



Town of Bridgewater **Community and Economic Development Committee**

May 28, 2026

7:00 PM

66 Central Square

Conference Room 201A/2nd Floor

and Via Zoom: <https://us06web.zoom.us/j/81457410577>

To attend via phone, dial: 1(646) 876-9923

Meeting ID: 814 5741 0577

MEETING AGENDA

- A. Call to Order**
- B. Public Comment**
- C. Legislation Referred**
 - a) Resolution R-FY26-014: Restoration of the Former Town Hall aka Town House
- D. Items for Discussion**
 - a) CEDC List of Tasks and Considerations for 2026 - 2027
- E. Next Steps/Next Meeting Date(s)**
- F. Adjournment of Meeting**



Bridgewater Town Council

Introduced By: Adelene Ellenberg
Date Introduced: 5/5/2026
First Reading: 5/5/2026
Second Reading: 5/19/2026
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Resolution R-FY26-014: Restoration of the Former Town Hall aka Town House

WHEREAS, the Council shall consider whether to establish a “Town House Historic Preservation Ad Hoc Committee” to advance the restoration of our town’s former Town Hall on the Town Common. Said Committee shall be a designated Council Ad Hoc Committee, per the Charter Amendment voted in on the April 25, 2026 town ballot. Said Committee shall consist of five (5) Bridgewater citizens.

WHEREAS, the Town House Reuse Committee (now defunct) had already completed a report, pertaining to the preservation of town documents and their digitization. More work needs to be done with the digitization of remaining town documents.

WHEREAS, in the meantime, the interior structural integrity of Town House must be assessed, and, as needed, brought up to modern building codes.

WHEREAS, the Town of Bridgewater has already invested in TOWN HOUSE, including the exterior restoration, the insulation in the attic, and the shingling of the roof. This exterior restoration was funded by, and supervised by, the Community Preservation Committee (CPC) of Bridgewater.

WHEREAS, the CPC has previously voted an assessment of the historic features of Town House interior using CPC’s Administrative Account funds; the CPC is in the process of notifying the Town Manager of such and requesting that an RFP be prepared for the project.

WHEREAS, the Council is requesting that the Town House Historic Preservation Ad Hoc Committee, spearhead the completion of Town House’s structural integrity, as well as such systems’ functions as heating, electrical, water/sewer and ADA compliance, all the while, adhering to the Historic Landmark Status currently upon Town House.

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 space, but can be effectively used as a cultural center that includes exhibit, retail, learning, and performance spaces”.

VOICE VOTE FOR APPROVAL

WHEREAS, a prior survey of Bridgewater citizens revealed that the goal of establishing a Bridgewater Cultural Center was the citizens' recommendation.

THEREFORE, the Council hereby establishes the Town House Preservation Ad Hoc Committee to preserve, restore, and develop the Town House as a town asset for public use.

Committee Referrals and Dispositions:

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.

Attachments: None

TOWN COUNCIL COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE----

Areas to address 2026-2027 (not in order of priority)

Purpose: To outline and assign tasks for CEDC members to ensure the Committee is kept apprized of work happening and what we might do to be helpful. CEDC members should read and determine which projects they would most like to track and report on.

Request that our Committee be identified as CEDC (Community and Economic Development Committee) and the Planning Board be identified as CEDD (Community and Economic Development Department) to prevent confusion.

SCHEDULED: Form Based Code Revisions (Zoning Ordinance D-FY26-014: Joint Planning Board and CEDC hearing **June 20, 2026**)

Town House Reuse: Discuss various areas needing address and order them for attention:
Building interior: clean out---cost, where to store, what to throw away, checking with Town Departments for storage of items, etc.

1. Hiring of an organization with CPA funding to care for and re-do the interior.
2. Plans for interior use, suggestions and ideas about potential non-profits to run
3. Remember the need to maintain Historic Preservation, include the HDC. Remove the flagpole on the front as it was illegally placed during its last renewal.
4. Community meeting to gather input for uses----use former input and seek current thoughts
5. Eventual re-use of the Building: Organizations for potential re-use to rent or possibly oversee the building's use. Possible renter or lease. Would it include the outside as well as inside? Where to find the appropriate non-profits interested in use?

Additional (committee members should add their suggestions/thoughts, etc.):

Redevelopment of School Street: Potential purchase and moving of the Hunt House; Use of or demolishing of the old Fire Station ----is old Fire Station still under it? Possible use as a business (restaurant, etc.)? Make sure to save the mural in Music Alley; what to do about Music Alley---the ½ property not belonging to the Town.

Additional (committee members should add their suggestions/thoughts, etc.):

Downtown Upgrades and Thoughts About Traffic and Parking Downtown: Representative Gallagher's earmark projects for possibly \$75,000? Consider the use of funds if received OR requested next year. Downtown traffic and parking improvements (consider moving the Hunt House and destruction of the old Fire Station, etc.)

Additional (committee members should add their suggestions/thoughts, etc.):

Use and protection of the Common: Re-laying of bricks for walkways. Stiles and Hart Bricks, Bob Serlinga as brick layer. Hopefully, Lincoln Andrews will donate the bricks. Include Bill Smith and the Historical Commission Committee for their input---they control the Common. Protect the in-ground lighting if moving the pathways.

Additional (committee members should add their suggestions/thoughts, etc.):

Watching for the work being done at the old Mobile Station. Both Bridgewater State University and the Bridgewater Improvement Association have connections with the work being done.

Additional (committee members should add their suggestions/thoughts, etc.):

Energy Related discussions: Proposed D-FY24-003 Chapter 7.7 Specialized Energy Code

Consider becoming a Green Community Climate Leader with important opportunities.

Additional (committee members should add their suggestions/thoughts, etc.):

Help for or encouragement of construction of the potential rehab facility near the Nip: It could, if possible to reaccept, provide significant financial support for the Town and Schools.

Additional (committee members should add their suggestions/thoughts, etc.):

Thoughts about unused property on Spring Street (across from the 99).

Additional (committee members should add their suggestions/thoughts, etc.):

Where can the Town encourage and support more Commercial Development?

Where could we or might we need to change Zoning?