



Town of Bridgewater Community and Economic Development Committee

July 9, 2026

9:00 AM

66 Central Square

Conference Room 201A

and via Zoom: <https://us06web.zoom.us/jc/83311570520>

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

Meeting ID: 833 1157 0520

MEETING AGENDA

A Quorum of the Town Council May Be In Attendance

A. Call to Order

B. Approval of Meeting Minutes

- a) June 17, 2026 Meeting Minutes
- b) June 24, 2026 Meeting Minutes

C. Public Comment

D. New Business

- 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. Old Business

F. Additional Items for Discussion

- a) Town House - Re-Use:
 - 1. Booth & Associates Assessment of Town House Historic Elements
 - 2. Massachusetts Development Programs: Systems Replacement Grant + CPA Match
 - 3. Question: What is next? Moving contents. Where and when.
- b) Summer Street Park
 - 1. PARC Grant Finalized June 30th
 - 2. Water provision to be provided by the well at Flora T. Little Park

G. Adjournment of Meeting



Town of Bridgewater Community and Economic Development Committee

June 17, 2026

6:30 PM

66 Central Square

Council Chambers/2nd Floor

and Via Zoom: <https://us06web.zoom.us/j/89419155924>

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

Meeting ID: 894 1915 5924

MEETING MEETINGS

A. Call to Order

Councilor Hunt called the joint meeting of the Community and Economic Development Committee and Planning Board to order at 6:30pm. The meeting took place via In-Person and Zoom.

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

Councilor Ellenberg and Building Inspector Steve Solari were also in attendance.

B. Legislation Referred

- a) Zoning Ordinance D-FY26-014: Amendments to Central Business District Regulations
Councilor Hunt opened the Public Hearing at 6:38pm.

A discussion was held as to whether the Community & Economic Development noticed the Public Hearing and it was duly noted that the public hearing was noticed. Councilor Perry read the notice into the record.

Pat Driscoll, Chair of the Planning Board, noted that he worked on a redline version of the document with Councilor Loreti. Items have been identified that need to be amended.

Councilor Perry noted that the redline version was sent to the other CEDC members.

Shane O'Brien, Town Planner, noted that the original ordinance sent to the Council was not done in redline version.

Mr. Driscoll discussed the changes the Planning Board discussed on the 48 page document named Central Business District: Proposed Zoning Text Edits.

Mr. Driscoll noted that the object was to reduce the size and height of the buildings; put the control back to the Planning Board and define the commercial space requirement because it has been all over the place.

Some of the changes discussed:

4.2 Table of Dimensional Requirements on Page 3: cleaned up the language, never referenced existing conforming lots. Changed the height to 3.5 from 4 in the CBD-S to match the 3.5 in CBD-R.

Mr. Driscoll noted that Councilor Perry brought up that Main Street is very different than the rest of downtown; more lawns, more residential. Considering adding an additional footnote. Will be discussed at next meeting.

6.1.4 CBD Parking Page 4: Mr. Driscoll noted that they saw an issue with off-site parking, there was really no clear direction of what was needed. Discussed with Steve Solari, Building Inspector, who noted that a solution needs to be made. Amended to say “deed restriction on the property to be utilized” and Page 5 just a grammatical change to “both requirements”.

Mr. Solari noted that if an owner wanted to give spots he would have to have extra spots. If maxed out by the use of his property he cannot give spots to someone else. Change of language makes it simple.

9.6.6 Requirements on Page 7 #6: first big change, a lot of projects coming in and they don't want to do commercial on the ground floor. Add “Commercial uses must occupy at least 80% of the gross floor area of the ground floor”. Believe we should get rid of the commercial depth of 20 feet because someone could say I only have to do 20 feet and 80%. Strike 20 feet and clean up the language. Could say “for all new construction ground floors must be constructed to accommodate commercial uses.” Changes will be made for the next meeting.

Councilor Perry asked about the square footage of the building and Mr. Driscoll said they could break it up. Believes 20% is enough. CBD-R is 70% so we could change it to 70%.

9.6.8 Design Standards on Page 9 #10: been very confusing, most do not know what it means so remove all sentences except for “No residential units are allowed on the ground floor of a mixed-use development within the CBD-S.”

9.8.4.2 Development Plan Review Process, Page 12, #2 b.: added “and checklist” in the first sentence and in the last sentence “replace Director with “Staff” and after public add “hearing with the Planning Board”, removing information meeting.

Page 13, #2 c.: remove all wording except for Within thirty (30) days and add “or other agreed upon extension of time by the parties, of the opening of the public hearing the planning board shall render its decision and file the decision with the town clerk.” Went back to the Planning Board to have the authority. Planning Board will review the project, render the decision, etc. all right here. The CED will not have any approval process involvement, will review but not approve. Will follow the site plan review process.

Page 13, #2 d.: replace DCED Director with “Building Commissioner” and replace DCED Staff with “the Planning Board”.

9.8.4.3 Development Plan Review Submittals, Page 13, #2: added “and the Planning Board” in the first sentence after Staff.

9.8.5 Waivers and Variances, page 13: replaced DCED with “Planning Board”.

9.8.6.3 Mixed-Use Frontage, Page 18, #1: add “intent” after illustrations of and add “mixed-use Frontage” after restrictions of the and remove “Village Center Frontage”.

9.8.6.4 Transitional Frontage, Page 21, #1: add “intent” after illustrations of in the first paragraph.

In the second paragraph after This frontage, remove all and replace with “shall be designed to accommodate active commercial uses along the ground floor frontage, consistent with the applicable standards of this section.”

3.2 Use & Elements, Page 23: Change convertible to “Commercial” and add line “Commercial Ground Floor activation (min) – 70%.”

4.3 Massing & Height, Page 23: Building Height line change to 3 stories. And remove all wording after * and ** at the bottom.

4. Design Standards, page 24: removed “e”, because commercial uses are required on the ground floor.

3. Use & Elements, Page 26: Add two rows: “Commercial Ground Story Space Depth (min) 30 feet” and “Commercial Ground Floor Activation (min) – 70%”. Did not have the ground story space in there so needed to add that. Discussed if building width should be changed to 100.

4. Massing & Height: change the stories from 4 to “3.5” and remove the footnotes.

10.6 Site Plan Approval, Page 45: Removed the footnote to be consistent.

Mr. Driscoll noted that Councilor Perry, Mr. Greenberg and himself met last Thursday and discussed the changes and he created a redline summary of what they just discussed. The document needs to be cleaned up a bit.

Mr. Driscoll noted that on 4.2 Table of Dimensional Requirements he added Councilor Perry’s note “*Projects in the CBD-S and CBD-R fronting on Main St. shall maintain a minimum setback of the existing structure or 20 feet.” Not in the original redline version but added to this.

Mr. Driscoll noted that he will have Mr. O’Brien clean up the version and send that back to the council with our recommendations. Noting that everything Councilor Loreti proposed was good, just a few tweaks.

Public Comments:

- Councilor Ellenberg asked if water impact studies are part of the total protocol, does that fall within the Planning Board purview and asked that the Planning Board make it a requirement of the entire approval process.

Councilor McGrath noted that there is an ordinance that is being worked on that was presented by Councilor Kennedy. It is pending Rules & Procedures.

Mr. Driscoll noted that it could possibly be done within the checklist and since it is not in front of them, an ordinance could be created.

Councilor Ellenberg asked if the Planning Board would do the ordinance or the Council. Mr. O'Brien noted that since the checklist is not part of the original ordinance you could provide that as a recommendation. Also added that the requirement should be on all projects and not just downtown. Should not be restricted to one area.

Councilor Ellenberg asked if she could work with the Planning Board to bring something forward to the council.

Councilor Perry noted Councilor Kennedy is working on something so if you want to reach out to Councilor Kennedy to see if the questions you want answered are part of the ordinance.

- Janet Hanson, Pleasant Street: asked that the redline document be on the website and make it easy to find. Asked why the CBD-R and CBD-S is not 80% for both, why different.

Mr. Driscoll noted that when they looked at other times and how they did it there was really no reason, maybe giving bigger projects the option to have a gym.

Ms. Hanson further noted that she is happy that the Planning Board is being the final say and not CED. For having water impact studies for the entire town.

- Donna Jewell, 50 Keith Place: supports having the Planning Board on these projects and not the CED. Would like to see a change to the length of time to 45 days due to cut back in the staffing hours in the town offices.
- Carlton Hunt, Austin Street: agrees with what has been said and the change that the Planning Board will have control. For the 30 days maybe write in that the Planning Board has the option to extend.

Councilor Perry noted that the summary should highlight all the changes that were made and then a final version of the changes.

Mr. Driscoll noted to start with what Councilor Loreti started and make the changes and then add the summary.

Councilor Perry noted that a clean version of the redline version should be done and then have another meeting to vote on it.

Councilor Perry made a motion to continue the joint public hearing until June 24, 2026. This was duly seconded by McGrath.

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

C. Adjournment of Meeting

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

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

Meeting adjourned at 7:34pm.



Town of Bridgewater Community and Economic Development Committee

June 24, 2026

6:00 PM

Joint Meeting with Planning Board

66 Central Square

Council Chambers/2nd Floor

and via Zoom: <https://us06web.zoom.us/j/87480692951>

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

Meeting ID: 874 8069 2951

MEETING AGENDA

A Quorum of the Town Council May Be In Attendance

A. Call to Order

Councilor Hunt called the joint meeting of the Community and Economic Development Committee and Planning Board to order at 6:00pm. The meeting took place via In-Person and Zoom.

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

Councilor Ellenberg was also in attendance.

B. Public Hearing – Continued

- a) Zoning Ordinance D-FY26-014: Amendments to Central Business District Regulations
Councilor Hunt opened the continued public hearing at 6:00pm.

Pat Driscoll, Chair of the Planning Board, noted that they walked through the document at the last meeting and made a few changes to formatting.

Mr. Driscoll noted that the first two pages can be deleted as they reference the entire change package and it is not needed.

Mr. Driscoll discussed the changes made to page 3 and noted that Councilor Perry made comments about Main Street.

Mr. Driscoll noted that changes were made to page 4 but there were no changes since then.

Councilor McGrath asked if there is a time period for the deed restriction and Mr. Driscoll noted that the deed restriction runs with the property.

Mr. Driscoll noted that changes were made to page 5 just correcting the language.

On Page 7 Mr. Driscoll noted that he made amendments to this page since the last meeting. On #4. At the top the wording should not be deleted, item deleted in error.

On Page 7 Item #6 was changed since the last meeting. Added working and got rid of the 20 feet.

Page 9 remains the same from the last meeting.

Page 12 nothing changed since the last meeting. Formatting issues need to be made.

Councilor McGrath noted that she thinks it should say CED Director and Staff. Mr. Driscoll noted that will add "Director" after DCED in b. on two spaces.

Page 13 added wording to c. and d. Mr. O'Brien noted that you could incorporate 30 business days. Based on this checklist they would be doing it with the board as well.

Councilor Ellenberg wanted to know if the water impact study would be on the checklist that they are doing. Mr. Driscoll noted that in this round it is not. Councilor Perry noted that they are reviewing what was sent and there is separate language done to address that situation.

Councilor McGrath noted that there is currently an ordinance in Rules & Procedures where water impact study is being added.

Mr. Driscoll noted that this is just a small area, just downtown. Discussed at the last meeting that a water impact study would be better as a town wide policy.

Councilor Perry noted that this is just looking at the Form Based Code for the CBDS and CBDR. The checklist in the back applies to this section. The council is looking at something across the town.

Councilor Ellenberg noted that in her view we especially need water impact studies for the density of developments that will be happening in the CBDS and CBDR.

Councilor McGrath noted that there is a townwide Ordinance coming up about water supply study that is currently in Rules & Procedures committee.

Mr. Driscoll noted the changes on page 13.

Mr. Driscoll noted no changes to page 14, 16, 17.

Mr. Driscoll noted that changes made to page 18.

Mr. Driscoll noted no changes to page 19 and the few changes to page 20.

Mr. Driscoll noted the changes to page 21 and that the number 1 should not be crossed off and correcting the second paragraph.

Mr. Driscoll discussed the changes to the document and what they entailed. Noting not touching the maps or the checklist.

Councilor Perry noted to keep them attached as a reference point.

Public Comments:

Janet Hanson, Pleasant Street: noted that the changes document should have been attached to the agenda so that could be seen. Also noted that she prefers 45 days, does not want to see things rushed through. Asked if site plan reviews are going to go back to the Planning Board and Mr. Driscoll noted yes it would be going to site board review. Pleased heights are reduced. Like that it goes back to the Planning Board and CED is not the final say. Should make it easier for the town and not the developers.

Councilor McGrath asked about the density and putting the Affordable Housing Trust back on. Mr. Driscoll noted that can be discussed at another meeting.

Councilor Perry made a motion to close the public hearing which was seconded by Councilor McGrath. Motion passed 3-0.

Councilor Perry made a motion to recommend the redline version of the Ordinance back to the Town Council. This was duly seconded by Councilor McGrath.

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

Mr. Driscoll will work with Mr. O’Brien to get the redline version to the Town Council Clerk for incorporation on a Town Council meeting.

C. Adjournment of Meeting

Councilor Perry made a motion to adjourn, this was duly seconded by Councilor McGrath.

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

Meeting adjourned at 7:00pm.



Bridgewater Town Council

Introduced By: Mary McGrath, Councilor
 Johnny Loreti, Councilor
 Date Introduced: 2/17/2026
 First Reading: 2/17/2026
 Second Reading: 6/16/2026
 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 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
<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.

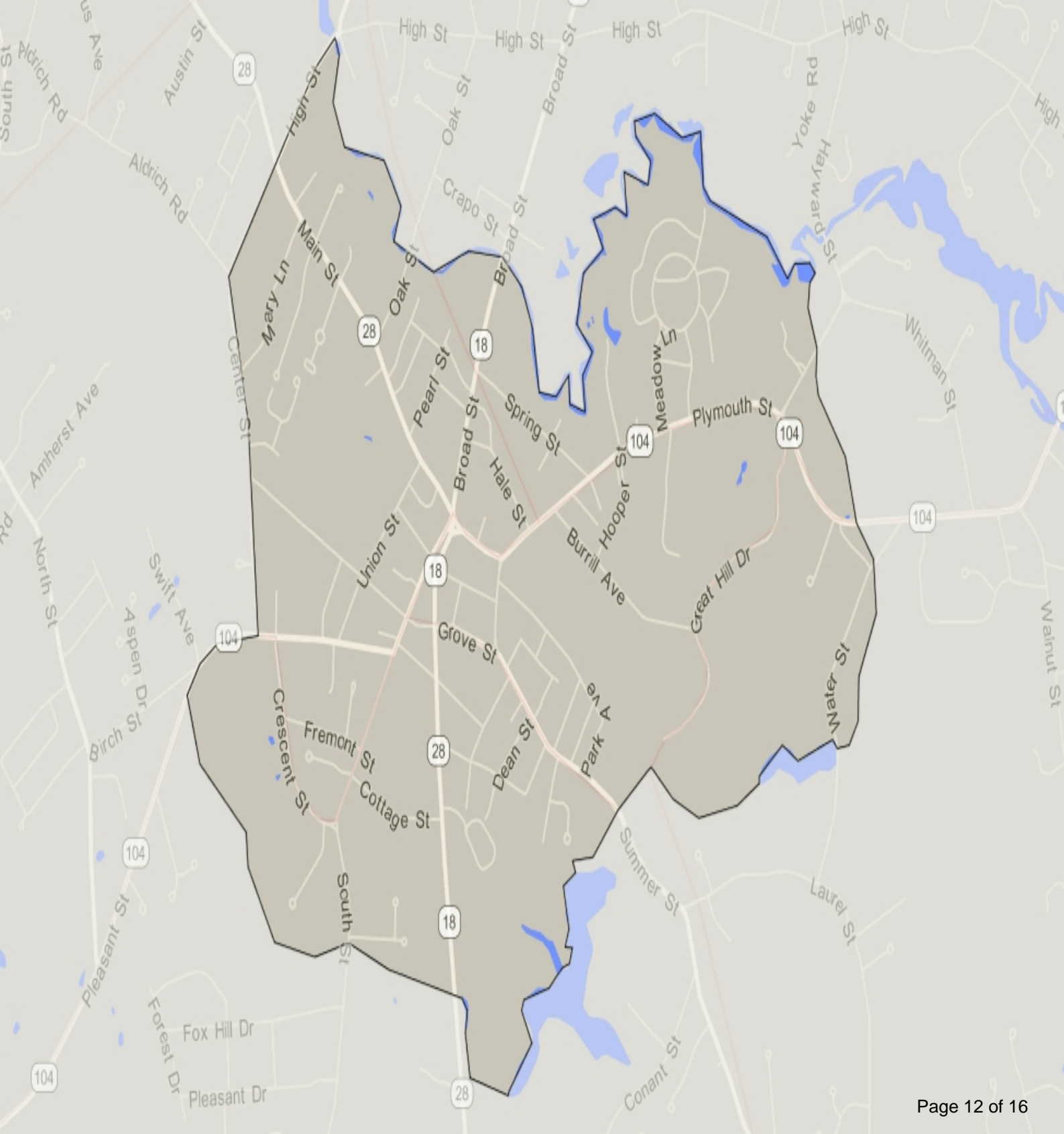
REFER TO COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
 REQUIRED MAJORITY OF THOSE PRESENT AND VOTING

	<ul style="list-style-type: none"> • 4/2/26: Voted to continue to the next meeting. Downtown Revitalization Committee was dissolved. Need to refer to CEDC.

Attachments:

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

REFER TO COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
 REQUIRED MAJORITY OF THOSE PRESENT AND VOTING







Bridgewater Town Council

Introduced By: Mary McGrath, Councilor
Date Introduced: 12/16/2025
First Reading: 12/16/2025
Second Reading: 6/16/2026
Amendments Adopted: 6/16/2026
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.

REFER TO COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
REQUIRE MAJORITY OF THOSE PRESENT AND VOTING

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.

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.

REFER TO COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
REQUIRE MAJORITY OF THOSE PRESENT AND VOTING

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:

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. • 4/2/26: voted to continue to next meeting. Downtown Revitalization Committee has been dissolved. Needs to be referred to CEDC.
<ul style="list-style-type: none"> • Town Council 	<ul style="list-style-type: none"> • 6/16/26: Amendment made to change sponsor to Councilor McGrath and voted to refer to Community and Economic Development Committee.

Attachments: None

REFER TO COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
 REQUIRE MAJORITY OF THOSE PRESENT AND VOTING