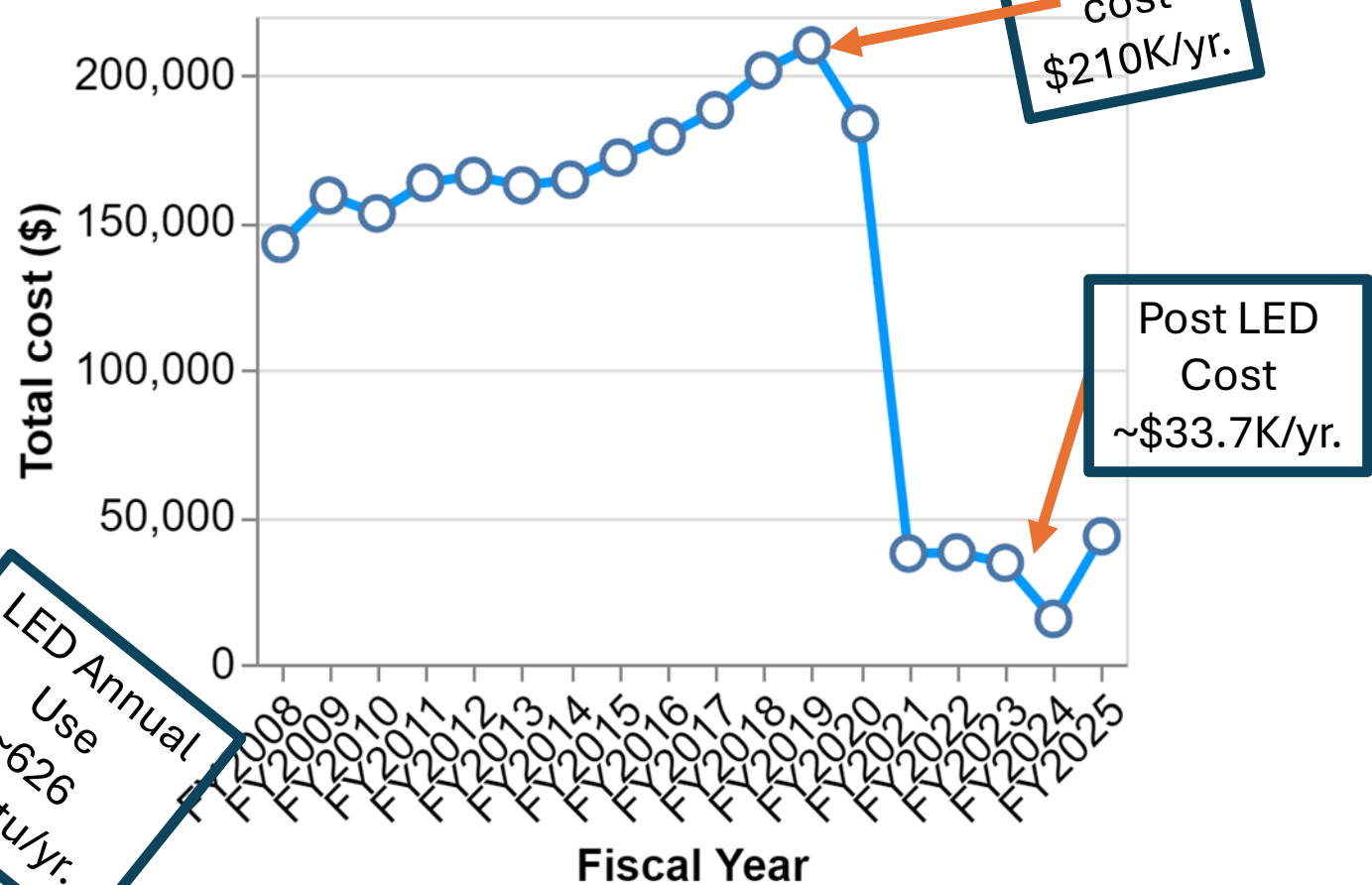


Street Light Trends & LED Upgrade Savings

Facility energy usage over time (MMBtu)



Historical Cost (\$) MEI Graphics



65 % Reduction in use
85% Reduction in cost

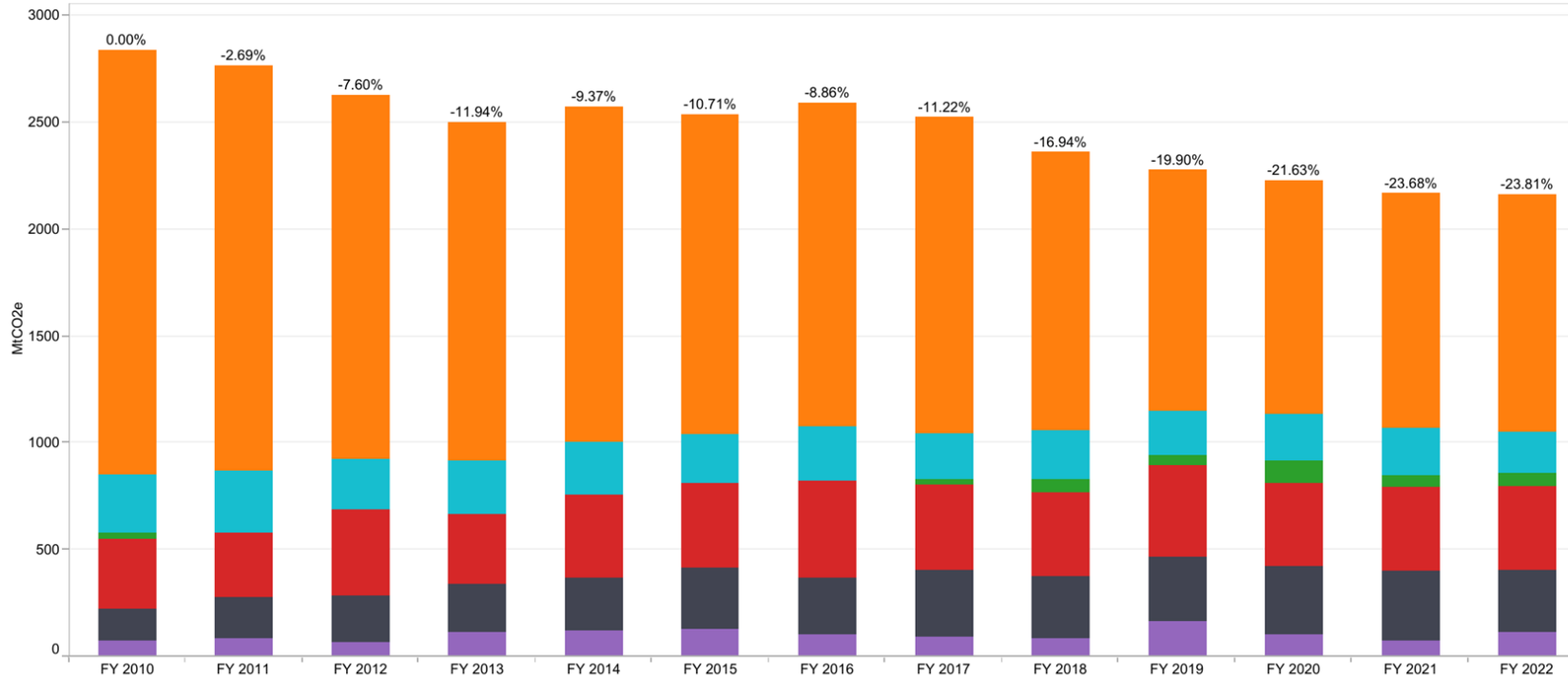
Project	Project Cost	Grant \$	Incentives	DOER Contribution	Town Contribution	Total Fundng
2019 LED Street	\$469,019	\$200,000	\$88,191	\$75,444	\$105,384	\$469,019

Annual Avoided Cost ~\$176K

Town's Investment Paid Back in 1st Yr.

Emissions over Time

Total Greenhouse Gases by Fiscal Year.



Greenhouse Gas Emission Trends FY10-FY22

O2e Emissions (Mt):

-23.59%

CO2e Emissions factor:

0.00362/fuel unit

Use (MMBTU):

27,384

Cost:

\$1,003,645

Successful Recommendation BWTR ENERGY AGGREGATION

(EXAMPLE)

Bridgewater Product Offerings

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	\$0.15484	9%	\$8
Optional Green	100% renewable. Includes 37% National Wind RECs.	\$0.14223	\$0.15484	8%	\$8
Optional Green 10	10% MA Class I RECs above minimum state requirements	\$0.14504	\$0.15484	6%	\$6

nationalgrid

www.nationalgridus.com

CUSTOMER SERVICE
1-800-322-3223
CREDIT DEPARTMENT
1-888-211-1313
POWER OUTAGE OR DOWNED LINE
1-800-465-1212
CORRESPONDENCE ADDRESS
PO Box 960
Northborough, MA 01532
ELECTRIC PAYMENT ADDRESS
PO BOX 371396
PITTSBURGH, PA 15250-7396
DATE BILL ISSUED
Dec 17, 2025

ACCOUNT BALANCE

	National Grid Services	Other Supplier Service	Adjustments	Total
Previous Balance	166.99	153.12	0.00	320.11
Payment(s) Received	- 166.99	- 153.12	- 0.00	- 320.11
Current Charges	223.42	207.50	-0.49	430.43
Amount Due ▶	\$ 223.42	\$ 207.50	-\$ 0.49	\$ 430.43

Our records indicate that you have switched your supplier option to Dynegy (Bridgewater Aggregation) Supplier. If you have been switched without your authorization, a formal complaint can be filed with the Department of Public Utilities within 30 days after the statement date of this bill.

▶ If you're concerned about paying your bill, we offer programs and services that can help. Visit <https://ngrid.com/hereforyou> to learn more.

DETAIL OF CURRENT CHARGES

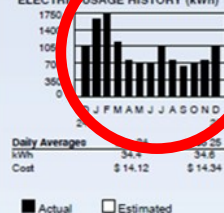
Delivery Services

Service Period	No. of days	Current Reading	Previous Reading	Total Usage
Nov 18 - Dec 17	30	3584 Actual	2546 Actual	1038 kWh

METER NUMBER 08281683 NEXT SCHEDULED READ DATE ON OR ABOUT Jan 22

RATE	Residential Regular R-1	
Customer Charge		10.00
Dist Chg	0.09242 x 1038 kWh	95.93
Transition Charge	-0.00036 x 1038 kWh	-0.38
Transmission Charge	0.05798 x 1038 kWh	60.18
Energy Efficiency Chg	0.02879 x 1038 kWh	29.89
Renewable Energy Chg	0.0005 x 1038 kWh	0.52
Net Meter Recovery Chg	0.01724 x 1038 kWh	17.90
Distributed Solar Charge	0.00729 x 1038 kWh	7.57
Electric Vehicle Charge	0.00174 x 1038 kWh	1.81
Total Delivery Services		\$ 223.42

ELECTRIC USAGE HISTORY (kWh)



nationalgrid

PO Box 960

Example Potential Monthly Savings relative to a 3rd party supplier with one year rate.

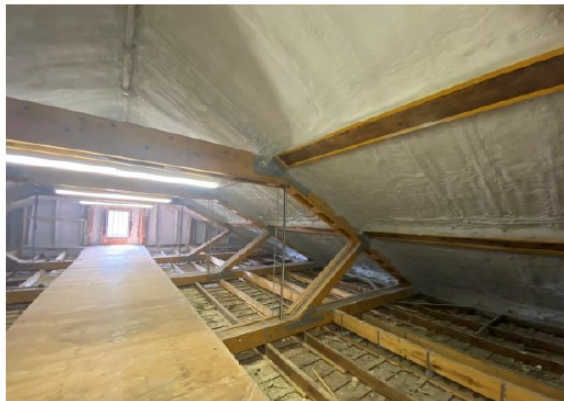
DYNEGY Aggregation Product	Renewable Energy Content	DYNEGY RATE	Dec. 3rd Party Supply Charge (Rate 0.1999) Use 1038 kWh	Energy Aggregation Cost	Real Cost Reduction	Estimated NGRID Cost @ 0.15484 rate	Hypothetical Dec. NGRID Cost Reduction
Basic	Meets MA Renewable requirements	0.14123	\$207.50	\$146.60	\$60.90	\$160.72	\$14.13
Green	100% renewable	0.14223	\$207.50	\$147.63	\$59.87	\$160.72	\$13.09
Option Green 10	10% Class I RECS above minimum state requirements	0.14504	\$207.50	\$150.55	\$56.95	\$160.72	\$10.17

Future Green Community Opportunities'

7.



8.



Town House 2023 Attic Insulation

Town House reuse and upgrades

- The Town House Reuse Committee (THRC) secured a grant for the building's roof repair! THANK YOU, COUNCILOR HUNT! **(Attic insulation was included in the restoration project using CPA funds)**
- The THRC 's next project was to clean the building of mold and organize, clean, and scan Town Department documents stored in the building. **NOTE: The THRC was disbanded in 2023 due to inattention by the Town's Executive Office.**
- CPC approved Administrative Account funds in FY26 for an Interior Assessment of its Historic Elements to support future reuse.
- Councilor Ellenberg led a state cultural facilities grant application for electrical /mechanical assessment. (Pending)
- **Future projects may include energy upgrades in anticipation of recommendations for building reuse. (Eligibility for major energy grants are possible.)**
- **Green Community competitive grant options are available for energy source upgrades and energy efficiency projects. REQUIRES AN ENERGY AUDIT.**

Next GC biannual competitive application is due in the Spring of 2026.

- Bridgewater is **eligible for up to \$100k in grant funding if all GC projects are complete and the Town is up-to-date with the required Annual Reports.**
- The GC annual report submitted November 7, 2025. **Thanks Share**

Future Green Community Opportunities (Continued)

Regional School Districts may be eligible for a Decarbonization Grant

Next Application due March 6, 2026, IF FUNDS ARE AVAILABLE.

The DOER Regional School District (RSD) Decarbonization Grant Program (Program) aims to assist RSDs in their transition from fossil fuel equipment to efficient electric alternatives at existing facilities

- <https://www.mass.gov/info-details/being-a-green-community#grant-opportunities>

Bid Number: BD-25-1041-ENE01-ENE01-117596

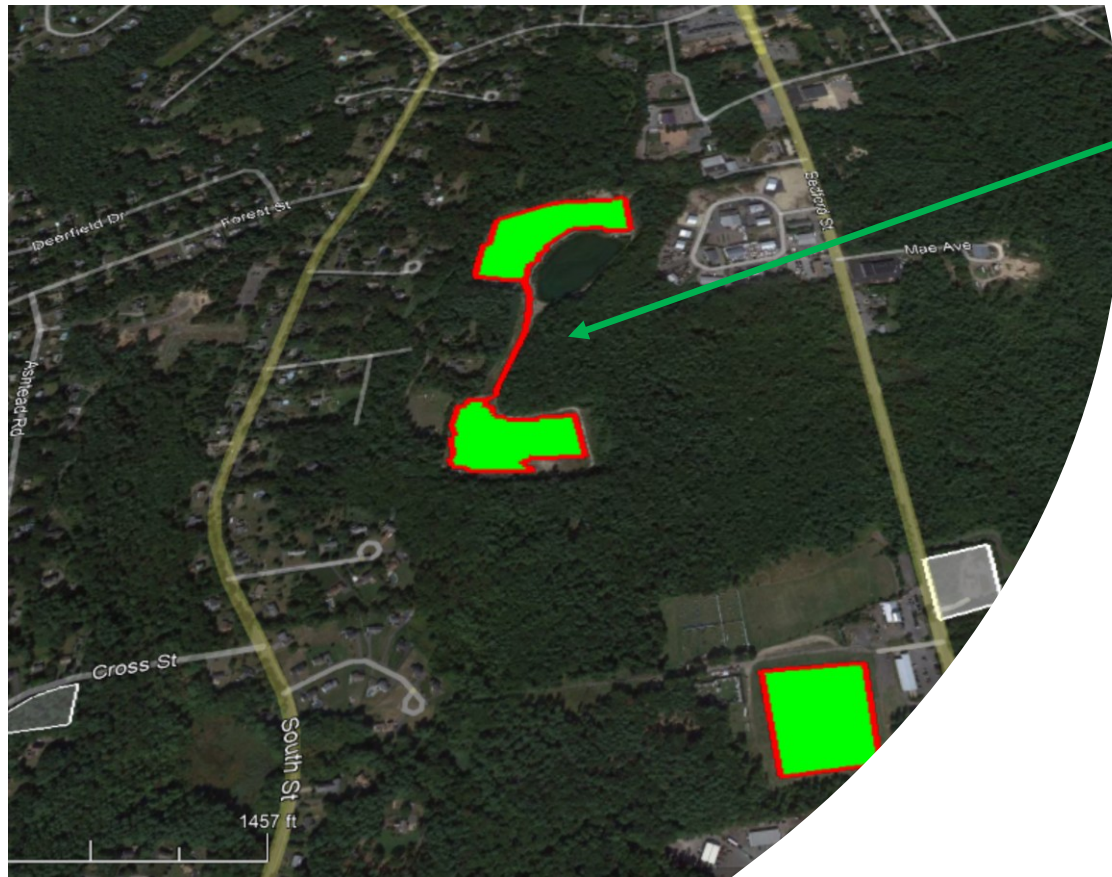
Description: DOER PON-ENE-2025-032 Regional School District Grant Program Opportunity Notice Bid
Opening Date: 03/05/2027 04:00:00 PM

BRRSD buildings are not under the Town's Green Communities program and not in the Town's baseline since the energy bills are paid by the District.



Bridgewater Municipal Solar Energy Supply

“FIREWORKS CIRCLE” SOLAR FACILITY



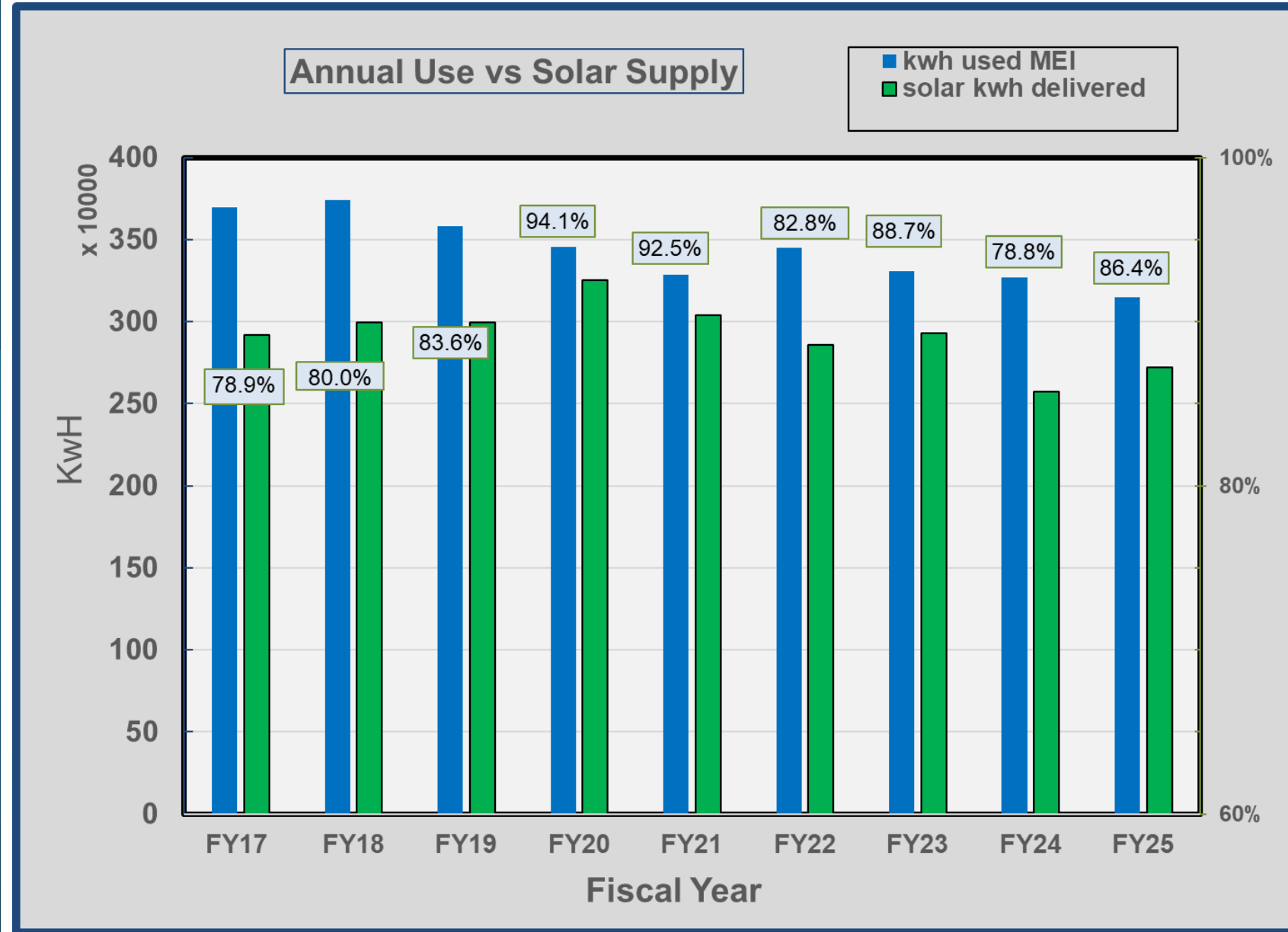
Bridgewater began purchasing its municipal electrical energy from a commercial solar facility west of Fireworks Circle in August 2015.

Property was removed from CH61 for the facility installation increasing tax revenue.

Annual Use Versus Solar Supply

Notes:

- Current solar rate is \$0.134089 vs. NGRID's Sept. 2025 \$0.254059/kWh (per solar field invoice)
- NGRID credit \$ held by BWTR as of FY25 = \$ 989,340.88
- As of Sep 2026, the avoided cost = ~\$3,200,000
- Field provided \$27,668 tax revenue in FY25

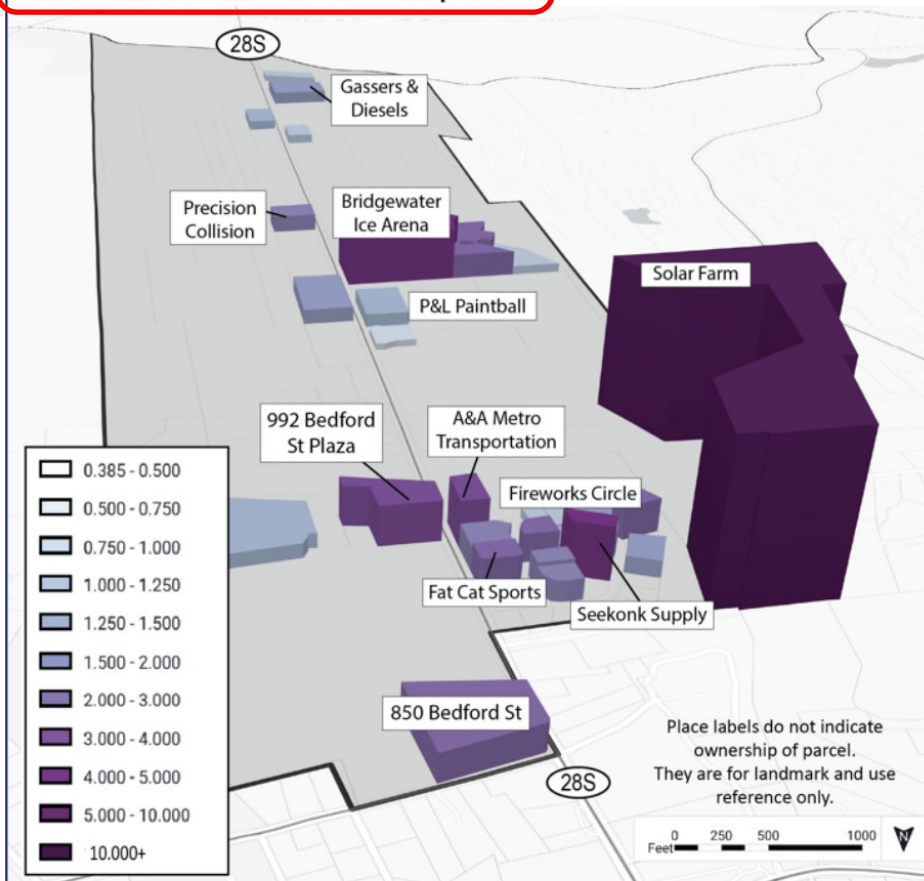


Economic Value of Solar Installations (2022 BWTR Master Plan)

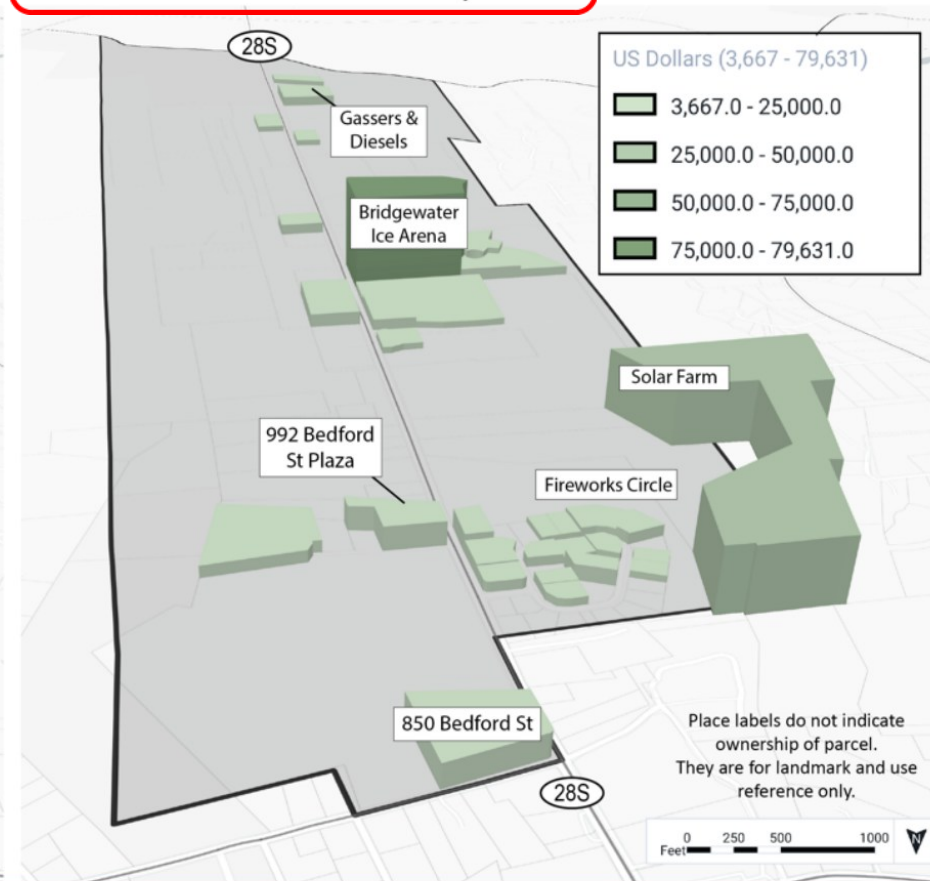
SOUTH BUSINESS DISTRICT LOOKING SOUTH TOWARD MIDDLEBOROUGH

Source: Town of Bridgewater, 2019 Assessor's Data, accessed through Urban Footprint

Building-to-Land Value Ratio of Commercial & Industrial Properties



2019 Property Tax Revenue of Commercial & Industrial Properties



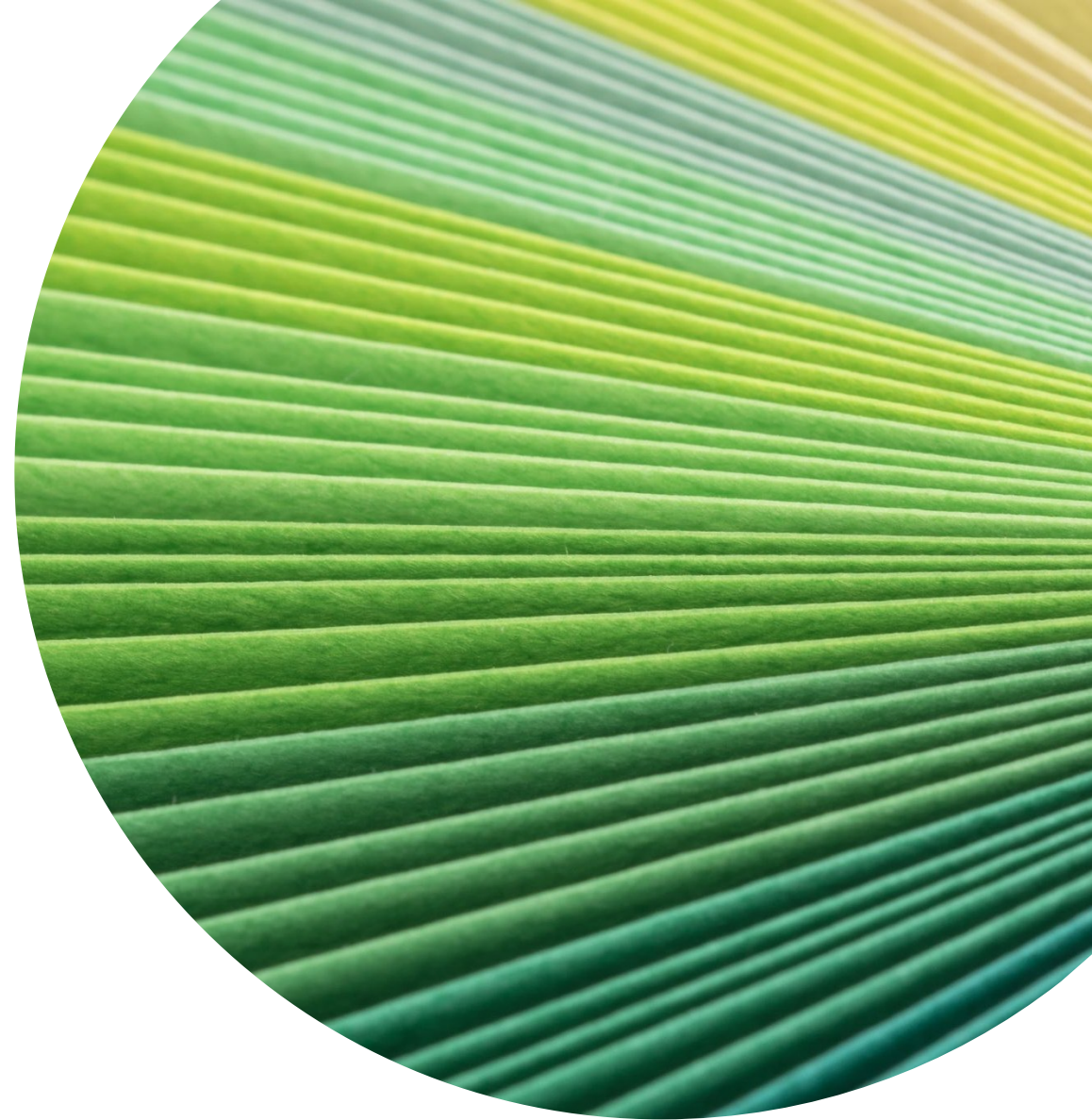
Note that this is based on the 2019 Assessor's database, which is the most current available as of March 2021 and may not reflect all current development.

2022 Comprehensive Master Plan



Policy 8.7.1.
Commit to
environmental
sustainability in
all Town of
Bridgewater
policies

D. Investigate
and promote
alternative
energy
production and
storage on Town-
owned parcels



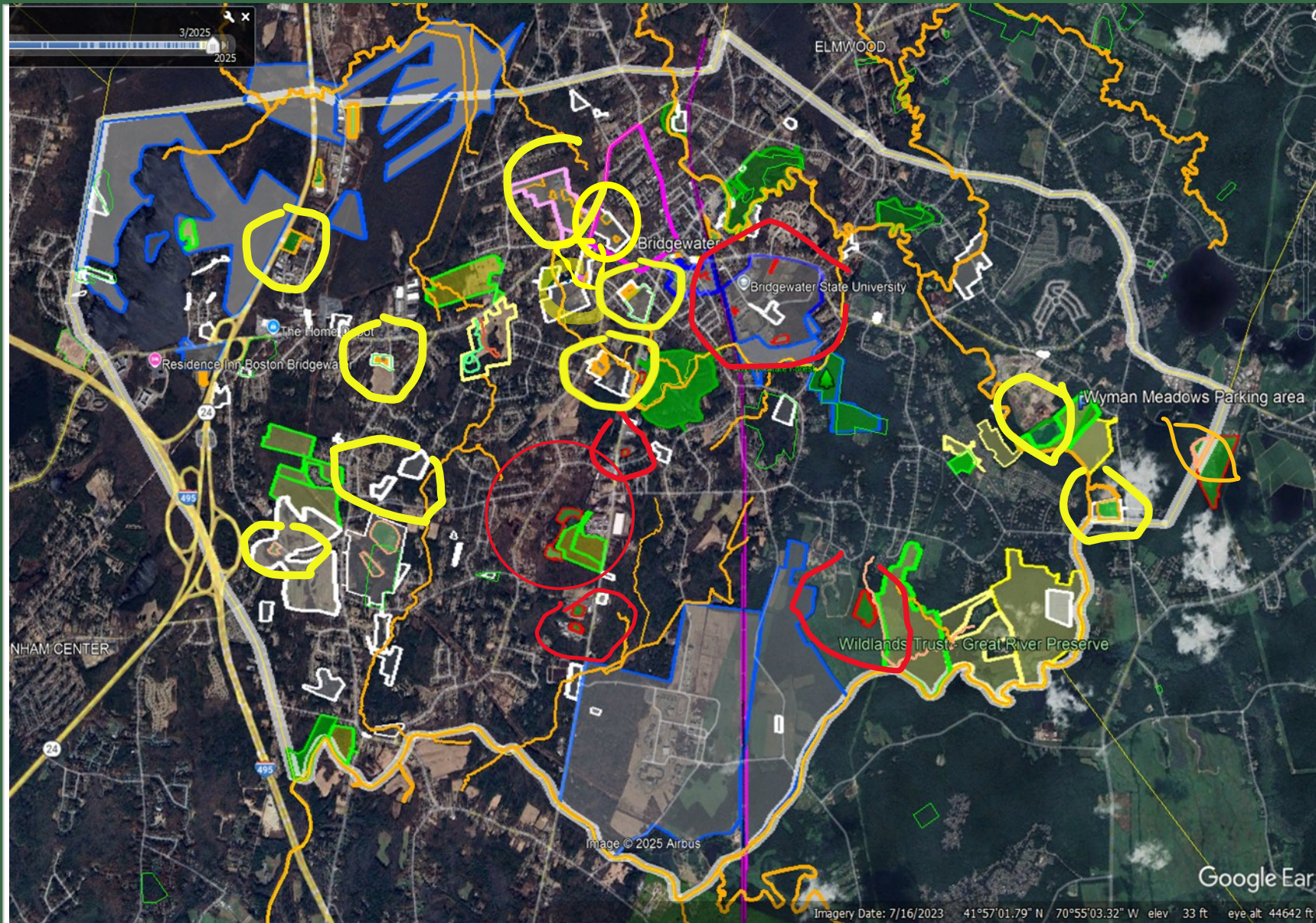
Before we take up a bunch of land with solar panels, we should put them on schools, hospitals, rooftops, parking lots, and grocery stores. ☀️






Future Solarization Options/ Opportunities

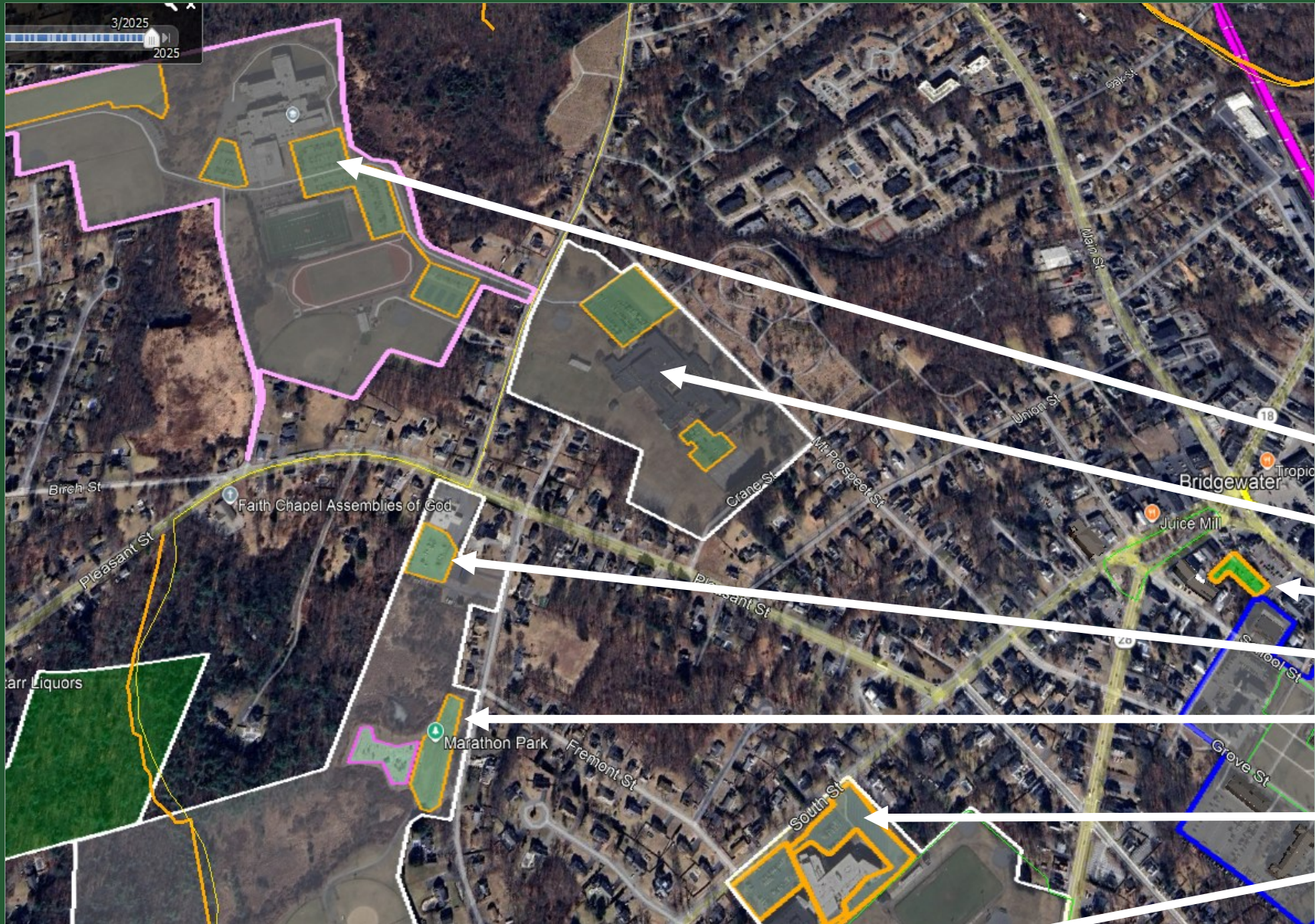


Best Out of



CURRENT & POTENTIAL SOLAR ENERGY LOCATIONS IN BRIDGEWATER

-  Solar Installations in BWTR
-  Planned Solar Installations in BWTR
-  Potential Solar Installations on Town Owned Parcels



POTENTIAL SOLAR INSTALLATION LOCATIONS – CENTRAL

- Regional High School
- Middle School
- Central Parking Lot
- Police Station
- Marathon Park
- Williams School
- Mitchell School

The question is where are the best locations?

Basis of Estimates	Criteria
Solar Production/Ac/Yr	5-Yr Average from Fireworks Circle
FY25 Tax Rate	\$11.83 per \$1,000 of assessed value
Lease Rates (range based on web search of published rates)	\$200; \$1,000; \$2,500 per acre
Size	Solar panels acreage
Assessed per acre value of solar panels: low medium, high	Based on statistics of three commercial solar fields in BWTR: Curve Street, Chuckran's former landfill, Fireworks Circle

Produced by CDH 2025

Town Revenue combines lease and betterment tax income

Potential Solar Facility Revenue for Bridgewater

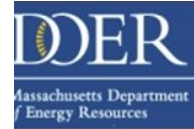
Parcel	Acres of solar	Distance From 3-Phase Line (ft)	Hosting Capacity (MW)	HC/Distance Ratio	Total Town Revenue Low	Total Town Revenue mid	Total Town Revenue high
BWTR LARGE AREAS	63.3				\$138,465	\$231,789	\$420,344
East Street	14	350	0	0.0	\$30,624	\$51,265	\$92,967
Wyman Meadow	13	350	0	0.0	\$28,437	\$47,603	\$86,327
Chaffee Farm	20	1,400	1.5	1.1	\$43,749	\$73,235	\$132,810
Golf Course Parking Lot plus lawn area	4.3	1,900	1.5	0.8	\$9,406	\$15,746	\$28,554
BWTR Regional High School Grassy area	6	100	3.2	32.0	\$13,125	\$21,971	\$39,843
Elm St. Parcel - Undeveloped	6	600	3.1	5.2	\$13,125	\$21,971	\$39,843
BWTR SMALL AREAS	19.24				\$42,086	\$70,452	\$127,763
Police Station Parking lot	2	100	3.2	32.0	\$4,375	\$7,324	\$13,281
Marathon Playground parking lot	1	100	3.2	32.0	\$2,187	\$3,662	\$6,641
Bridgewater Middle School Parking lots	3	100	3.1	31.0	\$6,562	\$10,985	\$19,922
BWTR Regional High School East parking lots	2.3	100	3.2	32.0	\$5,031	\$8,422	\$15,273
BWTR Regional High School West Parking lots	1	100	3.2	32.0	\$2,187	\$3,662	\$6,641
Williams School	5	75	2.5	33.3	\$10,937	\$18,309	\$33,203
Mitchell School	3.5	150	2.5	16.7	\$7,656	\$12,816	\$23,242
Prospect St. Recreational Parcel	0.44	200	3.2	16.0	\$962	\$1,611	\$2,922
Town River Landing	1	1,300	8.9	6.8	\$2,187	\$3,662	\$6,641

Annual Estimate	Revenue Low	Revenue Mid	Revenue High
Total	\$180,551	\$302,241	\$548,107
District	\$20,343	\$34,054	\$61,757
Town	\$160,208	\$268,187	\$486,350

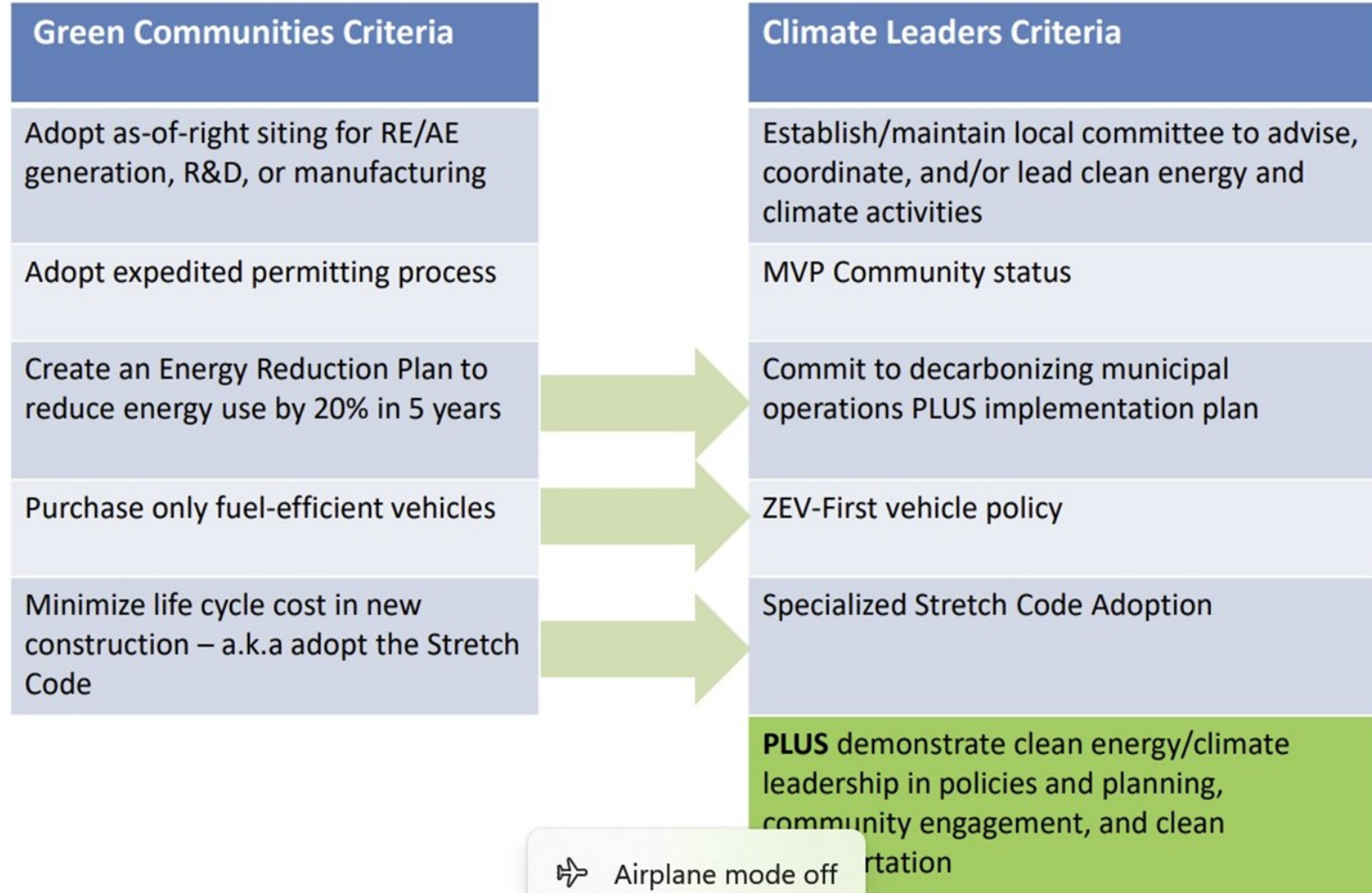
Does the Town or BRRSD or both want to pursue these opportunities?

Other Opportunities

Green Communities Opportunity: Become A Climate Leader Community



Program Evolution: From Green Community to Climate Leader



✈ Airplane mode off

Green Communities Opportunity: Become A Climate Leader Community

REQUIREMENTS

Requirement #1: Be a Green Community in good standing



Requirement #2: Establish/maintain a local committee to advise, coordinate, and/or lead clean energy and climate activities



Requirement #3: Municipal Decarbonization Commitment

Requirement #4: Municipal Decarbonization Roadmap

Requirement #5: Zero-Emission-Vehicle First Policy

Requirement #6: Specialized Stretch Energy Code?

Leads to Climate Leader Grants

Actions to be Accomplished

Requirement #3: Municipal Decarbonization Commitment

Municipalities seeking Climate Leader Community certification must commit to **eliminating on-site fossil fuel use by the municipality by 2050**. There are several ways in which a municipality can demonstrate this commitment. One way would be a clean energy/climate resolution from Town Meeting or City Council that directs the community to take some sort of action. Communities that have climate action plans completed or underway also have demonstrated this commitment as are municipalities that are signatories to the [2016 Metropolitan Area Planning Council's \(MAPC\) Metro Mayors Coalition Climate Mitigation Commitment](#).

Requirement #4: Municipal Decarbonization Roadmap

- Municipalities seeking Climate Leader Community certification must **develop a roadmap for decarbonizing municipal operations**.
- Consistent with the goals established by Executive Order 594 governing emission reductions for state government, municipal decarbonization roadmaps should **focus on eliminating the use of onsite fossil fuels in buildings and vehicles**, using a “Zero Over Time” approach that addresses “trigger events” such as but not limited to, **equipment replacement, roof replacement, change of use, substantial renovation, etc., in conjunction with evaluating electrification of heat, solar and storage opportunities**.
- **DOER is offering technical assistance to municipalities to prepare a municipal decarbonization roadmap**. Applications will be reviewed three times a year, following the last Fridays of March, July, and November; awards will be prioritized to municipalities that have met other Climate Leader Communities certification requirements.

Actions to be Accomplished (Continued)

Requirement #5: Zero-Emission-Vehicle First Policy

All Departments in the municipality must **purchase only zero-emission vehicles for municipal use whenever such vehicles are commercially available and practicable.**

Requirement #6: Specialized Stretch Energy Code

Communities seeking Climate Leader certification must **adopt the Specialized Energy Code**. The Specialized Code is required (M.G.L Ch. 25A Section 6) to be designed to achieve Massachusetts GHG emission limits and sub-limits set every five years from 2025 to 2050. As a result, all compliance pathways under the Specialized Code are designed to ensure new construction that is consistent with 2050 net-zero goals, primarily through deep energy efficiency, reduced heating loads, and efficient electrification.

NOTE: This has been at the Town Council for adoption for several years.

BRRSD Opportunity



MASSACHUSETTS
**DEPARTMENT OF
ENERGY RESOURCES**

Regional School District Decarbonization Grant Program Overview

COMMBUYS Bid Number: BD-25-1041-ENE01-ENE01-117596

Agency Document Number: PON-ENE-2025-032

July 2025

Presented by
**Caitlin Hart, Clean Energy Project Coordinator, DOER Green
Communities**

Mark Rabinsky, Deputy Director, DOER Green Communities



RESOURCES

Green Communities + Leading
By Example Summit
11/18/2025

CD Hunt and Chris Hartman
attended

EXAMPLE TOPICS

Each year, the Summit brings together community leaders, clean energy and climate practitioners, and committee members. The Summit features presentations on energy initiatives, policy updates, and opportunities for collaboration. Participants engage in meaningful discussions about strategies to enhance energy efficiency in their communities and organizations and help the Commonwealth achieve its 2050 emission reduction goals.

- <https://www.mass.gov/doc/update-on-siting-permitting-regulations/download>
- <https://www.mass.gov/doc/solar-for-public-entities-ppas-and-procurement/download>
- <https://www.mass.gov/doc/solar-for-public-entities-solar-ownership-from-a-municipal-perspective/download>
- <https://www.mass.gov/doc/getting-school-projects-done-retrofits-in-schools-and-municipal-buildings-too/download>
- <https://www.mass.gov/doc/solar-for-public-entities-ma-state-police-solar-ppa-projects/download>

Leading by Example Decarbonization Implementation Grant | Mass.gov

RESOURCES

Green Communities + Leading
By Example Summit
11/18/25

CD Hunt and Chris Hartman
attended

EXAMPLE TOPICS

- Existing Facility Decarbonization Eligibility:
- **DIG Program decarbonization funding can be used for equipment, labor, and infrastructure costs associated with the following subcategories, which may include but are not limited to:**
 - Actual decarbonization measures, such as **building retrofits and heat pump installations**, e.g., air and ground-source heat pumps or systems using water or wastewater sources to meet thermal load.
 - Project elements necessary to support future decarbonization at the site such as site **electrification preparation** (e.g., electrical infrastructure upgrades or geo-exchange wells with heat pumps) or **envelope improvements** (e.g., air sealing and window replacements).
 - Other projects that are critical components in reaching broader decarbonization plan milestones.

**SOLAR MASSACHUSETTS RENEWABLE
TARGET PROGRAM 3.0
(225 CMR 28.00)
GUIDELINE**

**Guideline Regarding Land Use, Siting, and
Project Segmentation**

<https://www.mass.gov/doc/guideline-regarding-land-use-siting-and-project-segmentation/download>

*“One of the objectives of the land use and siting criteria of the SMART program is **to achieve a balance between cost-effective ground-mounted solar development and the long-term preservation of the Commonwealth’s natural and working lands.** This Guideline provides additional details and resources on the program’s framework for incentivizing development in the built environment and mitigating the impact of solar infrastructure on undeveloped land.*

All capitalized terms are defined in 225 CMR 28.02.”

- 28.01: Purpose and Application
- 28.02: Definitions
- 28.03: Administration
- 28.04: Applicability
- 28.05: Annual Adjustable Block and Rate Structure
- 28.06: Qualification Process for STGUs
- 28.07: Program Eligibility
- 28.08: Land Use
- 28.09: Mitigation Fee
- 28.10: Program Requirements and Other Provisions
- 28.11: Annual Compliance Reporting Requirements
- 28.12: Consumer Protection
- 28.13: Compensation Rates
- 28.14: Calculation of Incentive Payments for STGUs
- 28.15: Solar Program Administrator
- 28.16: Inspection
- 28.17: Non-compliance
- 28.18: Severability

**225 CMR: DEPARTMENT OF ENERGY
RESOURCES**

**225 CMR 29.00: Section
SMALL CLEAN ENERGY INFRASTRUCTURE
FACILITY SITING AND PERMITTING**

<https://www.mass.gov/doc/225-cmr-2900-small-clean-energy-infrastructure-facility-siting-and-permitting-draft-final-regulation-12-5-2025/download>

29.01: Purpose

The purpose of 225 CMR 29.00 is to establish standard conditions, criteria, requirements, and procedures **for the efficient siting and permitting of Small Clean Energy Infrastructure Facilities by Local Governments.**

29.04: Applicability

(1) 225 CMR 29.00 applies to the siting and permitting of Small Clean Energy Infrastructure Facilities by Local Governments.

29.01: Purpose

29.02: Definitions

29.03: Administration

29.04: Applicability

29.05: Concurrency and Transition Periods

29.06: Public Health, Safety, and Environmental Standards

29.07: Site Suitability

29.08: Pre-Filing Requirements

29.09: Consolidated Local Permit Application

29.10: Consolidated Local Permit Application Review Process

29.11: Technical Assistance

29.12: Common Conditions and Requirements for Constructive Approval

29.13: Model Small Clean Energy Infrastructure Facility Permitting Bylaw

29.14: Successors in Interest

29.15: Reporting

29.16: Severability

Upcoming GC Grant and Designation Deadlines



Future Energy Considerations

Needs

- **Dedicated professional staff to lead and optimize sustainability success.**
- **Transfer Green Communities fossil fuel use tracking to Town employee(s) (reduce dependence on volunteer)**
- **Encourage the BRRSD to explore the Regional School District Decarbonization Grants**
- **Conduct a Comprehensive Town wide energy assessment**
- **Become EV (Electric Vehicle) ready under zoning; policy discussions on how**
- **Better department coordination on use of Green Communities grant opportunities**
- Explore the safety needs for current and emerging energy storage systems (i.e., lithium battery spontaneous dissolution, fire, etc.) Is this a desirable economic development direction?
- **Become a Climate Leader Community**
- <https://www.mass.gov/info-details/smart-30-program-details> Leading by Example Decarbonization Implementation Grant | Mass.gov
 - Optimal alternative energy production locations (small wind options, solar options, etc.)
 - Determine which town owned parcels are most suited for alternative energy production (commercial tax revenue)
 - Continue Municipal facilities energy audits/assessments/recommendations (

Uncertainties

- **Town commitment to energy conservation and production**
- **Additional Energy Committee appointment and committee role going forward**

Thank You
Questions?

MEMORANDUM OF UNDERSTANDING

This **MEMORANDUM OF UNDERSTANDING** is entered by and between the Town of Bridgewater (hereinafter “Bridgewater”), the Town of Raynham (hereinafter “Raynham”) and the Bridgewater-Raynham Regional School District (hereinafter “District”) for the purpose of clarifying Section IV, Appointment and Payment of Costs Incurred by the District of the Amended Agreement Between the Towns of Bridgewater and Raynham and Bridgewater-Raynham Regional School District (hereinafter “the Agreement”).

WHEREAS, the District has, pursuant to Section IV, Appointment and Payment of Costs Incurred by the District of the Agreement, levied assessments against the member towns for capital and operating costs;

WHEREAS, Bridgewater and Raynham have approved and appropriated the funds of the approved capital costs in the fall respectively at a fall Town Council Meeting and, respectively at its fall Town Meeting;

WHEREAS, Section IV, A., Appointment and Payment of Costs Incurred by the District, of the Agreement allows the District to apportion assessments it levies against the Towns in two categories: Operating/Debt Service and Capital Costs;

WHEREAS, the Commonwealth of Massachusetts, through the Department of Revenue (DOR) and the Department of Elementary and Secondary Education (DESE), agree that the Agreement allows the District to levy its Operating/Debt Service and Capital Costs separately;

WHEREAS, the Parties to this Memorandum of Understanding seek to codify this understanding of the apportionment of the assessments levied for Operating/Debt Service and Capital Costs.

Therefore, the parties state the following as their collective understanding of Section IV, Appointment and Payment of Costs Incurred by the District, of the Agreement.

1. The District shall levy its assessments for Operating/Debt Service in the spring and Capital Costs in the fall to both Towns.
2. Capital funds appropriated to the District shall be appropriated to Bridgewater and Raynham's respective capital funds. Any funds not utilized for capital purposes shall remain in said capital fund to be utilized for other approved capital expenses. A districtwide capital fund shall be established for the same purpose.
3. The District shall provide quarterly reports of its capital expenditures to the Towns of Bridgewater and Raynham, and provide an end-of-year report on capital expenditures to both said Towns.

4. The parties agree that the sole purpose of this Memorandum of Understanding is to codify the understanding and application of Section IV of Amended Agreement Between the Towns of Bridgewater and Raynham and Bridgewater-Raynham Regional School District.
5. The parties agree that this Memorandum of Understanding does not and is not intended to amend the Amended Agreement Between the Towns of Bridgewater and Raynham and Bridgewater-Raynham Regional School District.

Wherefore, the Town of Bridgewater, the Town of Raynham and the Bridgewater-Raynham Regional School District School Committee have caused this Memorandum of Understanding to be signed this _____ day of February 2, 2026.

Justin Casanova-Davis, Bridgewater Town Manager

Gregory Barnes, Raynham Town Administrator

Rachel King, Bridgewater-Raynham Regional School District School Committee

Town Manager's Preliminary Budget Forecast Message FY2027 General Fund Budget

January 30, 2026

This FY2027 General Fund Sources and Uses preliminary budget forecast, at a very early stage of our budget process, conservatively outlines revenues and expenses for the Town. It also serves as a policy statement from the Council, reflected in the FY2027 budget goals and the Town Manager's operational focus for FY2027.

Despite the preliminary nature of this budget, this exercise is critical to setting early expectations for our financial situation for the upcoming year. Ultimately, this preliminary budget forecast will be revised before the submission of the Town Manager's Budget, as revenue and expenditure projections are confirmed and comprehensively reviewed as part of our budget process.

The Town's revenue-sharing model, developed and implemented in FY2021, has been a vital tool for allocating scarce budget dollars and has provided stable, predictable estimates in the preliminary budget process. With limited revenue growth and rising costs, our goal for the following fiscal year is to sustain the Town's financial stability while providing the community with the best possible town services within constrained budgets and revenue. All town services, including educational needs, face rising costs that exceed the revenue available within our tax levy. Within the revenue available to the Town, we will not be able to expand the requested services, nor, in some cases, maintain services at the level provided to the community now. Revenue growth has remained challenging for most communities across the Commonwealth, and reliance on limited levy growth, state aid, and local receipts remains our greatest budget challenge. The current fiscal climate we face as a Town is not unique to Bridgewater; it is a challenge for cities and towns throughout the commonwealth, as detailed in the following [report](#) from the Massachusetts Municipal Association.

On January 28, 2026, the Governor's budget proposal (House 2, H2) was released. H2 recommends funding Chapter 70 at just over \$7.6 billion, or \$242 million (3.3%) higher than the FY2025 GAA, and increases Unrestricted General Government Aid (UGGA) by \$33 million (2.5%) to \$1.356 billion. Ultimately, the fiscal impact for the Town and the regional school district is reflected in the following preliminary cherry sheet information.

FY2027 Preliminary Cherry Sheet Estimates
Bridgewater

Estimated Receipts | Estimated Assessments & Charges

PROGRAM	FY2026 Cherry Sheet Estimate	FY2027 Governor's Local Aid Proposal	FY2027 House Budget	FY2027 Senate Budget	FY2027 Conference Committee
Education Receipts:					
Chapter 70	190,196	190,196			
School Transportation	0	0			
Charter Tuition Reimbursement	0	0			
Smart Growth School Reimbursement	0	0			
Offset Receipts:					
School Choice Receiving Tuition	0	0			
Sub-Total, All Education Items:	190,196	190,196			
General Government:					
Unrestricted Gen Gov't Aid	4,534,050	4,647,135			
Regional Public Libraries	0	0			
Veterans Benefits	73,050	60,253			
Exemp: VBS and Elderly	163,768	165,026			
State Owned Land	767,974	788,277			
Offset Receipts:					
Public Libraries	81,265	82,366			
Sub-Total, All General Government:	5,620,107	5,743,057			
Total Estimated Receipts:	5,810,303	5,933,253			

FY2027 Preliminary Cherry Sheet Estimates
Bridgewater

Estimated Receipts | Estimated Assessments & Charges

PROGRAM	FY2026 Cherry Sheet Estimate	FY2027 Governor's Local Aid Proposal	FY2027 House Budget	FY2027 Senate Budget	FY2027 Conference Committee
County Assessments:					
County Tax	74,777	74,777			
Suffolk County Retirement	0	0			
Sub-Total, County Assessments:	74,777	74,777			
State Assessments and Charges:					
Retired Teachers Health Insurance	25,584	31,035			
Mosquito Control Projects	93,642	99,610			
Air Pollution Districts	9,316	8,830			
Metropolitan Area Planning Council	0	0			
Old Colony Planning Council	11,952	12,246			
RMV Non-Renewal Surcharge	35,200	33,480			
Sub-Total, State Assessments:	175,694	185,201			
Transportation Authorities:					
MBTA	157,971	156,176			
Regional Transit	61,730	65,910			
Sub-Total, Transp Authorities:	219,701	222,086			
Annual Charges Against Receipts:					
Multi-Year Repayment Program	0	0			
Special Education	0	0			
Sub-Total, Annual Charges:	0	0			
Tuition Assessments:					
School Choice Sending Tuition	0	0			
Charter School Sending Tuition	0	0			
Sub-Total, Tuition Assessments:	0	0			
Total All Estimated Charges:	470,172	482,064			

FY2027 Preliminary Cherry Sheet Estimates
Bridgewater Raynham

PROGRAM	FY2026 Cherry Sheet Estimate	FY2027 Governor's Local Aid Proposal	FY2027 House Budget	FY2027 Senate Budget	FY2027 Conference Committee
Education Receipts :					
Chapter 70	34,209,990	34,629,615			
Charter Tuition Reimbursement	158,451	275,681			
Regional School Transportation	2,838,767	2,625,795			
Offset Receipts :					
School Choice Receiving Tuition	158,518	149,580			
Total Estimated Receipts :	37,365,726	37,680,671			
Estimated Charges :					
Special Education	32,175	18,692			
School Choice Sending Tuition	947,813	1,153,261			
Charter School Sending Tuition	602,534	823,805			
Total Estimated Charges :	1,582,522	1,995,758			
Total Receipts Less Charges :					
Net Receipts :	35,783,204	35,684,913			

Cherry Sheet estimate information can be found [here](#)

In summary, the Town will see a minimal increase of approximately \$111,058 compared to the FY2026 cherry sheet figures under H2, while the Bridgewater-Raynham school district sees a decrease in funding of \$98,291. While the Governor’s proposed budget is not final and is ultimately subject to the legislative process. Historically, adjustments to state aid funding have usually coincided with adjustments to state assessment charges. Thus, we will conservatively estimate these numbers and adjust accordingly as we develop the budget. As shown, the financial resources available to the Town and the regional school district are nowhere near sufficient for Town and school operations, with the school district potentially receiving less state aid than last year due to lower enrollment and increased school assessments. This makes an already challenging fiscal climate even more challenging in addressing Town and school operational needs.

Here are some key points that we will monitor and that will be critical as part of our budget development:

- New growth is estimated at \$200,000 in this preliminary budget, which is significantly less than the FY2026 new growth amount of \$521,178. This reflects the recent decline in the Town’s annual new growth in both our residential and commercial building. This decline, unfortunately has been trending for the last five years. As the Town grapples with water and wastewater infrastructure needs within the Town, we expect further decline in new growth projections. The final estimate for FY 2027 new growth will be available in mid-March, as the Chief Assessor analyzes potential activity that can be accurately projected.
- A best practice in municipal finance is to estimate local receipts to reflect trends over the past five years. Ultimately, we will review local receipts with best practices in mind and evaluate economic indicators and trends, as local receipts often provide early warning signs that the economy is cooling. Thus, while we understand the need to allocate as much expected revenue as possible to meet the community's many needs, we must also be conservative to protect the Town's financial well-being.

- We anticipate a larger percentage increase transfer from the Ambulance Receipts Reserved for Appropriation Fund, which supports the salaries and expenses of the Fire/EMS Department. We have increased ambulance service rates and believe they will be necessary to support the Town's staffing needs, as indicated by community demand.
- The Town has received early preliminary forecasts for health insurance costs, and figures range from 15-25%. The Town has been fortunate to experience conservative increases in health care costs in the preceding years. We will continue to work with our employees and our health care collaborative to constrain any large increases in health care costs for the Town and employees as much as possible. In addition, pension obligations are largely directed by the county retirement system. With an expected increase of 7.26%. Communities have been petitioning the Plymouth County Retirement Board to delay the full funding of pension obligations of its target date in FY2031 in order to mitigate increasing costs associated with employee retirements.
- The Town continues the work in collaboration with our union partners to settle contracts for the police and fire unions. Any fiscal budget will need to account for changes to CBA agreements and will be reflected in the final budget. A majority of the Town's collective bargaining groups' CBA agreements will expire at the end of FY2027.
- We will ensure that we continue to partner and communicate with the Bridgewater-Raynham Regional School District and our vocational/technical schools to ensure that we are providing as many financial resources as possible within the financial levy to support the education of children within the community.
- The tuition fees the town will pay will depend on the number of students enrolled in our vocational and technical schools. As members of Bristol-Plymouth, transportation expenses are included in our annual assessment. With the other vocational and agricultural schools, the town is obligated to pay for this out-of-district transportation, in which we have had to absorb exorbitant transportation costs. In FY2026, the town has worked collaboratively with the busing company to mildly reduce these costs and try to improve efficiency and realize cost savings. The town has been working with the state, DESE, and our town representatives to demand state assistance and reimbursement. We continue to work diligently on this matter as these transportation expenses are unsustainable.

Town Council Budget goals for FY2027:

- Continue the Town's efforts within all departments to obtain grant funding from federal, state, and other sources in order to offset capital expenditures and major initiatives.
- Review the cost implications of contracted services vs. staffing in various departments and explore areas for consolidation or regionalization.
- Continue to enhance the Town's website and use other technologies as cost-effective means for delivering information and services, increasing public awareness, budget transparency, and encouraging public feedback.
- Submit a budget that attempts to maintain the Town's current service level and a budget that will meet the Town Manager's service priorities.

- Develop a plan that will improve Town-owned roads (within projected funds) that are in need of improvement. Understanding that a great deal of roads are in need of repair, present a priority of what road(s) will be a priority for FY27, where funding will include projected Chapter 90 funds, State/Federal grants, and capital funds.
- Work collaboratively with the School Superintendent to best allocate financial resources to the Bridgewater-Raynham School District.

Town Manager Budget goals for FY2027:

- Present a budget that remains within the limits of Proposition 2 ½, while identifying the operational needs of the Town in order to make tangible improvements on pressing infrastructure and delivery service needs within the Town.
- Implement strategies that position the Town to withstand future long-term financial challenges.
- Collaboratively and aggressively work to manage benefit costs, both short-term and long-term.
- Review and ensure that we provide competitive employee compensation to attract and retain a high-quality workforce.
- Collaborate with the regional school district and our educational partners to best support their operational needs to deliver quality education services for students.
- Ensure we make prudent and necessary investments in our critical infrastructure.

The preliminary budget, as presented, outlines revenues and expenses at a high level and does not reflect the work to be done during the budget review process. This preliminary budget forecast is deliberately cautious in our revenue assumptions, based on both the basic criteria in the Town Council Budget Resolution for FY2027 and the current fiscal climate. The following is a generalized summary of assumptions utilized as part of this preliminary forecast.

1. General Government: A general increase of 3.9% is allocated for general government expenses. Some of the Town Manager's priorities are listed below:
 - a. Work to ensure, as best as possible, that staffing levels are maintained to provide quality delivery services to the community, while evaluating opportunities to streamline or enhance performance. We will review and utilize the Collins Report, along with observations during my time here in Bridgewater, to address staffing concerns and needs.
 - b. DPW: To the extent possible, our final budget will attempt to allocate funding in addition to capital and Chapter 90 funds to advance key objectives, such as roadway/sidewalk improvements.
 - c. Town Buildings: We will attempt to continue to fund deferred maintenance in a sustainable manner, and address ADA improvements, while trying to garner as many other sources of funds to mitigate costs.
 - d. Debt Service – While there is some maturity of past debt service from 2007 coming off the town's debt service, the town's DE for the Williams School, new Fire Station, and Bristol Plymouth remain the largest current payments annually.
 - e. Insurance: The FY2027 budget accounts for increased costs in the town's insurance coverage, including property, law enforcement, public officials, and liability insurance for

both Police and Fire departments. These rising premiums reflect the broader financial pressures on insurance markets and are necessary to maintain adequate coverage for the town's assets and personnel, which include a brand-new fire station, and other additions to Town property.

2. **Public Safety:** A general increase of 3.5% is allocated for public safety expenses. Typically, the largest operational expenses outside of education funding are related to public safety expenses. The Town of Bridgewater is no different. Some of the Town Manager's priorities are listed below:
 - a. As best as possible, support current staffing levels, understanding the need to add staffing to meet the critical public safety needs of the Town. And ensure that proper succession planning is done to fill critical public safety positions.
 - b. Enhance organizational management and efficiency.
3. **Education:** A general increase of 3.7% is allocated for education expenses. Education expenses are the Town's largest operational expense. This appropriation builds on the post-supplement budget appropriation for this fiscal year, which saw an increase of 7.24% for the BR school district. While the Town was able to appropriate additional funding in this past fiscal year, in conjunction with Town service and position reductions, and an appropriation from a reserve fund. That will be much more difficult to accomplish this fiscal year without severely impacting Town services.
 - a. The Town's share of Bridgewater Raynham Regional District tuition has been increased based upon our long-standing revenue-sharing plan. This additional revenue over FY 2026 equates to an increase of 2.584%. The Governor's budget proposal reflects a slight decrease in Chapter 70 revenue in comparison to FY2026.
 - b. The assessment to BRRSD does not include the separate resources that have been allocated to long-term excluded debt and annual capital needs of our school district. B-R District's debt service includes annual payments for Debt Excluded loans - Williams School (*Matures in 2028*) the Regional High School (*Matures in 2028 and 2032*) and the new Mitchell Elementary School (*Matures in 2041*) – Expected budget \$3,443,129.
 - c. A capital appropriation for FY2027 will be submitted by the regional school district for consideration in the fall, based on a newly agreed approach to funding the capital needs of the school district.
 - d. The budgets for the three vocational schools have yet to be received from the various districts. Having said that, we anticipate slightly higher than usual tuition increases to account for more students deciding to attend Bristol-Plymouth Regional Technical School, Norfolk Aggie, and Bristol Aggie.
4. **Employee Benefits:** A total increase of 11% is anticipated for the coming fiscal year:
 - a. Health Insurance: Estimated increase of around 15%
 - b. Retirement Assessment: Actual increase of 7.26%

- c. Other Benefits: Workers Compensation, State c.111F (fire and police injured on duty insurance), Employee Life, and Medicare – Estimated increase of 3.%.

In closing:

The development of the FY2027 budget will be based on priority-based budgeting to ensure that we allocate financial resources in the areas of priority for the Town as we grapple with an unusually challenging fiscal climate; where limited revenue from the state and locally within the parameters of Proposition 2 ½, along with increased expenses will not allow us to meet the needs of service delivery within the existing tax levy. Without additional revenue, the Town will be unable to deliver the same level of service as this fiscal year.

This preliminary forecast provides a high-level indication of the challenge that we face. Until revenue growth from a growing and/or diversified tax base is realized, we will continue to meet the challenge of doing more with less, as best as possible. We are aware of the community's desire for more services in education, public safety, elder services, parks & recreation, cultural needs, and improvements to our roadway infrastructure. Supporting this are calls for economic development initiatives that can offset the increased costs of expanded services, which ultimately require significant investments in our water and wastewater infrastructure to enable those opportunities. We remain committed to communicating and identifying all the Town's ongoing needs to the public and stakeholders. We will work diligently to find opportunities to fund critical priorities while understanding the financial impact on taxpayers in a difficult financial climate.

The attached high-level "Town of Bridgewater Sources and Uses of Funds FY 2027 Projection" document is intended to provide the Town Council and the community with a broad overview of our budget projection for this budget cycle. The bottom line shows a \$ 2,045,736 deficit. For context, last year, the Town had an initial deficit of \$1,299,753. Ultimately, the Town must pass a balanced budget, and I will submit one that best prioritizes the Town's needs and goals, aligned with the Council's and the community's priorities. This work will be difficult in this budget climate, but we are committed to doing it and providing this information as transparently, clearly, and concisely as possible.

In addition to the General Fund budget, we will also work diligently with the Department of Public Works to present to you balanced budgets for our Enterprise Funds: Water, Sewer, and Transfer Station. The challenges of funding operational needs alongside rising utility costs are acknowledged. Especially when addressing key infrastructure challenges the Town faces. We will ensure that proposed FY2027 budgets reflect the funding required to implement critical improvements supporting key infrastructure systems.

This team is committed to doing the work required and presenting a sustainable and balanced FY2027 budget. We look forward to engaging with the Town Council, our education partners, the Finance Committee, and the community as we develop a prudent, sustainable FY2027 budget.

Respectfully Submitted,



Justin Casanova-Davis
Town Manager

Town of Bridgewater Sources & Uses of Funds	FY 2027 Preliminary Budget Forecast	
	Amount	Total
General Fund Sources of Funds:		
Property Taxes		
Prior Levy Limit	58,152,438	
Amended New Growth	0	
2.5% Increase	1,453,811	
New Growth - per LA 13	200,000	
Total Levy Limit		59,806,249
Debt Exclusion:		
Town Excludable Debt Actual	1,642,525	
Adj. Excludable Debt - Premium Amort.	(3,627)	
Bristol Plymouth	1,061,368	
B/R Regional	3,443,129	
Total Debt Exclusion		6,143,395
Excess Capacity - Rounding		(25,627)
Allowances for Abatements & Exemptions		(463,817)
Total Property Taxes NO Allowances - Balance to Levy Recap		
Total Property Taxes		65,460,200
State Receipts		
Chapter 70	190,196	
Unrestricted General Government	4,647,135	
Veterans Benefits (Reimb. @ 75%)	60,253	
Exemptions: State Share	165,026	
State Owned Land	788,277	
Public Libraries	82,366	
Public Libraries Offset	(82,366)	
Total State Receipts		5,850,887
Local Receipts		
Line 1: MVE	4,037,500	
Line 2.1: Other Excise-Meals	372,350	
Line 2.2: Other Excise-Room	186,500	
Line 3: P & I On Taxes & Excise: Property	100,000	
Line 3: P & I On Taxes & Excise: Tax Title	50,000	
Line 3: P & I On Taxes & Excise: MVE	100,000	
Line 4: Payment in Lieu of Taxes (BHS/SSR)	5,042	
Line 10.0: Fees-Annual (Mobil Home/Tattoo)	32,085	
Line 10.1: Fees-Cannabis	0	
Line 10.2: Fees-Variable (Septic/MV Registry/MLC'S)	181,125	
Line 11: Rentals: American Tower	9,000	
Line 12: Other Intergov't - B/R School	35,000	
Line 16: Other Departmental Revenue (PB/ZBA)	50,000	
Line 17.0: Licenses & Permits-Annual (Alcohol/Com-Vic/Cert-of-Insp.)	193,898	
Line 17.1: Licenses & Permits-Variable (Building/Wiring/Plumbing)	500,000	
Line 19: Fines & Forfeits (Parking)	32,000	
Line 20: Investment Income	300,000	
Line 22: Misc. Revenue -Amortized Reimb/DE-1 Academy Bldg Capital	3,627	
Total Local Receipts		6,188,127
Transfers/Reserves		
E/F: WTR/SWR/Transfer - GF Overhead	691,480	
E/F: Water/Sewer - TC - Collections	50,526	
S/R: RRA-Ambulance	2,227,680	
S/R: RRA-Conservation-Adm.	25,000	
S/R: Title V	107,957	

Town of Bridgewater Sources & Uses of Funds	FY 2027 Preliminary Budget Forecast	
	Amount	Total
S/R: Elm Street DIF	356,312	
Other Available Funds (Energy)	150,000	
Other Available Funds (DIF Surplus)	300,000	
Other Available Funds	0	
Other Available Funds (OSLGC)	300,000	
Total Transfers/Reserves		4,208,955
Total Source of Funds:		81,708,169
General Fund Uses of Funds:		
Town Operating & Debt Service Budgets:		
100-General Gov't Departments	4,557,042	
200-Public Safety / Inspectional Services	15,069,379	
400-Roadways / Street Lights / Snow & Ice / Engineering	1,892,495	
500-Health & Human Services	580,719	
600-Culture & Recreation	1,060,987	
700-Debt Exclusion	1,642,525	
700-Debt - Title V	107,957	
700-Debt - Within Levy	0	
700-Debt - Elm Street DIF	356,312	
700-Debt - OSLGC	27,690	
911-919-Benefits	11,619,341	
945-Liability Insurance	405,000	
950-Gas & Oil	253,050	
Total General Fund Operating Budgets		37,572,497
School Operating & Debt Service Budgets		
300-B/R Regional School District	36,394,857	
300-B/R Excludable Debt Service	3,443,129	
301-Bristol Agricultural School Tuition/Debt Assessment	812,381	
301-Bristol Agricultural School Out of District Transportation	210,000	
302-Bristol Plymouth Regional Technical School Tuition/Transportation/Capital	2,266,111	
302-Bristol Plymouth Regional Technical School Debt Service	1,061,368	
303-Norfolk County AGI School Tuition	183,211	
303-Norfolk County AGI Out of District School Trans.	88,917	
Total Education		44,459,974
Total General Fund Operating Budgets		82,032,471
State & County Tax-OITBR (Other Items To Be Raised)		
820-State Assessments	185,201	
820-Transportation Assessments	222,086	
830-County Assessments	74,777	
Total State & County Charges		482,064
Cherry Sheet Offsets / Misc. OITBR / S&I Deficit		
Misc. OITBR - Tax Title Budget	0	
DIF TO BE TRANSFERED OUT	739,370	
Snow & Ice Deficits	500,000	
Total Cherry Sheet Offsets & OITBR		1,239,370
Total Use of Funds:		83,753,905
Variance: Surplus / (Deficit)		(2,045,736)



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)
<ul style="list-style-type: none"><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

VOICE VOTE FOR APPROVAL
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

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: Johnny Loreti, Councilor
 Date Introduced: 2/3/2026
 First Reading: 2/3/2026
 Second Reading:
 Amendments Adopted:
 Third Reading:
 Date Adopted:
 Date Effective:

Order O-FY26-048: Appointment To A Vacant District 1 Councilor Seat

ORDERED: In accordance with Section 2-5 of the Town Charter - Filling of Vacancies, Section (b) "The Town Council shall fill the vacant District 1 seat with the Remaining Councilors", the Town Council shall seek applications from interested voters from the Town within District 1 and make an appointment to that vacant seat.

Explanation:

The District 1 seat has become vacant as of January 20, 2026. The intent of this Order is to fill the vacant District 1 seat until the term expires April 25, 2026.

Committee Referrals and Dispositions:

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

Attachments: None

NOT FOR ACTION - FIRST READING
 VOICE VOTE TO RETAIN AT TOWN COUNCIL



Bridgewater Town Council

Introduced By: Town Manager
 Date Introduced: 2/3/2026
 First Reading: 2/3/2026
 Second Reading:
 Amendments Adopted:
 Third Reading:
 Date Adopted:
 Date Effective:

Order O-FY26-049: Acceptance of Donation – High Pond Residents 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 from the High Pond Residents Association in memory of David Fraher, a veteran who recently passed away, for the Bridgewater Veterans for \$25.00 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 High Pond Resident Association has graciously donated \$25 in Memory of David Fraher 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)
•	•

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

•	•
•	•

Attachments:

1. Veterans Donation from High Pond Estates Jan 2026
2. Letter from High Pond Residents Association



January 22, 2026

Town of Bridgewater Veteran's Council

Town Council (Attn: Deb Ward)
66 Central Square
Bridgewater, MA 2025

Municipal Office Building

66 Central Square
Bridgewater, MA 02324
508-697-0908

Dear Mrs. Ward,

I am requesting Town Council acceptance of a donation of \$25.00 from the High Pond Residents Association in honor and memory of Mr. David Fraher, recently deceased WW2 veteran and Bridgewater resident. 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

January 15, 2026

Mr. Gregory Martin, Veterans Agent

Veterans Services

66 Central Square

Bridgewater MA 02324

Dear Mr. Martin:

Enclosed please find a donation (\$25.00) made in memory of David Fraher of Bridgewater MA who recently passed. David was a loyal Veteran, a devoted husband, and a dedicated member of our community who loved to play cards, shuffleboard, bocce, dance, took long walks daily, exercised, participated in senior trips etc. He lived a long life into his nineties and had a keen sense of humor and was loved by all those he met and touched. Dave enjoyed his living here at High Pond Estates.

Please accept this donation from the members of the High Pond Residents Association in his beautiful memory.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Marian L. Sears". The signature is written in black ink and is positioned above the printed name.

Marian L. Sears

Treasurer