



Town of Bridgewater
Downtown Revitalization Ad Hoc Committee

April 2, 2026

9:00 AM

66 Central Square

Academy Building/2nd Floor Conference Room 201A

and via Zoom:: <https://us06web.zoom.us/j/83632069427>

A Quorum of the Town Council May Be In Attendance

MEETING AGENDA

Disclosure: Pursuant to Section 20 of Chapter 20 of the Acts of 2020, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, and the March 31, 2025, extension granted by Chapter 22 of the Acts of 2022, this meeting for the Town of Bridgewater will be fully remote and accessible to the public through remote participation to the greatest extent possible. No in-person attendance is permitted. Citizens who wish to tune in to the meeting may do so via Zoom.

A. Call to Order

B. Approval of Meeting Minutes

- a) March 5, 2026 Meeting Minutes

C. Public Comment

D. Items Referred

- a) Order O FY26-051: Declares the downtown corridor of Bridgewater a blight area
- b) Zoning Ordinance D-FY26-009: Zoning Ordinance Amendment - Central Square Property Maintenance Standards

E. Discussion

- a) Downtown Road/Pedestrian Improvements

F. Public Comment

G. Adjournment of Meeting



Town of Bridgewater
Downtown Revitalization Ad Hoc Committee

March 5, 2026
10:00 AM
66 Central Square
Academy Building
Conference Room 201A/2nd Floor
and via Zoom: <https://us06web.zoom.us/j/83729310799>

MEETING MINUTES

A Quorum of the Town Council May Be In Attendance

Call to Order

Councilor McGrath called the meeting to order at 10:00am. The meeting took place in Conference Room 201A and via Zoom.

Councilors Present: Councilor Perry, Councilor Linde and Councilor McGrath.

Also in attendance was Councilor Ellenberg and Ray Ajamian Chair of the Tree Committee.

Approval of Meeting Minutes

- a) December 18, 2025 Meeting Minutes
- b) February 5, 2026 Meeting Minutes
Councilor Perry made a motion to approve the February 6, 2025 meeting minutes, which were duly seconded by Councilor Linde.

A roll-call vote was taken with the results as follows: McGrath – Yea; Linde – Yea; Perry -Yea.
Motion passed 3-0

Public Comment

- Donna Jewell asked when the next meeting was; would like to be informed.
- Janet Hanson noted that she is for keeping things quaint, historical.
- Carlton Hunt noted that CPA allows 3 accounts, historic preservation is one of them.
- David Moore noted that the Fellowship Lodge is against diagonal parking and he has spoken to Mr. Rulli.

Items Referred

- a) Order O-FY26-040: Establishing a Downtown Façade Improvement Program and Requesting Community Preservation Act Funding

Councilor Linde made a motion to not recommend Order O-FY26-040 and send back to the Town Council. This was duly seconded by Councilor Linde.

A roll-call vote was taken with the results as follows: McGrath – Yea; Linde – Yea; Perry -Yea.
Motion passed 3-0

- b) Order O FY26-051: Declares the downtown corridor of Bridgewater a blight area
Councilor McGrath noted that with this can get receivership funds and put lien on property.

Councilor Linde asked when was the last time the CED Director reached out to businesses, noting that he has tried reaching out but they are not responsive.

Councilor Perry made a motion to amend Order O-FY26-051 to ad “ed” after “blight” through the entire document. This was seconded by Councilor Linde.

A roll-call vote was taken with the results as follows: McGrath – Yea; Linde – Yea; Perry -Yea.
Motion passed 3-0

Councilor Linde made a motion to retain Order O-FY26-051 with amendment at Downtown Revitalization, which was duly seconded by Councilor Perry.

A roll-call vote was taken with the results as follows: McGrath – Yea; Linde – Yea; Perry -Yea.
Motion passed 3-0

- c) Zoning Ordinance D-FY26-009: Zoning Ordinance Amendment - Central Square Property Maintenance Standards
Councilor McGrath noted that 2, 3 and 4 need to be eliminated, in other sections of code.

Councilor Perry noted that he is concerned about enforcement. Building Inspector has no time, this may be premature until others things are done.

Councilor Linde noted that he is tired of seeing boarded up windows, businesses leaving and billboards, need a standard.

Councilor Perry made a motion to continue Order O-FY26-051 to the next meeting and invited the Building Inspector. This was duly seconded by Councilor Linde.

A roll-call vote was taken with the results as follows: McGrath – Yea; Linde – Yea; Perry -Yea.
Motion passed 3-0

Additional Items for Discussion

- a) Discussion of Downtown Development Projects
Councilor Linde noted that he would like an update on the parking lot behind the buildings, who has the contract, need to work together.

Councilor McGrath noted that she will speak with the Town Manager.

Councilor Perry noted that before working on how we want Downtown parking, rotary traffic flow, need that before looking at something else. Work with Mr. Rulli – have discussion items “steps to take on plan for downtown”.

Councilor Linde noted that crosswalks should be a priority.

Councilor Perry noted that all of the public input done by the CED should be gathered and discussed.

Carlton Hunt noted that have vision, need goal. What are the steps for CBD grant – wants one page document. Include definition of blight in order.

Adjournment of Meeting

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

A roll-call vote was taken with the results as follows: McGrath – Yea; Linde – Yea; Perry -Yea.
Motion passed 3-0

Meeting adjourned at 10:51a.m.



Bridgewater Town Council

Introduced By: Mary McGrath, Councilor
Johnny Loreti, Councilor
Date Introduced: 2/17/2026
First Reading: 2/17/2026
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Order O FY26-051: Declares the downtown corridor of Bridgewater a blight area

WHEREAS, within this area, most of the buildings are physically deteriorating, some unoccupied, others have a high occupancy turnover and are in violation of local codes.

WHEREAS, the existence of such blight area contributes to the decline of the town's economic wellbeing by discouraging new businesses to this location, as well as significant decline in property value.

WHEREAS, many, if not all, of these blighted properties can be rehabilitated for commercial and residential use.

WHEREAS, it is the intent of the town of Bridgewater to protect and preserve this Historic area, while requiring owners of property to maintain their property.

THEREFORE, by the definition of the Massachusetts's General Law, Chapter 121b, that the corridor of the Town of Bridgewater is declared a blighted area.

Committee Referrals and Dispositions:

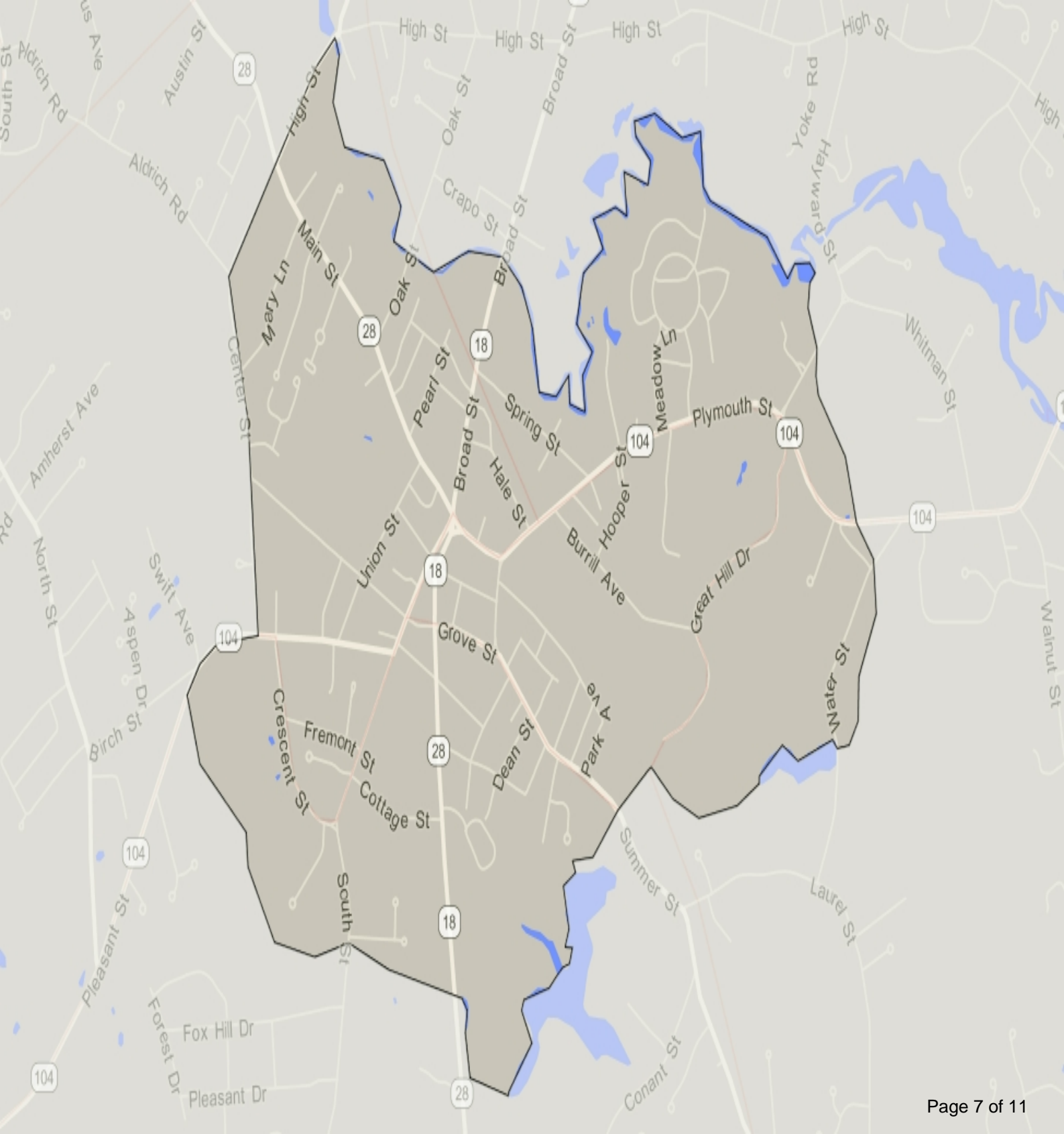
Referral(s)	Disposition(s)
<ul style="list-style-type: none">Town Council	<ul style="list-style-type: none">2/17/25: Referred to Downtown Revitlization Committee

NOT FOR ACTION - FIRST READING
TO BE REFERRED TO SUBCOMMITTEE(S)

<ul style="list-style-type: none"> • Downtown Revitalization Committee 	<ul style="list-style-type: none"> • 3/5/26: Voted with amendments to continue to the next meeting.
<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> •

Attachments:

1. Downtown Census Map (002)
2. Downtown Census Map 2 low mod (002)







Bridgewater Town Council

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

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

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

SECTION 1. NEW SECTION ADDED

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

§ 6.5 CENTRAL SQUARE PROPERTY MAINTENANCE STANDARDS (CSPMS)

A. Purpose

The purpose of this Section is to:

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

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

B. Applicability

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

NOT FOR ACTION FIRST READING

C. General Maintenance Standard

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

D. Exterior Building and Façade Maintenance

Property owners shall:

1. Façades & Surfaces

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

2. Windows & Doors

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

3. Signage, Awnings & Lighting

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

4. Site Conditions & Rear Areas

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

E. Historic Character

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

F. Administration and Enforcement

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

Committee Referrals and Dispositions:

NOT FOR ACTION FIRST READING

Referral(s)	Disposition(s)
<ul style="list-style-type: none"> • Town Council 	<ul style="list-style-type: none"> • 12/15/25: Referred to Downtown Revitalization Committee
<ul style="list-style-type: none"> • Downtown Revitalization Committee 	<ul style="list-style-type: none"> • 2/5/26: Voted to continue to next meeting. • 3/5/26: voted to continue to next meeting.
<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> •

Attachments: None