

# Town of Bridgewater Town Council FY24 Orders

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Ordinance Number	Ordinance Title	Date Adopted
O-FY24-001	FY2024 Annual Town Budget	May 9, 2023
O-FY24-002	Budget Order: FY24 Water Enterprise Fund	May 9, 2023
O-FY24-003	Budget Order: FY24 Sewer Enterprise Fund	May 9, 2023
O-FY24-004	Budget Order: FY24 Transfer Station Enterprise Fund	May 9, 2023
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O-FY24-006	CPA Reserve Accounts – FY2024	May 23, 2023
O-FY24-007	FY2024 Supplemental Appropriation	May 23, 2023
O-FY24-008	Transfer Order: Broad Street Two Lot Property Purchase	August 8, 2023
O-FY24-009	Contractual Buyouts	September 19, 2023
O-FY24-010	Loan Authorization: Water Well #5A Replacement	October 24, 2023
O-FY24-011	Loan Authorization: Water Well #9 Replacement	October 24, 2023
O-FY24-012	General Fund Free Cash Allocation	October 24, 2023
O-FY24-013	Prior Fiscal Year Bill	November 7, 2023
O-FY24-014	Acceptance of Department of Energy Resources Green Communities Competitive	November 7, 2023
O-FY24-015	Sewer Enterprise Fund	December 5, 2023
O-FY24-016	Transfer Order: Sewer Waster Water Treatment Facility Phase 1	December 5, 2023
O-FY24-017	FY2024 Classification Tax Allocation – Adoption of Residential Factor	December 5, 2023
O-FY24-018	Establish Town Manager Goals	February 20, 2024
O-FY24-019	Eminent Domain Order of Taking for Two Lot Parcel on Broad Street	January 2, 2024
O-FY24-020	Acceptance of Gift: Lopieke Trust	January 2, 2024
O-FY24-021	Contractual Buyouts	January 2, 2024
O-FY24-022	Acceptance of Gift: Bonfiglioli	February 6, 2024
O-FY24-023	Acceptance of Donation: Oliari Charitable Foundation	February 6, 2024
O-FY24-024	Vote to Authorize the Town Council President and Town Council Vice President to sign on Behalf of the Town of Bridgewater	February 6, 2024
O-FY24-025	Acceptance of Energy Aggregation Plan	February 20, 2024

<b>Ordinance Number</b>	<b>Ordinance Title</b>	<b>Date Adopted</b>
O-FY24-026	Acceptance of Non Recurring Revenue to Capital	February 20, 2024
O-FY24-027	FY25 Water and Sewer Rates	April 23, 2024
O-FY24-028	Acceptance of Grant: Council on Aging – Mass Cultural Council	March 26, 2024
O-FY24-029	Acceptance of Grant: Community Transit Program – MassDOT	March 26, 2024
O-FY24-030	Acceptance of Grant: Police Department – Justice Assistance (JAG) Program	March 26, 2024
O-FY24-031	Acceptance of Grant: Fire Department – Department of Fire Services	March 26, 2024
O-FY24-032	Acceptance of Grant: Council on Aging – Massachusetts Home and Community Based Services (HCBS)	March 26, 2024
O-FY24-033	Proposed Rate Increases	April 9, 2024
O-FY24-035	Capital Improvement	April 9, 2024
O-FY24-036	Town Department Capital Transfer Order	March 26, 2024
O-FY24-037	Transfer Order: Bridgewater Raynham School District Capital Assessment	March 26, 2024
O-FY24-038	Capital Transfer Order: Water and Sewer Enterprise Fund	March 26, 2024
O-FY24-039	Deed in Lieu of Foreclosure – 0 Laurel Street	April 23, 2024
O-FY24-040	Transfer Order: Water Capital	April 23, 2024
O-FY24-041	Town Clerk Salary	June 18, 2024
O-FY24-042	Capital Transfers	June 18, 2024
O-FY24-043	Employee Liability Transfers – Contractual Payments	June 18, 2024
O-FY24-044	End of Year Transfers	June 18, 2024
O-FY24-045	Grant Social Day Program	June 18, 2024
O-FY24-046	Rebinding of Death Books	June 18, 2024





## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 4/4/2023  
First Reading: 4/4/2023  
Second Reading: 5/9/2023  
Amendments Adopted:  
Third Reading:  
Date Adopted: 5/9/2023  
Date Effective: 7/1/2023

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### Budget Order O-FY24-001: FY2024 Annual Town Budget

**ORDERED** that to provide for the payment of certain expenses of the Town for the Fiscal year ending June 30, 2024;

The Town will raise and appropriate and vote into tax, to be assessed per law and/or appropriate and transfer from the following available funds:

Ambulance Receipts Reserved the amount of	\$2,028,089
Title V the amount of	\$ 128,666
Enterprise Funds the amount of	\$ 599,511
Conservation Receipts Reserved the amount of	\$ 30,000
Energy Funds the amount of	\$ 150,000
Elm Street DIF	\$ 599,063
Golf	<u>\$ 340,000</u>
<b>Other Financing Source</b>	<b>\$3,875,329</b>
<b>Total</b>	

For the operation of the Town and further that such appropriation in the sum of **\$67,065,100** be for personal services, general expenses, Principal and interest, for such purposes, each department and group being considered a separate appropriation as shown below:

### Town of Bridgewater Town Manager's FY2024 General Fund Operating Budget

DEPT#	DEPART DESCRIPTION	Group	GROUP DESCRIPTION	FY2023 Town Mgr Budget
111	TOWN COUNCIL	1.0	SALARIES/WAGES/BENEFITS	62,214

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

	2.0EXPENSE	12,000
<b>111 Total</b>		<b>74,214</b>
123TOWN MANAGER	1.0SALARIES/WAGES/BENEFITS	520,145
	2.0EXPENSE	88,561
<b>123 Total</b>		<b>608,706</b>
132RESERVE FUND	2.0EXPENSE	60,000
<b>132 Total</b>		<b>60,000</b>
135FINANCE - ACCOUNTANT	1.0SALARIES/WAGES/BENEFITS	424,314
	2.0EXPENSE	64,100
<b>135 Total</b>		<b>488,414</b>
141FINANCE - ASSESSORS	1.0SALARIES/WAGES/BENEFITS	188,237
	2.0EXPENSE	125,190
<b>141 Total</b>		<b>313,427</b>
145FINANCE - TREASURER	1.0SALARIES/WAGES/BENEFITS	423,887
	2.0EXPENSE	55,872
<b>145 Total</b>		<b>479,759</b>
151LAW - LEGAL	1.0SALARIES/WAGES/BENEFITS	78,800
	2.0EXPENSE	20,550
<b>151 Total</b>		<b>99,350</b>
152HUMAN RESOURCES	1.0SALARIES/WAGES/BENEFITS	128,623
	2.0EXPENSE	7,500
<b>152 Total</b>		<b>136,123</b>
INFORMATION		
155TECHNOLOGY	1.0SALARIES/WAGES/BENEFITS	265,823
	2.0EXPENSE	463,829
<b>155 Total</b>		<b>729,652</b>
161TOWN CLERK	1.0SALARIES/WAGES/BENEFITS	228,982
	2.0EXPENSE	76,641
<b>161 Total</b>		<b>305,623</b>
166PARKING	1.0SALARIES/WAGES/BENEFITS	15,375
	2.0EXPENSE	750
<b>166 Total</b>		<b>16,125</b>
COMMUNITY ECON		
182DEVELP	1.0SALARIES/WAGES/BENEFITS	330,568
	2.0EXPENSE	35,915
<b>182 Total</b>		<b>366,483</b>
192TOWN BUILDINGS	1.0SALARIES/WAGES/BENEFITS	61,482
	2.0EXPENSE	547,076
<b>192 Total</b>		<b>608,558</b>
210POLICE	1.0SALARIES/WAGES/BENEFITS	6,364,469
	2.0EXPENSE	305,326
<b>210 Total</b>		<b>6,669,795</b>
220FIRE	1.0SALARIES/WAGES/BENEFITS	6,525,108
	2.0EXPENSE	355,038
<b>220 Total</b>		<b>6,880,146</b>

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

<b>240INSPECTIONAL SERVICES</b>	1.0SALARIES/WAGES/BENEFITS	424,544
	2.0EXPENSE	17,950
<b>240 Total</b>		<b>442,494</b>
<b>292ANIMAL CONTROL</b>	1.0SALARIES/WAGES/BENEFITS	99,440
	2.0EXPENSE	3,000
<b>292 Total</b>		<b>102,440</b>
<b>300B/R RGNL DISTRICT</b>	2.0EXPENSE	32,568,595
<b>B/R SCHOOL DEBT</b>	7.1DE: DEBT SERVICE	4,050,107
<b>300 Total</b>		<b>36,618,702</b>
<b>301BRISTOL AGI TUITION</b>	2.0EXPENSE	301,516
<b>301 Total</b>		<b>301,516</b>
<b>BRISTOL PLYMOUTH</b>		
<b>302TUITION</b>	2.0EXPENSE	1,867,308
<b>302 Total</b>		<b>1,867,308</b>
<b>NORFOLK CNTY AGI</b>		
<b>303TRANS</b>	2.0EXPENSE	79,065
<b>NORFOLK CNTY AGI</b>	2.0EXPENSE	78,300
<b>303 Total</b>		<b>157,365</b>
<b>410TOWN ENGINEER</b>	1.0SALARIES/WAGES/BENEFITS	64,691
	2.0EXPENSE	19,700
<b>410 Total</b>		<b>84,391</b>
<b>420HIGHWAY DEPARTMENT</b>	1.0SALARIES/WAGES/BENEFITS	1,015,566
	2.0EXPENSE	503,275
<b>420 Total</b>		<b>1,518,841</b>
<b>421SNOW AND ICE</b>	1.0SALARIES/WAGES/BENEFITS	41,000
	2.0EXPENSE	41,100
<b>421 Total</b>		<b>82,100</b>
<b>424STREET LIGHTING</b>	2.0EXPENSE	175,818
<b>424 Total</b>		<b>175,818</b>
<b>510HEALTH</b>	1.0SALARIES/WAGES/BENEFITS	164,573
	2.0EXPENSE	18,350
<b>510 Total</b>		<b>182,923</b>
<b>541COUNCIL ON AGING</b>	1.0SALARIES/WAGES/BENEFITS	232,266
	2.0EXPENSE	9,800
<b>541 Total</b>		<b>242,066</b>
<b>543VETERANS SERVICES</b>	1.0SALARIES/WAGES/BENEFITS	34,693
	2.0EXPENSE	69,350
<b>543 Total</b>		<b>104,043</b>
<b>610LIBRARY</b>	1.0SALARIES/WAGES/BENEFITS	544,313
	2.0EXPENSE	204,284
<b>610 Total</b>		<b>748,597</b>
<b>630RECREATION</b>	1.0SALARIES/WAGES/BENEFITS	211,937
	2.0EXPENSE	73,490
<b>630 Total</b>		<b>285,428</b>
<b>710DEBT PRINCIPAL</b>	7.0DEBT SERVICE	639,066

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

<b>710 Total</b>		<b>639,066</b>
751INTERST ON LT DEBT	7.0DEBT SERVICE	233,121
<b>751 Total</b>		<b>233,121</b>
<b>STATE/COUNTY</b>		
820ASSESSMENTS	2.0EXPENSE	371,241
<b>820 Total</b>		<b>371,241</b>
830COUNTY ASSESSMENTS	2.0EXPENSE	68,079
<b>830 Total</b>		<b>68,079</b>
911RETIREMENT	1.0SALARIES/WAGES/BENEFITS	4,709,939
<b>911 Total</b>		<b>4,709,939</b>
912WORKERS COMP	1.0SALARIES/WAGES/BENEFITS	166,430
<b>912 Total</b>		<b>166,430</b>
913UNEMPLOYMENT	1.0SALARIES/WAGES/BENEFITS	5,000
<b>913 Total</b>		<b>5,000</b>
914HEALTH/LIFE/MEDICARE	1.0SALARIES/WAGES/BENEFITS	3,884,726
<b>914 Total</b>		<b>3,884,726</b>
919OTHER BENEFITS	1.0SALARIES/WAGES/BENEFITS	6,330
	2.0EXPENSE	53,150
<b>919 Total</b>		<b>59,480</b>
945LIABILITY INSURANCE	2.0EXPENSE	287,260
<b>945 Total</b>		<b>287,260</b>
950GAS & OIL	2.0EXPENSE	205,000
<b>950 Total</b>		<b>205,000</b>
<b>Grand Total</b>		<b>71,379,749</b>
<b>Adjust for State/County</b>		
	<b>Charges</b>	<b>(439,320)</b>
<b>Total Appropriation</b>		<b>70,940,429</b>

#### Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none"> <li>Budget &amp; Finance</li> </ul>	<ul style="list-style-type: none"> <li>4/18/23: Voted 3-0 to recommend</li> </ul>
<ul style="list-style-type: none"> <li>Finance Committee</li> </ul>	<ul style="list-style-type: none"> <li>4/24/23: Voted 5-0 to recommend</li> </ul>

Attachments: None

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, May 9, 2023, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 4/4/2023  
First Reading: 4/4/2023  
Second Reading: 5/9/2023  
Amendments Adopted:  
Third Reading:  
Date Adopted: 5/9/2023  
Date Effective: 7/1/2023

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### Budget Order O-FY24-002: FY2024 Water Enterprise Fund Budget

**ORDERED**, that the Town Council vote to appropriate **\$4,762,554** from the Water Enterprise receipts to defray Water direct costs, and that **\$340,365** as appropriated under Order O-FY24-001 be used for Water indirect costs, all to fund the total costs of operations of the Water Enterprise as follows:

SALARIES/WAGES/BENEFITS	\$ 2,014,871
OPERATING EXPENSES	\$ 1,213,223
DEBT SERVICES	\$ 1,529,460
TRANSFER TO TRUST FUNDS OPEB	\$ 5,000
<b>APPROPRIATED for DIRECT COSTS</b>	<b>\$ 4,762,554</b>
TRANSFER TO	
GF	\$ 22,684
INDIRECT COSTS - GENERAL FUND	\$ 317,951
<b>TOTAL COST - WATER EF</b>	<b>\$ 5,103,189</b>

### Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>4/18/23: Voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>4/24/23: Voted 5-0 to recommend</li></ul>

Attachments: None

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, May 9, 2023, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 4/4/2023  
First Reading: 4/4/2023  
Second Reading: 5/9/2023  
Amendments Adopted:  
Third Reading:  
Date Adopted: 5/9/2023  
Date Effective: 7/1/2023

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### Budget Order O-FY24-003: FY24 Sewer Enterprise Fund Budget

**ORDERED**, that the Town Council assembled vote to appropriate **\$2,478,174** from the Sewer Enterprise receipts to defray Sewer direct costs, and that **\$222,539** as appropriated under Order O-FY23-001 be used for Sewer indirect costs, all to fund the total costs of operations of the Sewer Enterprise as follows:

SALARIES/WAGES/BENEFITS	\$ 1,331,250
OPERATING EXPENSES	\$ 713,804
DEBT SERVICES	\$ 428,120
TRANSFER TO TRUST FUNDS OPEB	\$ 5,000
<b>APPROPRIATED for DIRECT COSTS</b>	<b>\$ 2,478,174</b>
TRANSFER TO GF	\$ 22,684
INDIRECT COSTS - GENERAL FUND	\$ 199,855
<b>TOTAL COST - SEWER EF</b>	<b>\$ 2,700,713</b>

### Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget and Finance</li></ul>	<ul style="list-style-type: none"><li>4/18/23: Voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>4/24/23: Voted 5-0 to recommend</li></ul>

Attachments: None

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, May 9, 2023, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 4/4/2023  
First Reading: 4/4/2023  
Second Reading: 5/9/2023  
Amendments Adopted:  
Third Reading:  
Date Adopted: 5/9/2023  
Date Effective: 7/1/2023

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### **Budget Order O-FY24-004: FY24 Transfer Station Enterprise Fund Budget**

#### **BUDGET ORDER - FY24 TRANSFER STATION ENTERPRISE FUND BUDGET**

**ORDERED**, that the Town Council assembled vote to appropriate **\$380,663** from Transfer Station Enterprise receipts to defray Transfer Station direct costs, and that **\$36,337** as appropriated under Order O-FY24-001 be used for Transfer Station indirect costs, all to fund the total costs of operations of the Transfer Station Enterprise as follows:

SALARIES/WAGES/BENEFITS	\$ 112,112
OPERATING EXPENSES	\$ 268,551
<b>APPROPRIATED for DIRECT COSTS</b>	<b>\$ 380,663</b>
INDIRECT COSTS - GENERAL FUND	\$ 36,337
<b>TOTAL COST - TRANSFER STATION EF</b>	<b>\$ 417,000</b>

#### **Committee Referrals and Dispositions:**

<b>Referral(s)</b>	<b>Disposition(s)</b>
<ul style="list-style-type: none"><li>Budget and Finance</li></ul>	<ul style="list-style-type: none"><li>4/18/23: Voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>4/24/23: Voted 5-0 to recommend</li></ul>

Attachments: None

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, May 9, 2023, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk



## Bridgewater Town Council

---

Introduced By: Town Manager  
Date Introduced: 4/4/2023  
First Reading: 4/4/2023  
Second Reading: 5/9/2023  
Amendments Adopted:  
Third Reading:  
Date Adopted: 5/9/2023  
Date Effective: 7/1/2023

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### Budget Order O-FY24-005: Authorization of Revolving Funds

#### AUTHORIZATION OF REVOLVING FUNDS

**ORDERED**, that the Town Council vote to establish revolving funds for certain Town Departments under the provisions of G.L. c.44, §53E ½ for the fiscal year beginning July 1, 2023, with specific receipts credited to each fund, the purposes for which each fund may be spent, and the maximum amount that may be spent from each fund for FY2024 as follows:

Spending Authority	Fund	Receipts	Expenditures	FY2024 Spending Limit
Town Clerk	Street Listing	Sale of street lists; sale of bylaws/zoning bylaws; sale of subdivision rules; sale of zoning maps	Printing and other costs with publications/books sold to public	\$5,000
Recreation Director	Recreation	Fees associated with recreation programs	Salaries/ benefits of full-time staff, part-time and seasonal staff, recreation programs, facility expenses and other expenses related to programs	\$ 150,000
Council on Aging Director	COA Revolving	Fees and Rentals	Programs for Seniors & Community	\$20,000
Library Director	Library Revolving	Fines & Fees	Programs & supplies for Community	\$20,000

#### Committee Referrals and Dispositions:

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Referral(s)	Disposition(s)
<ul style="list-style-type: none"> <li>Budget and Finance</li> </ul>	<ul style="list-style-type: none"> <li>4/18/23: Voted 3-0 to recommend</li> </ul>
<ul style="list-style-type: none"> <li>Finance Committee</li> </ul>	<ul style="list-style-type: none"> <li>4/24/23: Voted 5-0 to recommend</li> </ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, May 9, 2023, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 5/9/2023  
First Reading: 5/9/2023  
Second Reading: 5/23/2023  
Amendments Adopted:  
Third Reading:  
Date Adopted: 5/23/2023  
Date Effective: 6/23/2023

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### Order O-FY24-006: CPA Reserve Accounts - FY2024

**ORDERED**, Pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate from the *Community Preservation Fund* FY2024 estimated annual revenues the sum of **\$1,000,000**. to meet the administrative expenses, and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2024.

And further,

To reserve for future appropriation from the *Community Preservation Fund* FY2024 estimated annual revenues the sum of **\$100,000** for the acquisition, creation, and preservation of open space; **\$100,000** for acquisition, preservation, restoration, and rehabilitation of historic resources; and **\$100,000** for the acquisition, creation, preservation, and support of community housing.

And further,

To appropriate **\$264,260** to Budgetary Reserves.

And further,

To appropriate **\$335,400** for the payment of debt related to the Academy Building renovation from FY2024 estimated revenues.

And further,

To appropriate **\$50,340** for the payment of debt related to the Keith Homestead purchase from FY2024 estimated revenues.

### Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>5/23/23: Voted 2-0 to recommend</li></ul>

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• Finance Committee</li></ul> | <ul style="list-style-type: none"><li>• 5/22/23: Voted to 5-0 to recommend</li></ul> |
|---|--|



Attachments: 1. FY24 CPC Recommended CPA Budget 04.26.23

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, May 23, 2023, to approve the aforementioned Order, by a Roll-call vote 8-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk



FY2024 CPC Final Budget

## Town of Bridgewater

Community Preservation Fund  
FY 2024 Recommended Budget

Sources & Uses of Funds		FY 2024
<b>Revenue Estimates</b>		
CPA Surcharge 2%		825,000.00
State Match		175,000.00
<b>Total Estimated Revenue</b>		<b>1,000,000.00</b>
<b>Total Sources of Funds</b>		<b>1,000,000.00</b>
<b>Reserves</b>		
Community Housing Reserve	(Min 10%) 10%	100,000.00
Open Space Reserve	(Min 10%) 10%	100,000.00
Historical Resources Reserve	(Min 10%) 10%	100,000.00
<b>Total Required Reserves</b>		<b>300,000.00</b>
<b>Administrative Expenses (No &gt;5%) \$50,000</b>		
Purchase of Services		
Administrative Expenses		50,000.00
<b>Total Administrative Budget</b>		<b>50,000.00</b>
<b>Debt Service - Due FY24</b>		
ACADEMY BUILDING RENOVATIONS-PRINCIPAL		240,000.00
ACADEMY BUILDING RENOVATIONS-INTEREST		95,400.00
KEITH HOMESTEAD-2012 CPC 00001-PRINCIPAL		48,000.00
KEITH HOMESTEAD-2012 CPC 00001-INTEREST		2,340.00
<b>Total Debt Service</b>		<b>385,740.00</b>
BUDGETARY RESERVES		264,260.00
<b>Total Use of Funds</b>		<b>1,000,000.00</b>
<b>Total Surplus (Deficit)</b>		<b>0.00</b>



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 5/9/2023  
First Reading: 5/9/2023  
Second Reading: 5/23/2023  
Amendments Adopted:  
Third Reading:  
Date Adopted: 5/23/2023  
Date Effective: 6/23/2023

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### Order O-FY24-007: Supplemental Appropriation - FY2024

**ORDERED**, the Town Council of Bridgewater, Massachusetts assembled to vote to appropriate to provide for the payment of certain expenses of the Town for the Fiscal Year ending June 30, 2024:

The Town will raise and appropriate and vote into tax, to be assessed per law, an amount of \$309,910.50 to account 03025282-569001, for payment in FY2024, of principle and interest for department #302 - Bristol-Plymouth Regional Vocational Technical School District as assessed *for the construction of a new BP Vocational Technical School*.

#### Explanation:

*To supplement the Town Manager's Recommended FY 2024 Budget, this order will fund the Debt Excluded payment amount due in Fiscal Year 2024. The Town voters approved on 4/22/2023 at the Annual Town Election, the Debt Exclusion assessment of taxes as exempt from the provisions of proposition two and one-half for said new Bristol-Plymouth Regional Vocational Technical School District.*

#### Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>5/23/23: voted 2-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Meeting</li></ul>	<ul style="list-style-type: none"><li>5/22/23: voted 5-0 to recommend</li></ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, May 23, 2023, to approve the aforementioned Order, by a Roll-call vote 8-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk



## Bridgewater Town Council

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Introduced By:	Town Manager
Date Introduced:	7/11/2023
First Reading:	7/11/2023
Second Reading:	8/8/2023
Amendments Adopted:	
Third Reading:	
Date Adopted:	8/8/2023
Date Effective:	9/8/2023

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### **Order O-FY24-008 Transfer Order: Broad Street Two Lot Property Purchase**

**ORDERED;** that the Town Council assembled vote to:

In accordance with section 6-4 of the Bridgewater Home Rule Charter, vote to appropriate \$340,000.00 from CPA Undesignated Reserve (Account#2100-359000) for the Broad Street Two Lot Property Purchase Project for the purpose of purchasing for conservation and passive recreation purposes, by eminent domain or negotiated purchase or otherwise, certain property, known collectively as Broad Street Two Lot Property (appearing on the Bridgewater Assessors records as Map 11, Lots 156 and 161) consisting of .57 acres, more or less.

**Explanation:**

*Attached is the CPC recommendation to fund \$340,000.00 from the CPA Undesignated Fund balance (current balance of \$1,166,691.95) for the Broad Street Two Lot Property Purchase Project. The purchase of these properties (Map 11, Lots 156 and 161) currently owned by the Bonfigioli family will add acreage to the Stiles and Hart Parkland, provide parking and an area for the park trailhead. The Town Manager's office will be filing an application for grant funding this month to offset up to 66% of the cost of the purchase. Any grant funds received will reimburse the Community Preservation funds expended.*

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, August 8, 2023, to approve the aforementioned Ordinance, by a Roll-call vote 8-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk


**Committee Referrals and Dispositions:**

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

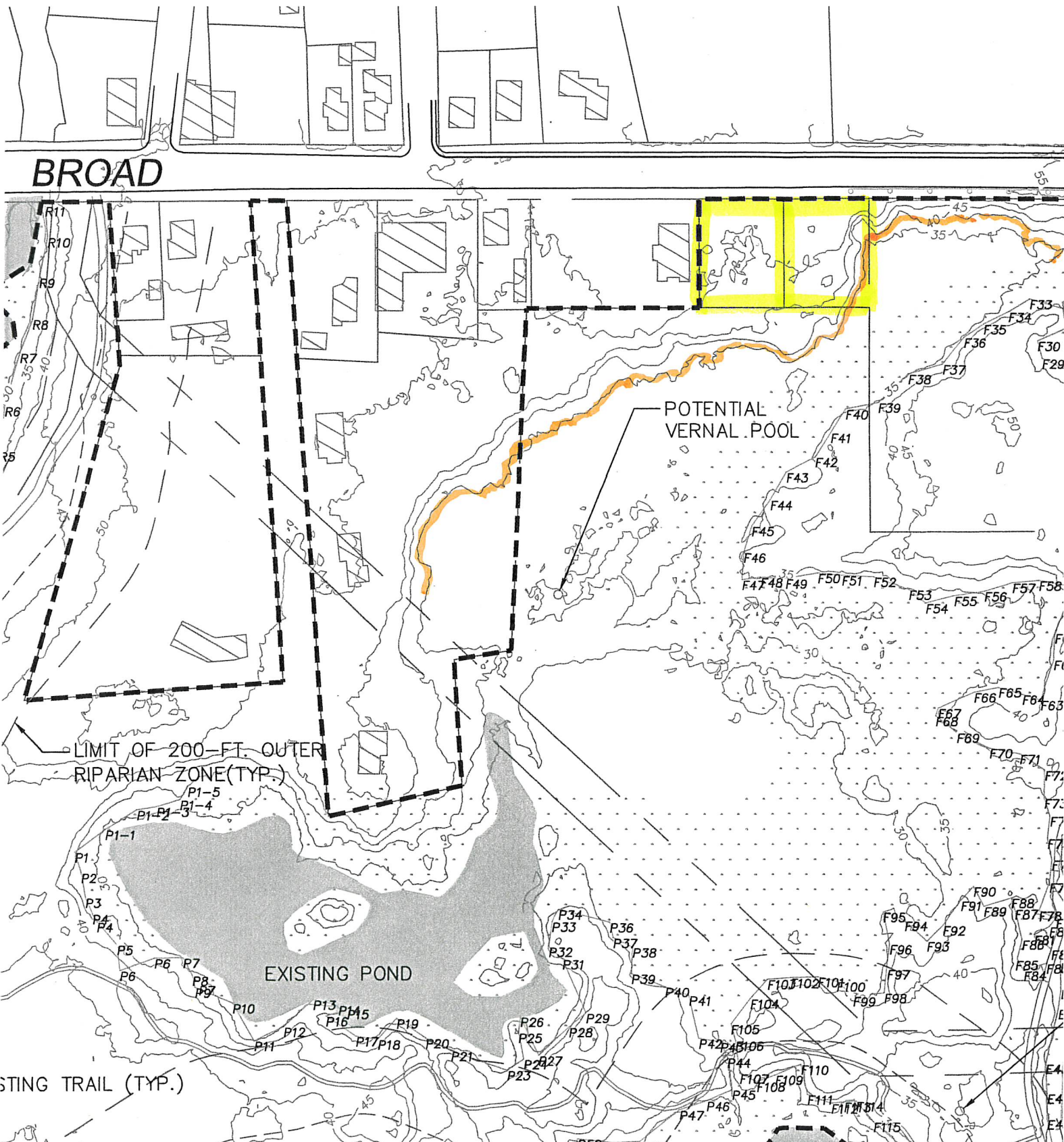
<ul style="list-style-type: none"> <li>• Budget &amp; Finance</li> </ul>	<ul style="list-style-type: none"> <li>• 8/8/23: Voted 2-0 to recommend</li> </ul>
<ul style="list-style-type: none"> <li>• Finance Committee</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/23: Voted 6-0 to recommend</li> </ul>

Attachments:

1. CPC Map
2. Bonfiglioli Broad St Properties Memo and Appraisal (1)
3. CPC Letter
4. 2022-12-12 Bonfiglioli Broad St Properties Amended FINAL

Bonfiglio Lots = 

Approximate Wetland Edge = 



Supplemental Application Materials  
Bonfiglioli Property Purchase  
Application Submitted February 14, 2022  
Date: June 26, 2023

The following are supplemental materials and answers to questions raised by the Community Preservation Committee over the course of the past several months.

1. The CPC has requested the appraisal for the two lots in question. The appraisal shows a value of \$340,000 for both lots in question. It is attached. As a reminder, the sellers have agreed to sell the property to the Town for \$300,000 (\$40,000 less than the appraised value). The request for \$340,000 reflects the property purchase amount and any closing costs associated with the purchase.
2. Grant Funding: The Town has been successful in applying for and receiving LAND grant funds through the state for the Stiles and Hart Parkland addition. It is the Town Manager's intent to apply for funds to offset the cost of the Bonfiglioli purchase. In the original application, reference is made to a possible \$150,000 grant from the state. That number was based on reimbursement rates for a prior fiscal year. This year, Bridgewater is eligible for a 66% reimbursement, meaning we would be eligible to receive up to \$198,000 for reimbursement, making the CPC's outlay no more than \$142,000.
3. Grant Requirements: As many on the committee know, the LAND grant is an annual grant opportunity which offsets the cost of open space purchases. One of the requirements of the grant is that no transaction can occur (ie, property purchase) until the grant is announced (usually in September/October), and the town signs the grant agreement and preservation restriction with the state. Therefore, the closing on the property will not occur until sometime in the fall.
4. Wetlands: The two lots abut a floodplain area, and one corner of the southerly lot has wetlands within the building setback. The Town DPW Director, Town Engineer, and park design engineer can speak to the topography, wetlands, and usability of the lots for parking and accessibility to the Stiles and Hart Park during the Community Preservation meeting on Wednesday, June 28. Just for the committee's information, Town Attorney Rawlins advises that the Town staff should never opine on "buildability" of any property. However, the appraisal points out that the highest and best use is for a commercial/mixed use building utilizing both lots.
5. More on Community Needs: As noted in the application, this project will add to the Parkland and provide additional areas for possible parking in a more visible and easily accessible area. In addition, in the event the parcels are not used for Stiles and Hart parking, the purchase will ensure that the property is not used for commercial/residential purposes and preserves the parkland aesthetic of the abutting open space. This will further enhance the trail experience for walkers, hikers, and bikers. Even if not used for parking immediately, the purchase also preserves the Town's option to expand parking in the event the parkland becomes a popular destination.

## **APPRAISAL**

*Property Address*

**Commercial Land  
Two (2) Contiguous Lots  
000 Broad Street  
Bridgewater, MA 02324**

*Prepared for*

**Atty Jason M. Rawlins  
555 Bedford Street, Unit 1  
Bridgewater, MA 02324**

*Appraised By*

**Stephen McCarthy, MAA  
Massachusetts Certified General # 75217**

**Shaun Fitzgerald  
Massachusetts Certified General # 70225**

*As of*

**December 2, 2021**

*Report Date*

**December 8, 2021**



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December 8, 2021

Atty Jason M. Rawlins  
555 Bedford Street, Unit 1  
Bridgewater, MA 02324

**RE: Commercial Land  
Two (2) Contiguous Lots  
000 Broad Street  
Bridgewater, MA 02382**

Dear Atty Rawlins;

As requested, we have conducted an inspection and concluded an opinion of market value, as defined herein, for two (2) properties at 000 Broad Street, Route 18, Bridgewater. The subject site is a commercially zoned property, consisting of two (2) parcels of land that are identified on the assessors' records as Map 11, Lots 156 and 161; with a total lot size of 25,000 square feet or 0.57 acres. The property identified in the Town of Bridgewater Assessors' records as Map 11, Lot 156 is currently improved with an older, single-sided, advertising billboard.

The opinion of value is based on accepted techniques used to conclude a value. All data gathered in this appraisal, to the best of our knowledge, is from sources deemed reliable and accurate. This report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

The identified value is subject to the limiting conditions contained herein, and is based on a highest and best use of the land described in the report. The highest and best use for the subject property is for the two (2) parcels to be combined and developed with a commercial entity that meets with zoning requirements and the integrity of the neighborhood.

The following report describes the appraisal process and the methodology employed to conclude an opinion of value.

We hereby confirm that we have carefully inspected the subject site, that we have no personal interest in the subject property. In our opinion, the market value, as described herein, of the subject property, in fee simple form of ownership, as of December 2, 2021, the date of inspection, is as follows:

<b>Commercial Land</b>			
<b><u>Assessors'</u></b>	<b><u>Subject</u></b>	<b><u>Property</u></b>	<b><u>Opinion</u></b>
<b><u>Map / Lot</u></b>	<b><u>Property Address</u></b>	<b><u>Taking Sf</u></b>	<b><u>Of Value</u></b>
<b>11 - 156</b>	<b>000 Broad Street</b>	<b>25,000 Sf</b>	<b>\$ 340,000</b>
<b>11 - 161</b>	<b>Bridgewater, MA</b>		

Sincerely,

Stephen McCarthy, MAA  
Massachusetts Certified General # 75217

Shaun Fitzgerald, RA,  
Massachusetts Certified General # 70225

## EXECUTIVE SUMMARY

PROPERTY ADDRESS	000 Broad Street, Route 18 Bridgewater, MA 02324
PROPERTY IDENTIFICATION	Two (2) contiguous parcels of land sited on Route 18 in Bridgewater. The site is identified on the Bridgewater Assessors' data as Map 11, Lots 156 and 161. Both lots have an identical an legal reference; Plymouth County Registry of Deeds; Sale Date : January 20, 2009 Legal Reference: Book 36700 Page 231
IMPROVEMENTS	The subject property identified as Map 11, Lot 156 is improved with an older, single-sided, advertising billboard. The billboard improvement appears to be in average overall condition.
LAND AREA	Two (2) contiguous parcels; Map 11, Lot 156 contains 12,500 square feet, Map 11, Lot 161 contains 12,500 square feet. The 2 lots combined total 25,000 square feet or 0.57 acres.
LOT SHAPE	Street front site location, rectangular in shape with a Total of 200.00 +/- linear feet frontage on Broad Street ( Route 18 ) and runs easterly to a depth of 125.00 +/- linear feet along both its northerly and southerly boundary lines at its deepest point.
TOPOGRAPHY	Each parcel is generally level to street garde.
EASEMENTS	The property deed states that the premises are conveyed subject to and with the benefit of easements, restrictions, reservations and agreements of record, if any, insofar as the same are now in force.
ENCROACHMENTS	No encroachments are noted.
ZONING	The property is sited in both the CBD ( Central Business District ) Zone.
RIGHTS ASSUMED	Fee Simple
EFFECTIVE DATE	December 2, 2021
REPORT DATE	December 8, 2021
OPINION OF MARKET VALUE	\$ 340,000

## **PURPOSE OF THE OF THE APPRAISAL**

The purpose of the appraisal is to provide an opinion of the market value, as defined herein, for the property described herein for a potential acquisition by gift, purchase or eminent domain taking by the Town of Bridgewater.

## **SCOPE OF THE APPRAISAL**

The opinion of value is a full appraisal communicated in appraisal report format. After a market investigation and data analysis, all three approaches to value, the *Income*, *Cost* and *Sales Comparison* were considered; only the Sales Comparison and Income Approaches were employed for this assignment. For this appraisal, the property is considered in its “as-is” condition, and the highest and best use is for the two (2) contiguous parcels be combined and developed with a commercial entity that meets with zoning requirements and the integrity of the neighborhood.

## **INTENDED USE OF THE APPRAISAL**

The intended use of the appraisal is to provide an opinion of market value, as defined herein, for a potential acquisition by gift, purchase or eminent domain taking by the Town of Bridgewater.

## **INTENDED USER OF THE APPRAISAL**

The intended user of the report is the named client, Atty Jason M. Rawlins, 555 Bedford Street, Unit 1 Bridgewater, MA 02324 and assigns.

## **EXPOSURE TIME**

Exposure time is the estimated length of time the subject property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective date based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also an adequate, sufficient and reasonable effort.

The appraisers estimate a reasonable exposure time for the subject, prior to the effective date of appraisal, would be in 12 months.

## **SPECIAL LIMITING CONDITIONS**

### **1. Environmental Hazards**

The appraisers completed a full inspection of the subject property. The Appraisers are not experts in the identification of hazardous substances or detrimental environmental conditions. The Appraisers' routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report.

## **SPECIAL LIMITING CONDITIONS**

### **2. Low-Lying Lands Definition**

The appraisers were not supplied an engineer's plan showing a definitive delineation of uplands versus wetlands or low-lying land for the subject site. This appraisal assumes that the majority of the combined lot's 0.57 acres are sited in the uplands and potentially buildable. A small area located at its southeasterly corner is sited in low-lying wetlands. This appraisal relies on a full inspection, aerial views, a GIS overlay map showing potential wetlands versus uplands area, the assessors' map and property record cards. The small area of wetlands on the property is considered rear buffer or low-lying wetlands located within the site's required "rear and side-line setbacks".

### **3. Subject Property Data Discrepancy**

The subject properties are commercially zoned land. The Town of Bridgewater Assessors' records document the subject lots as being potentially residential developable land ( State Class Code 130 ) and residential accessory land with an improvement ( State Class 106 ). The commercially zoned portion, which encompasses the first 300 linear feet back from the street, covers each entire property ( 125 linear foot depth ). The correct State Class Code ( use ) for each property, based on zoning, should be State Class 390, a commercial developable site. For purposes of this report, the appraisers conclude a highest possible value for the site to be combined and developed with a commercial entity, assuming town authorities would grant any relief from the current zoning requirements if needed, or any required order of conditions from the conservation commission, for a developable site. The appraisers estimate that any potential development of the site could possibly include the advertising billboard improvement.

## **RECENT SALES HISTORY FOR THE SUBJECT PROPERTY**

The subject properties are identified as Bridgewater Assessors' Map 11, Lots 156 and 161, vacant lots sited at 000 Broad Street, Bridgewater, Massachusetts, 02324, last transferred on the following date;

<b><u>Assessors' ID</u></b>	<b><u>Sales Date</u></b>	<b><u>Sales Price</u></b>	<b><u>Legal Description</u></b>
Map 11 Lot 156	1/20/2009	\$ 95,000.00	Book : 36700 Page : 231
Map 11 Lot 161	1/20/2009	\$ 95,000.00	Book : 36700 Page : 231

## **MOST RECENT BUILDING ACTIVITY FOR THE SUBJECT PROPERTY**

The Town of Bridgewater Assessors' records indicates no recent building permit activity for the subject properties.

## **ENVIRONMENTAL DISCLAIMER:**

The value concluded in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The Appraisers are not experts in the identification of hazardous substances or detrimental environmental conditions. The Appraisers' routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value. The Appraisers assume no responsibility for the presence of radon gas, as the Appraisers have no expertise in this area.

## DEFINITION OF MARKET VALUE:

The *Highest Possible Price* which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and each acting in what he considers his own best interest;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for the costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

## COVID - 19 COMMENTS

The global outbreak of a “novel coronavirus” known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect, effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraisers make no representation as to the effect on the subject property as a consequence of this event, or any event, subsequent to the effective date of appraisal.

## ASSUMPTIONS & LIMITING CONDITIONS

This appraisal is based on the following assumptions, except as otherwise noted in the report.

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal is subject to the following limiting conditions, except as otherwise noted in the report.

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or conducted in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation by the client relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.



## ASSUMPTIONS & LIMITING CONDITIONS CONTINUED

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value or the identity of the appraisers) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the person(s) signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
14. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

## ASSUMPTIONS & LIMITING CONDITIONS CONTINUED

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the nonconforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environmental hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
21. The person(s) signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
22. Fitzgerald Appraisals LLC is not a building or environmental inspector. Fitzgerald Appraisals LLC does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
23. When the opinion of value is "subject to completion", the appraisal report and value conclusion assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
24. It is expressly acknowledged that in any action which may be brought against Fitzgerald Appraisals LLC, or its respective officers, owners, managers, directors, agents, subcontractors or employees, arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, or any estimates or information contained therein Fitzgerald Appraisals LLC shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with gross negligence. It is further acknowledged that the collective liability of Fitzgerald Appraisals LLC in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with gross negligence. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.

## ASSUMPTIONS & LIMITING CONDITIONS CONTINUED

25. Fitzgerald Appraisals LLC, an independently owned and operated company, has prepared the appraisal for the specific purpose stated elsewhere in the report. The intended use of the appraisal is stated in the "Intended Use" section of the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. Fitzgerald Appraisals LLC and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value estimates presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future. During the course of the assignment, additional "extraordinary assumptions" or "hypothetical conditions" may need to be discussed, developed and reported in order to complete the assignment. The opinion of value shall also be subject to those assumptions.

## ASSESSORS' RECORDS

The Town of Bridgewater Assessing Department performed a triennial revaluation for Fiscal Year 2021. The assessment date for FY21 was January 1, 2020. The date of this report is December 2, 2021 which falls within the time-frame of Fiscal Year 2022 ( 07/01/2021 - 06/30/2022 ). As of the date of this report, the Town of Bridgewater Assessors' Fiscal Year 2022 property values and real estate taxes have not been finalized. Therefore, the appraisers document the Fiscal Year 2021 assessing data and real estate taxes.

OWNER OF RECORD            Ashwood Homes Inc.  
                                      10 Highwood Lane  
                                      East Falmouth, MA 02356

IDENTIFICATION            000 Broad Street, Bridgewater, MA 02324  
                                      Town of Bridgewater Assessors Map:  
                                      Map 11 Lot 156  
                                      Map 11 Lot 161

Plymouth County Registry of Deeds  
Book 36700 Page 231  
Dated : January 20, 2009

STATE CLASS CODE        11-156                    106 - Residential Accessory Land (1)

CORRECT ST. CL. CODE    11-161                    Residential Developable Land (1)

PARCEL IDENTIFICATION	Map 11 Lot 156	Map 11 Lot 161	Two (2) Lot Total
LAND VALUE:	\$ 54,200	\$ 54,200	\$ 108,400
BUILDING VALUE	\$ 7,500	\$ 0	\$ 7,500
TOTAL ASSESSMENT	\$ 61,700	\$ 54,200	\$ 115,900
FISCAL YEAR 2021 (2)			
REAL ESTATE TAX	\$ 893.42	\$ 784.82	\$ 1,678.32
FISCAL YEAR 2021 (2)			

(1) Refer to the Special Limiting Conditions section of this report ( Page 6, Item 3 ).

(2) As of the date of this report, the Town of Bridgewater Assessors' Fiscal Year 2022 property values and real estate taxes have not been finalized. Therefore, the appraisers document the Fiscal Year 2021 assessing data and real estate taxes.

## NEIGHBORHOOD DESCRIPTION

The Town of Bridgewater is a primarily residential community located in Plymouth County approximately 25 miles south of Boston. Bridgewater is bordered to the north by East Bridgewater and West Bridgewater, to the west by Raynham, to the south by Middleboro and to east by Halifax. Bridgewater contains a land area of 27.5 square miles and a population density at approximately 780 persons per square mile, similar to that of the surrounding communities.

Roadways in Bridgewater include major State Route 24 along its western edge. Access to Route 24 from town center is via Route 104, which carries traffic in an east/west direction through the center of Bridgewater. The major secondary roadway carrying traffic north/south through the center of Bridgewater are Routes 28 and Route 18.

The majority of the subject property is situated in Bridgewater's Central Business District (CBD) Zone, on State Route 18. The eastern side of the Town of Bridgewater is less populated, less popular and less valuable than the Central Business District and western sections of the town due to its lack of easy accessibility to major highways.

The New Old Colony Commuter Rail station is within close proximity to the subject and also adjacent to Bridgewater State College. It has spurred an already strong demand for residential construction and has made all sections of the town more desirable to Boston-bound commuters.

State Route 18 ( Broad Street ) , runs north-south from the neighboring town of East Bridgewater to the neighboring town of Middleboro. Broad Street itself runs from the East Bridgewater line to Bridgewater's Central Business District. The downtown area is well traveled, with an estimated traffic count of approximately 23,000 vehicles per day. Routes 18, 28 and 104, offer convenient access through the area and all lead to nearby communities.

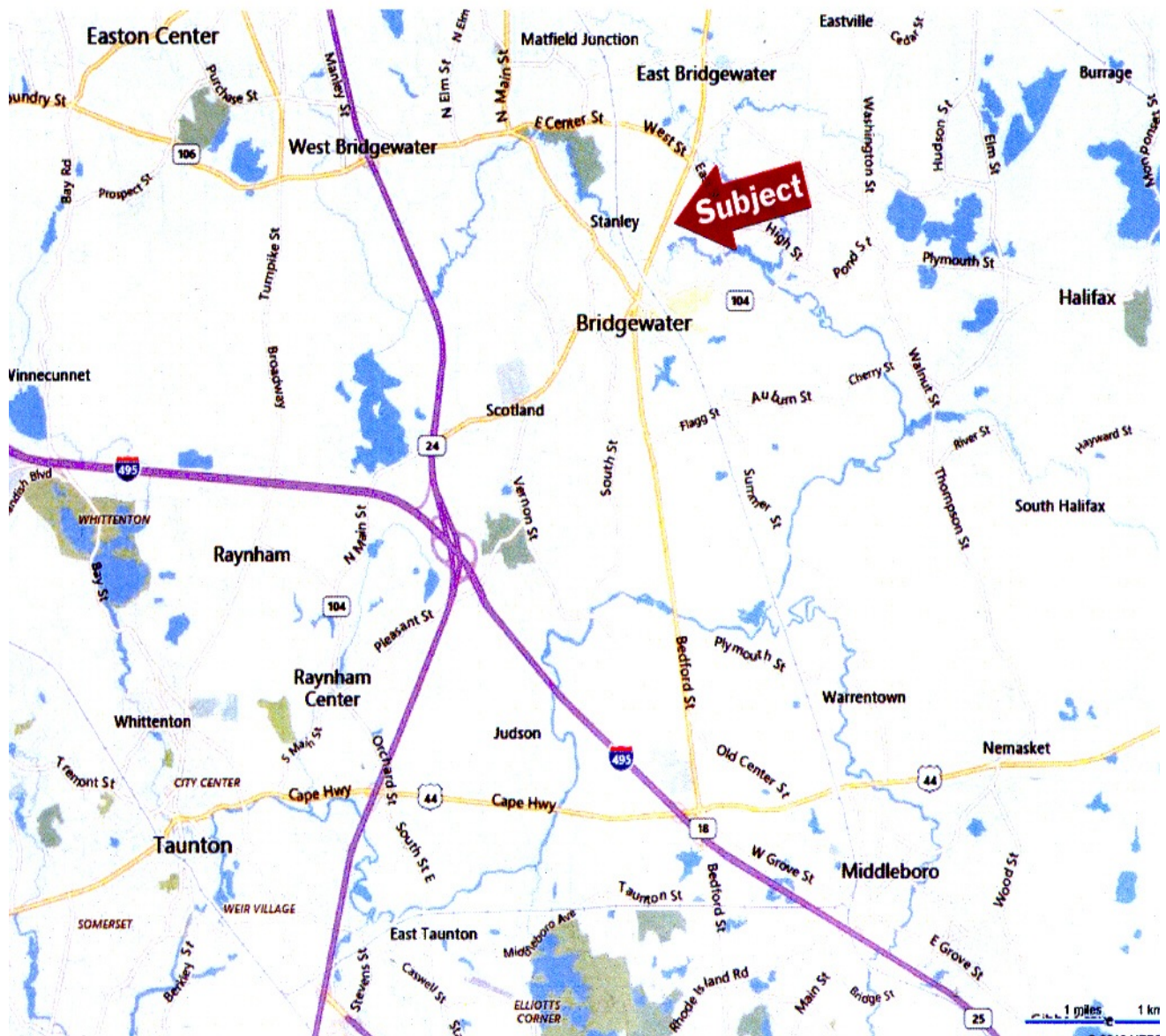
The subject is located less than one-half mile north of the heart of Downtown known as " Central Square ". The square is characterized by the Town Common area. Properties in the CBD are typically both single and multi-story buildings with a wide range of retail services on the first floor and offices or residential units above. Also in the area are governmental entities including Bridgewater State College, banking facilities, two large retail plazas, a national pharmacy chain store, several fast-food franchise restaurants, professional offices and municipal parking areas.

Both subject properties front on Broad Street ( Route 18 ). This area of Route 18 is improved with a mix of tracts of both commercial and residential vacant land, residential dwellings and commercial entities. The neighborhood is also improved, along the nearby secondary streets, with older, single and multi-family dwellings.

The properties in the subject's neighborhood appear to be in average to good overall condition.



## COMMUNITY MAP



## NEIGHBORHOOD MAP





## SITE DESCRIPTION

The site at 000 Broad Street ( Route 18 ), consists of a two (2) contiguous parcels of land with a total of 0.57 acres or 25,000 square feet. The site is located on the easterly side of Broad Street, Route 18. Each lot is identical in lot size and dimensions. The combined lots are rectangular in shape with 200.00 +/- linear feet frontage on Broad Street and runs approximately 125.00 +/- linear feet easterly, at it's deepest point along both it's northerly and southerly boundary lines.

The appraisers were not supplied an engineer's plan showing a definitive delineation of uplands versus wetlands or low-lying land for the subject site. This appraisal assumes that the majority of the combined lot's 0.57 acres are sited in the uplands and potentially buildable. A small area located at its southeasterly corner is sited in low-lying wetlands. This appraisal relies on a full inspection, aerial views, a GIS overlay map showing potential wetlands versus uplands area, the assessors' map and property record cards. The small area of wetlands on the property is considered rear buffer or low-lying wetlands located within the site's required "rear and side-line setbacks".

The site is generally level to street grade. The majority of the site is covered by trees and thick brush.

The frontage ( westerly side ) of the site is protected by a granite curb. Currently, there is no curb-cut in place for site access via a vehicle. A curb-cut will need to be constructed in order to fully develop the property.

Broad Street, Route 18 is an asphalt surfaced roadway that has asphalt sidewalks with granite curbing on one-side and overhead street lighting. Route 18 in the subject's area, was recently upgraded including re-surfacing.

Town water, sewer, electric, gas, telephone and cable are available at the site.

The Flood Zone map, panel #25023C0301J, dated July 17, 2012, shows that the site sits in Zone X, an area of no potential flooding over a 100 year period. This information is based on the appraisers' estimate of the subject's location on the Flood Map. For an exact determination a professional engineering survey should be performed.

## DESCRIPTION OF IMPROVEMENTS

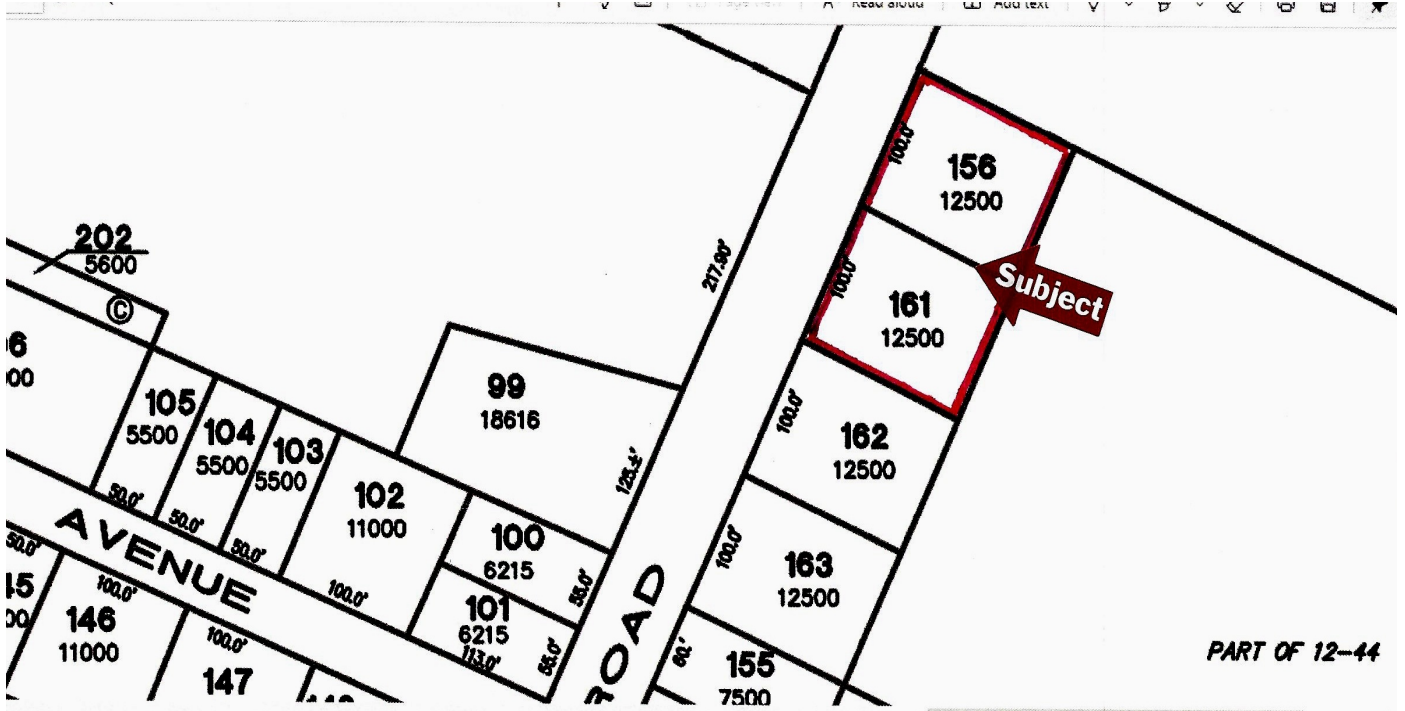


The site identified as Map 11 Lot 156 has one (1) single-sided billboard facing southerly on Broad Street, ( Route 18 ). The Town of Bridgewater's Assessors' records document that the billboard was constructed in 1960. The sign has a height of approximately 30 feet tall that is erected on permanent concrete base/footings. From the base there are multiple steel poles for support that lead up to a steel grate that acts as a "catwalk" which provides a walkway to service the advertising board. Billboard lighting is provided by a single flood lamp at catwalk level.

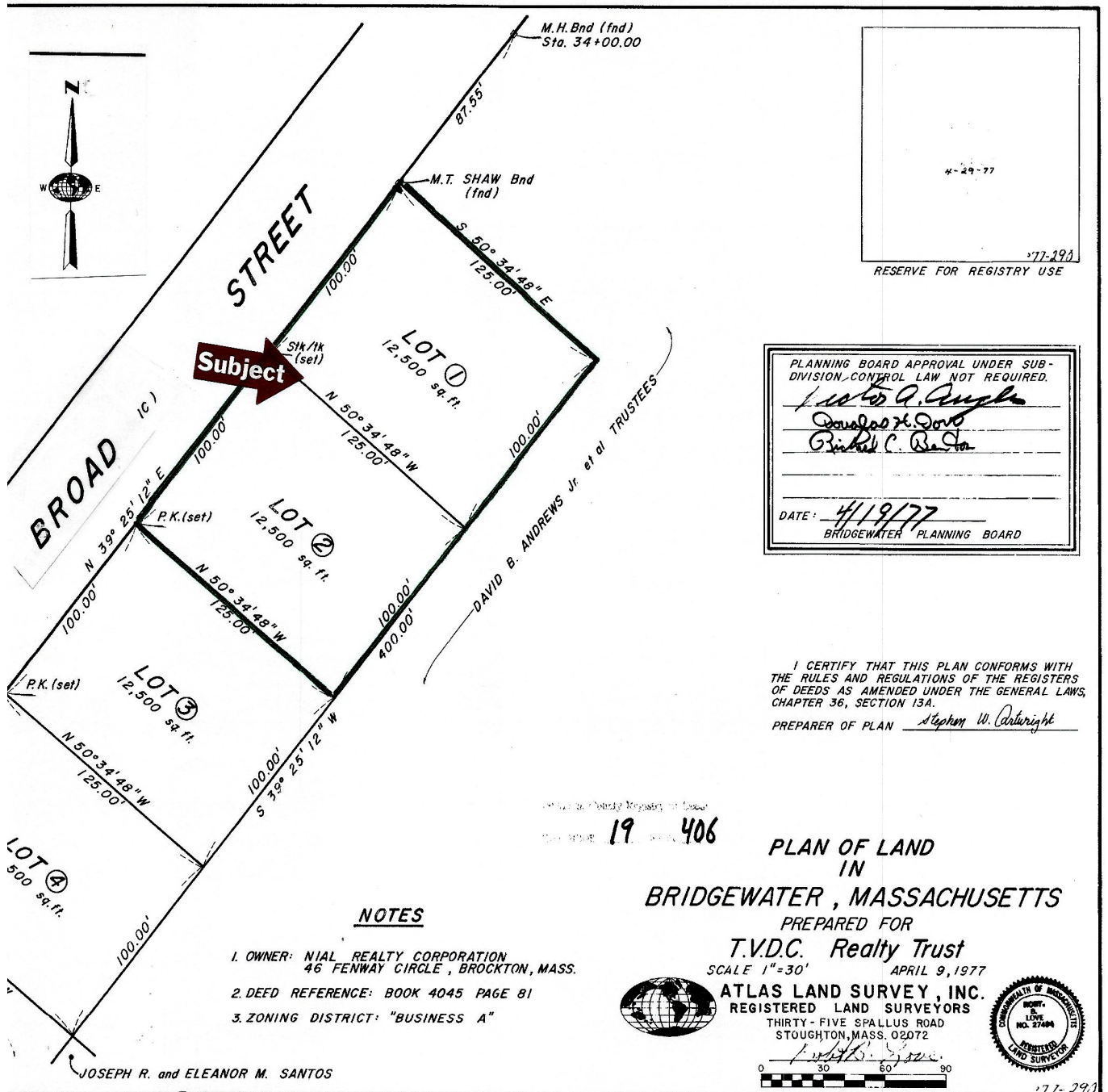


ASSESSORS' MAP

( SUBJECT PROPERTY HIGHLIGHTED IN RED )



RECORDED SITE PLAN (SUBJECT PROPERTY HIGHLIGHTED IN RED)





## SUBJECT - GIS OVER-LAY MAP IDENTIFYING WETLANDS





## FLOOD MAP



## ZONING

The subject property is located at 000 Broad Street, Route 18, Bridgewater. The properties are identified by the Town of Bridgewater Assessors' records as Map 11, Lots 156 & 161. They are both sited in the CBD ( Central Business District ) Zone.

The dimensional requirements for the CBD zone is as follows:

<b><u>Zoning Category</u></b>	<b><u>CBD ( 1 ) Zoning</u></b>	<b><u>Each Subject Lot ( Identical )</u></b>	<b><u>Zoning Compliance</u></b>
Story Height	35'	N/A	N/A
Lot Area	10,000 Sf	12,500 Sf	Yes
Frontage	100 Linear Ft ( 2 )	100 Linear Ft	Yes
Depth	None	125 Linear Ft	Yes
Front Setback	30' ( 3 )	N/A	N/A
Side	15' ( 3 )	N/A	N/A
Rear	25' ( 3 )	N/A	N/A
Max. % Bldg. Cov.	None	N/A	N/A
Off Street Parking	Varies By Use	N/A	N/A

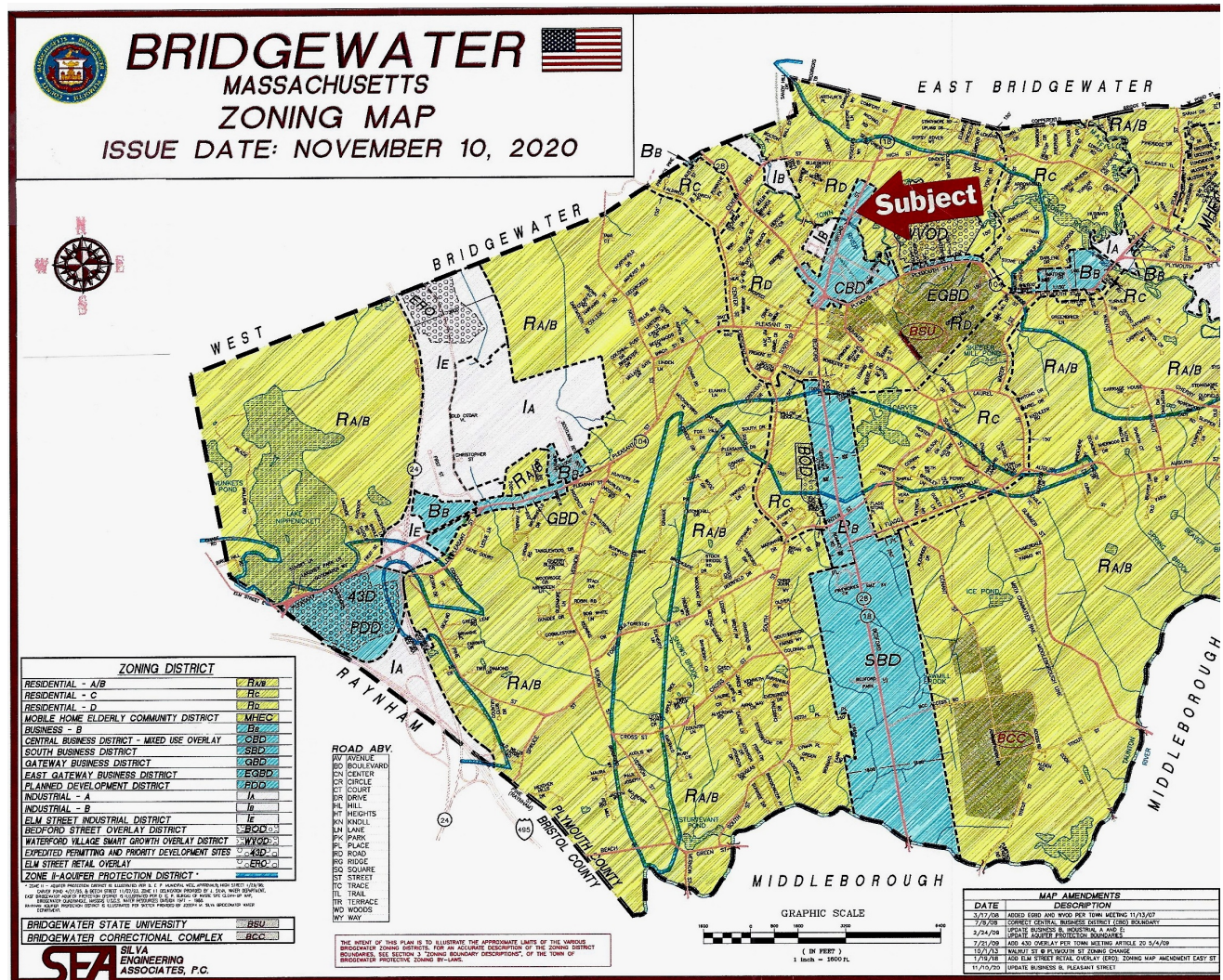
The Town of Bridgewater currently zones the properties as being in the CBD Zone as designated on the Bridgewater Zoning District Map and regulated by the Bridgewater Zoning Ordinance as amended through November 10, 2020.

The subject property, at it's *highest and best use*, is considered for the two (2) subject lots be combined and developed with a commercial entity that meets with the zoning requirements and the integrity of the neighborhood.

- ( 1 ) The CBD Zone runs back 300 linear feet from the street.
- ( 2 ) Minimum Lot Size, Minimum Lot Frontage and Minimum Setbacks may be reduced by means of a Special Permit from the Town of Bridgewater's Planning Board.
- ( 3 ) No requirement when the side of the building abuts another building.

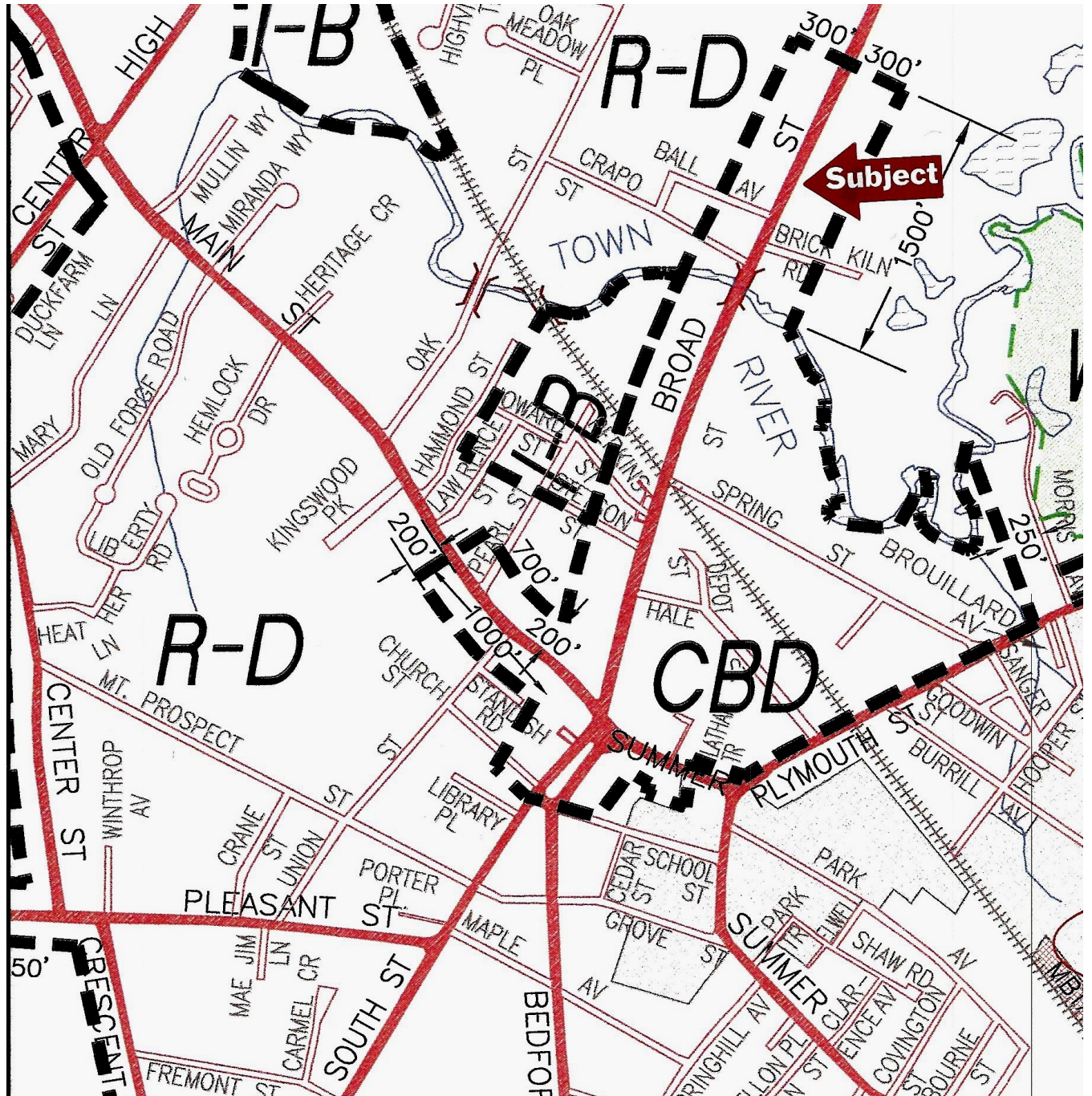


# ZONING MAP





SUBJECT ZONING MAP CBD INSERT



## HIGHEST & BEST USE

*Definition: "That reasonable and most probable use that supports the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value".*

The definition immediately above applies specifically to the highest and best use of the land. It is to be recognized that in cases where a site has existing improvements, the highest and best use may be determined to be different from the existing use. The existing use will be considered the highest and best use until land value exceeds the total value of the property in its present use.

Implied within these definitions is the recognition of the contribution of that specific use to the community as well as the maximization of wealth to the property owner. Also implied is that the determination of highest and best use results from the appraiser's judgement and analytical skill. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term would be most probable use.

In estimating the Highest and Best Use there are essentially four stages of analysis:

- 1) The possible use or those uses which are physically possible for the site.
- 2) The permissible use or those uses which are permitted by zoning and deed restrictions.
- 3) The feasibility ( economic ) of those uses possible or permissible.
- 4) The highest and best use of those feasible uses that will produce the highest net return or present worth.

The appraisers have not been required to take into consideration explicit objectives and no feasibility study was undertaken in terms of criteria or specific market or investor.

### Highest & Best Use Discussion

The subject site is a commercially zoned property, consisting of two (2) contiguous parcels of land that are identified on the assessors' records as Map 11, Lots 156 and 161; with a total lot size of 25,000 square feet or 0.57 acres. The site is currently improved with an older, single-sided, advertising billboard, identified in the Town of Bridgewater Assessors' records as Map 11, Lot 156.

The two properties are identical in lot frontage ( 125 linear feet ) and lot size ( 12,500 square feet ). While the individual parcels each meet the minimum zoning requirements for a commercially zoned buildable lot, the appraisers estimate the parcels are better suited to be combined and developed as a single entity. This opinion is based on the following criteria;

- (1) With the current zoning (CBD ) setback requirements, each site individually would be severely restricted on building size. The combined lots would offer greater marketability in regards to potential use and building size.
- (2) The appraisers estimate that the current billboard improvement would be retained with the development of the combined sites. This amenity contributes to the total value of the site. It appears this improvement is sited near the northerly boundary line and would not hinder the combined site's development.



## HIGHEST & BEST USE CONTINUED

### Highest & Best Use Discussion

- (3) The two subject lots currently do not have curb-cuts for site access. To allow access into each property, either a “single-or-double-wide” curb-cut will need to be constructed or a Right-Of-Way (ROW) easement will need to be created. In this case, the lot(s) development could be restricted. Because Broad Street is a State numbered roadway, approval of any curb-cut(s) will take time and be costly. Creating the combined site, the curb-cut approval process is estimated to take less time and definitely be less costly to a potential developer.

*Therefore, It is the opinion of the appraisers that the highest and best use of the subject property, as if vacant, is for the lots to be combined and developed with a commercial entity that meets with the zoning requirements and the integrity of the neighborhood.*

## VALUATION PROCESS

The valuation process is a systematic procedure to provide the answer to a client's question about real property value. To arrive at a well supported opinion of value the appraisers consider three approaches to value.

To arrive at the opinion of value of the subject property, all three methods, or approaches, are considered. One or more approaches may not be applicable to a specific property or may be less reliable due to the nature of the property, needs of the client, or available data.

The **Cost Approach** was considered, but not employed as the subject site has no improvements.

The **Income Approach** was considered and employed for the valuation of advertising billboard sited on subject lot Map 11, Lot 156.

The **Sales Comparison Approach** has been relied upon heavily in the valuation of the subject's land.

## INCOME APPROACH - BILLBOARD VALUATION

The subject property identified as Map 11, Lot 156 is improved with an older, single-sided, advertising billboard. The billboard was constructed in 1960 and has a height of approximately 30 feet tall that is erected on permanent concrete base/footings. From the base there are multiple steel poles for support that lead up to a steel grate that acts as a “catwalk” which provides a walkway to service the advertising board. Billboard lighting is provided by a single flood lamp at catwalk level. The billboard improvement appears to be in average overall condition.

The appraisers relied on the Income Approach to value the subject properties. Utilizing the Income Approach, the appraisers employed the Ground Rent Capitalization Technique to value the land and existing billboards on each respective subject property.

To employ the Ground Rent Capitalization Technique, the appraisers identify properties that can command rent for the use of the land only. The rental rate is annualized to demonstrate an annual *net operating income*. The net income is divided by a “capitalization rate” to determine a value for the land and billboard improvements.

## INCOME APPROACH - BILLBOARD VALUATION CONTINUED

Ground rents are often employed by national chains for long periods of time - usually no less than 20 years. A ground rent secures a valuable location for the tenant without requiring that the tenant purchase the property, thus preserving capital. The capital is typically employed to construct the sign or signs. Sometimes a property owner leases the land and the billboard structure; this occurs if a previous lessee abandons the billboard. In such cases, the lease is still treated as ground rent.

Billboards are typically constructed by the lessee. All expenses associated with engineering, obtaining permits, construction, maintenance, taxes, insurance and management of the billboard structure are paid by the lessee. This results in a “ triple-net ” lease of the land - also referred to as an “ absolute-net ” lease. It is rare that the lessor needs to be involved with any aspect of the operation of the property aside from granting permission to the lessee for use of the land; permission to use the land is communicated in writing through the execution by both parties to a long-term lease.

The amount of land that will be occupied is typically stated clearly in the lease. For purposes of this report, the appraisers estimate the existing billboard improvement to be sited at or near the site’s northerly boundary line. The appraisers allocate approximately 1,500 square feet for a Right of Way (ROW) easement for billboard use. The ROW easement allows for access into the billboard and sufficient land to support its improvements.

A search was conducted for properties - improved and unimproved - that had billboards available for rent. The search was conducted within the Town of Bridgewater and the general vicinity. The number of properties for which billboard rental rates were available was scarce. An extensive search was conducted. A sufficient number of properties were identified from which to determine a reasonable land rent for billboards. The rental comparables utilized by the appraisers were the best available.

The summary below identifies the billboard rental comparables employed in the analysis. Therefore;

### **Subject- Single Billboard Rental Analysis - Route 18, Bridgewater**

Comp. No.	Rent. Comp. Town	Rental Comp. Address	Rental Comparable Description	Billboard Description	Monthly Rent	Annual Rent	Traffic Count
(1)	Brockton	North Main St	Nemo's Rooftop at Richmond St	2 BB / Single Sided	\$340.00	\$4,080.00	16,671
(2)	Brockton	North Main St	Asacks Rooftop at Richmond St	1 BB Single Sided	\$190.00	\$2,280.00	16,671
(3)	W. Bwtr	South Main St	Route 28 Near B'Water Line	2 BB / Double Sided	\$800.00	\$9,600.00	17,424
(4)	W. Bwtr	0 North Elm St	Route 106 at Elm St	2 BB / Single Sided	\$630.00	\$7,560.00	25,699
(5)	Stoughton	00 Washington St	Route 138 Btwn CBD & Easton Line	2 BB Single Sided	\$450.00	\$5,400.00	15,550
Averages :					\$482.00	\$5,784.00	18,403
						Subject :	15,371

### **Billboard Rental Analysis Summary**

The five ( 5 ) rental comparables considered included billboard properties with rentals ranging from a low of \$ 190 to a high of \$ 800 per month with the average being \$ 482.00 per month or \$ 5,784.00 annually.

The traffic counts for the comparables range from 15,550 vehicles per day to 25,699 vehicles per day with the average being 18,403. For the subject’s area of Broad Street, Route 18, the traffic count is approximately 15,371 vehicles per day; less traffic than all of the comparables.

Below, each rental comparable is briefly discussed so a final conclusion can be determined utilizing the Ground Rent Capitalization Technique.

## BILLBOARD RENTAL COMPARABLES



### Rental Comparable #1

#### **Brockton: North Main Street at Richmond Street**

These signs are on top of Fernandes Market on the westerly side of North Main and are visible to traffic heading north. They are rented to a national billboard organization for \$ 340 per month which translates to \$ 4,080 per year. The daily traffic count is approximately 16,671 vehicles per day.



### Rental Comparable #2

#### **Brockton: North Main Street at Richmond Street**

The sign on top of Asack's Bar is on the East side of North Main street and is visible to traffic traveling south. The sign rents for \$ 190 per month or \$ 2,280 per year. The daily traffic count is approximately 16,671 vehicles per day.



### Rental Comparable #3

#### **West Bridgewater: South Main Street, Route 28**

These signs are located in West Bridgewater on South Main Street, Route 28 near the Bridgewater Town line. There are two (2) double-sided billboards that are visible from both traffic directions. These signs rent for \$ 800 month or \$ 9,600 per year. The daily traffic count is approximately 17,424 vehicles per day.

## BILLBOARD RENTAL COMPARABLES



### Rental Comparable #4

#### **West Bridgewater: West Centre Street, Route 106**

These signs are located in West Bridgewater at the signal-lighted intersection of West Center Street (Route 106) and North Elm Street. There are 2 billboards each with a single side. These signs are visible only when traveling west. They rent for \$ 630 per month or \$ 7,560 per year. The traffic count is approximately 25,699 vehicles per day.



### Rental Comparable #5

#### **Stoughton: 000 Washington Street, Route 138**

This sign is located in Stoughton on Washington (Route 138) between Stoughton's Central Business District and the Easton Town line. There are 2 single-sided billboards visible from the northerly traffic direction. The monthly rental rate is \$ 450 per month which translates into \$ 5,400 per year. Traffic count is approximately 15,550 vehicles per day.

## Rental Summary

Rental rates for all of the above billboards are ground rent for the billboard and land to support it only. The lessees assume all expenses for construction and operation of the billboard advertising business.

The average rental rate for a ground lease for a billboard \$ 482.00 per month which translates to an annual rental rate of \$ 5,784.00 per year.

The appraisers consider the following rental rate to be appropriate for valuing the subject property site. Therefore;

Subject site identified as Map 11 Lot 156 - One (1) Single-Sided Advertising Billboard

Appraisers' Estimated Market Rental Rate = Per Month \$ 250.00 Annual \$ 3,000.00



## INCOME APPROACH - BILLBOARD VALUATION CONTINUED

Having arrived at an annual rent for the site, the Net Operating Income is derived by applying a vacancy and collections loss factor to the gross income and subtracting the expenses that are the responsibility of the lessor.

Vacancy and collection is estimated at zero because the subject's actual income is estimated to be committed to a long term lease; this is because the land lease tenant has invested in the billboard structure and would need to either leave it for the next ( competitor ) tenant or expend money to remove the structure.

Expenses are minimal - limited to administrative duties such as collecting the rent, performing basic bookkeeping tasks and preparing regular accounting reports. Expenses are estimated at three percent ( 3% ) of the gross income.

The appraisers have selected a conservative Capitalization Rate of Four-and-One-Half-Percent ( 4.5% ) as appropriate for an investment with very low risk - both physical and financial. The value of the ground lease would be calculated by dividing the Net Operating Income by the Capitalization Rate.

The chart below is a summary of the Ground Rent Capitalization Technique to value the billboard improvement and land area to support it. Therefore;

### **BILLBOARD VALUATION**

**Property Address : 000 Broad Street, Route 18**  
**Assessors' ID Map 11 Lot 156**

Est. Annual Income	\$ 3,000
Vacancy & Coll. Loss	<u>\$0</u>
Eff. Gross Income	\$ 3,000

Property Expenses	3%	<u>\$ 90</u>
Net Income		\$ 2,910
Capitalization Rate	(4.50%)	<u>0.045</u>

Indicated Value \$64,666  
( Land & Improvements )

**Income Approach Rounded Value : \$ 65,000**

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Employing the Ground Rent Capitalization Technique, it is the appraisers' opinion that the value of the advertisement billboard improvement plus support land is as follows:

**Billboard Valuation**  
**Assessors' Identification Map 11 Lot 156**  
**000 Broad Street, Route 18, Bridgewater**  
**Sixty Five Thousand Dollars**  
**( \$ 65,000 )**

## SALES COMPARISON APPROACH

The Sales Comparison Approach to value is a comparative process whereby various sales have been directly compared to the property under study. This approach is based on the principle of substitution which states that a knowledgeable buyer will not pay more for a property than what other like properties are transacting at on the market or that are available for sale in the present real estate market. Before making a direct comparison to the subject, adjustments are made for various dissimilarities. The sales are first compared to one another to determine their degree of comparability and also as a basis for making individual component adjustments. After making these adjustments, a value range is developed. From this range a precise value is selected and applied directly to the subject property.

Six valuation techniques are employed in the appraisal of vacant land. They are:

Direct Sales Comparison Approach: Also known as the Comparable Sales Technique or Market Data Technique. This is a technique whereby alternatively competitive similar properties which have recently sold are compared and related in their major value characteristics to those of the property appraised. Through a plus and minus adjustment process there results an indicated selling price for the comparable property had it been identical to the subject appraised.

Critical to this technique is the "unit of comparison" or common denominator shared by the comparable sales and the property under appraisement. The unit of comparison is derived from the market for the type of land involved. For commercial land, the "price per square foot" and occasionally the "price per front foot" are effective units of comparison. For individual residential lots, the "price per lot" is appropriate. For vacant acreage whose highest & best use is residential development, the "price per acre" and the "price per potential (raw) lot" are the market indicators. For sales of finished subdivisions or finished bulk lot sales, the "price per finished lot" is indicated.

Land Residual Technique: This is an income capitalization technique whereby the vacant site is assumed to be improved with a hypothetical highest & best use improvement. The market rent of the total property is estimated and the net income attributable to the land only is derived and capitalized into a value indication.

Ground Rent Capitalization: In certain instances, vacant land is leased long term at a fixed or a percentage rental. Stabilized net operating income is estimated and capitalized into an indication of value.

Allocation: This method is used to provide a land value by analyzing sales of improved properties to establish a typical ratio of site value to total property value. The market derived ratio is then applied to the property appraised and also to comparable sales being analyzed.

Extraction Method: Also known as the Abstraction Method. This method uses sales of improved properties and derives the underlying site value by deducting from the total sale price the contributory value (depreciated value) of the improvements. Site value is the residual here. This approach is most effective when the improvements either contribute little to the total sale price or their in-place value may be estimated with a high degree of confidence.

## SALES COMPARISON APPROACH CONTINUED

The Sub- Division Development Technique: Also known as the Cost of Development Approach, the Subdivision Approach and/or the Anticipated Use Technique. This methodology is employed where larger parcels of acreage whose Highest & Best Use if further subdivided are valued. It involves an analysis of the land as a developer would do. The Highest & Best Use is determined, given the physical and legal constraints affecting the property and the economic climate of the market. The Market Value of the individual lots is concluded through use of comparable sales, and a gross retail value of all the lots is reached. All direct and indirect expenses of development, including developer's profit, are then deducted over a time-line or sell off (absorption pace) of the project. Revenues forecast to be received in future periods are discounted to present worth. The result is a net figure representing the value of the land "as is" in its undeveloped state. Thus, the Development Approach is a residual approach. All expenses, including developer's entrepreneurial profit, are market derived. This technique may also be employed in estimating the value of land having the benefit of an approved plan (paper subdivision), partially constructed subdivisions and finished subdivisions ( sales of lots in bulk ).

The appraisers conducted a search for market sales of commercial vacant land that have transacted within a reasonable time frame to the date of this report. It was concluded that due to a sufficient number of good recent market transactions of commercial land sales in the general vicinity, the *Sales Comparison Approach* was employed, thereby, arriving at a reliable value conclusion for the subject property's underlying land.

The appraisers were not supplied an engineer's plan showing a definitive delineation of uplands versus wetlands or low-lying land for the subject site. This appraisal assumes that the majority of the combined lot's 0.57 acres are sited in the uplands and potentially buildable. A small area located at its southeasterly corner is sited in low-lying wetlands. This appraisal relies on a full inspection, aerial views, a GIS overlay map showing potential wetlands versus uplands area, the assessors' map and property record cards. The small area of wetlands on the property is considered rear buffer or low-lying wetlands located within the site's required "rear and side-line setbacks".

The spreadsheet below identifies the comparable commercial land sales that were employed in the analysis. The four (4) selected sales were considered the best available at the time of appraisal.

## SALES COMPARISON APPROACH CONTINUED

### Comm. Land Sales For 000 Broad St, Bridgewater

Sale No.	Sale Comparable Location	Grantor / Grantee / Bk&Pg	Sale Date	Sale Price	Land Notes	Area Acres	Sale Price/Ac	Sale Comparable Comments
(1)	110 N Main Street Route 28 W. Bridgewater	Component Properties, Inc / D&R Realty LLC 49383 / 262	Jan-18 Est Demo Eff Sale Pr	\$ 450,000 <u>\$ 20,000</u> \$ 470,000	1 Parcel	1.04	\$ 451,900	Route 28, Near WB CBD Loc/MixUseArea/Good FF&LotAccs/NearlyRect Shape/NewS.TenRetail Bldg/DemOldR2/PrvSew
(2)	544 Bedford Street Route 18 Abington	R. Moy / 544 Bedford St RT 50965 / 188	Apr-19 Est Demo Eff Sale Pr	\$ 285,000 <u>\$ 12,000</u> \$ 297,000	1 Parcel	0.52	\$ 571,154	Route18, NearJuncWith Rte139Location/Mix-Use Area/GoodFFLotAcces/ NearlyRctShape/NewRet Bldg/DemOldR2/PubSew
(3)	343 West Center St Route 106 W. Bridgewater	R Peterson / Tabban LLC 50941 / 269	Mar-19 Est Demo Eff Sale Pr ( 2 Lots )	\$ 460,000 <u>\$ 50,000</u> \$ 510,000	Lot 1 Lot 2 Total	0.33 0.68 1.01	\$ 505,000	Route106, NearJuncWith Rte24Location/Mix-Use Area/GoodFFLotAcces/ NrlyRctShpe/NewRetOff Bldg/Dem2BldgsPrivSew
(4)	815 Bedford Street Route 18 Whitman	Rockland Trust / 815 Bedford LLC 53243 / 86	Aug-20 No Demo Eff Sale Pr	\$ 275,000 <u>\$ 0</u> \$ 275,000	1 Parcel	0.62	\$ 443,548	Route18, NearJuncWith Rte27CorLoc/Mix-Use Area/GoodFFLotAcces/ NearlyRctShape/NewMulti Fam.UseBldg/PublicSewer

<b>Four (4) Sale Averages :</b>	<b>\$ 388,000</b>	<b>1 Parcel</b>	<b>0.80</b>	<b>\$ 492,900</b>
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### Land Value Reconciliation

The four (4) transactions considered included commercial land sales with lot sizes ranging from 0.52 acres to 1.04 acres in size. All four sales are sited on numbered roadways similar to that of the subject. The *unadjusted* sales prices and listing range from a low of \$ 443,548 to a high of \$ 571,154 per acre with the unadjusted average being \$ 492,900 per acre for the four comparables.

Below, each land sale comparable is briefly discussed so a final opinion of value can be concluded utilizing the Sales Comparison Approach.



## COMPARABLE COMMERCIAL LAND SALES

**Sale #1, 110 North Main Street, Route 28, West Bridgewater** is located on a well traveled connector road ( Route 28 ) and in close proximity to the Brockton City line. The site contains 1.04 acres that are considered buildable and generally level to street grade. The property was a former two-family dwelling that was vacant at time of sale. The building was razed and the site is to be improved with a new single-



tenant retail store. The demolition costs are estimated at \$ 20,000. The demolition costs are added to the actual sales price of \$ 450,000 to arrive at the effective sales price of \$ 470,000 for the property. The lot's amenities of access and visibility are good. Its location is considered average, similar to the subject. The site has no public sewer, inferior to the subject. The analysis indicates an unadjusted effective sales price of \$ 451,900 per acre for Sales Comparable #1.

**Comparable Land Sale #2, 544 Bedford Street, Route 18, Abington** is located on a well traveled connector road ( Route 18 ) and in close proximity with the junction of Route 139. The site contains 0.52 acres that are considered buildable and generally level to street grade. The property was a former two-family dwelling that was vacant at time of sale. The building was razed and the site is to be improved with a new retail store. The demolition costs are estimated at \$ 12,000. The demolition costs are added to



the actual sales price of \$ 285,000 to arrive at the effective sales price of \$ 297,000 for the property. The lot's amenities of access and visibility are good. Its location is considered good, superior to the subject. The site has public sewer, similar to the subject. The analysis indicates an unadjusted effective sales price of \$ 571,1540 per acre for Sales Comparable #2

**Comparable Land Sale #3, 343 West Center Street, Route 106, West Bridgewater** is located on a well traveled connector road ( Route 106 ) and in close proximity to the junction with State Route 24. The sale involved two (2) contiguous sites totaling 1.01 acres that are considered buildable and generally level to street grade. The property was a former two-family dwelling and an office building that were vacant at



time of sale. The buildings were razed and the site is improved with a new three-tenant office/retail store. The demolition costs are estimated at \$ 50,000. The demolition costs are added to the actual sales price of \$ 460,000 to arrive at the effective sales price of \$ 510,000 for the property. The lot's amenities of access and visibility are good. Its location is considered good, superior to the subject. The site has no public sewer, inferior to the subject. The analysis indicates an unadjusted effective sales price of \$ 505,000 per acre for Sales Comparable #3.

## COMPARABLE COMMERCIAL LAND SALES

**Sale #4, 815 Bedford Street, Route 18, Whitman** is located on a well traveled connector road ( Route 18 ) and in close proximity to the junction with Route 27. The property was bank owned. The appraisers employed this sale because of its Route 18 proximity and lot size that are similar to the subject along with its close relationship between sales price and assessed value. The site contains 0.62 acres that are considered buildable and generally level to street grade. The property was a single-family dwelling that was razed prior to date of sale. The site is to be improved with a new multi-family dwelling. The lot's amenities of access and visibility are good. Its location is considered average, similar to the subject. The site has public sewer, similar to the subject. The analysis indicates an unadjusted sales price of \$ 443,548 per acre for Sales Comparable #4.



The subject property has a Broad Street ( Route 18 ), mixed use location and is in close proximity to Bridgewater's Central Business District. The site contains 0.57 acres and is level to street grade.

The spreadsheet below shows an analysis of *adjusted sales price per usable acre* based on market criteria differences between the subject property and the selected commercial land sales comparables. The market derived adjustments are applied to the actual or effective sales price per acre to arrive at the indicated adjusted figure.

### Subject Adjusted Sales Price Per Acre Analysis

#### Sale Sales' Comparable No Property Address

- (1) 110 N Main Street, Route 28, W Bridgewater
- (2) 544 Bedford Street, Route 18, Abington
- (3) 343 West Center Street, Route 106, W Bridgewater
- (4) 815 Bedford Street, Route 18, Whitman

#### Subject Property - Lot Size = 0.57 Acres

Sale No	Sales Date	Eff. Sales Price	Usable Acres	Sales Price/Acre	Time Adj	Lot Size Adj	Site Public Sewer	Prop Loc	Adj Sale Price/Acre
(1)	Jan-18	\$ 470,000	1.04	\$ 451,900	11.75%	8%	5.00%	0%	\$ 563,700
(2)	Apr-19	\$ 297,000	0.52	\$ 571,200	7.50%	0%	0.00%	-5%	\$ 585,500
(3)	Mar-19	\$ 510,000	1.01	\$ 505,000	7.75%	8%	5.00%	-5%	\$ 584,500
(4)	Aug-20	\$ 275,000	0.62	\$ 443,500	3.50%	0%	0.00%	0%	\$ 459,000

**Average Adjusted Sales Price Per Acre : \$ 548,200**

## SALES COMPARISON APPROACH CONTINUED

### Summary

The spreadsheet analysis indicates a range for the *adjusted price per acre* for the subject property to be from a low of \$ 459,000 to a high of \$ 585,500 per acre with the adjusted average being \$ 548,200 per acre.

The date of value for this report is December 2, 2021. To fully justify a recently appreciating real estate market, time adjustment for all four (4) comparables was calculated at a conservative 1/4 percent per month ( 3% annually ) going forward from comparables' date of sale to date of value.

Lot size was a weighted consideration in the analysis for two (2) of the comparable sales. The comparable's lot sizes are weighed against the subject's lot size of 0.57 acres. Typically, the market suggests that the larger lot size drives down the price per acre. Conversely, smaller lot sizes drive up the price per acre for the comparable. Based on this, the sales price per acre was adjusted +8%, and +8% for comparables #1, and #3 respectively, for their varying larger lot size differences to that of the subject.

**Sale #1** Was considered inferior in regards to not having town sewer and adjusted +5% of the sales price. The indicated adjusted sales price is \$ 563,700 per acre for Comparable #1.

**Sale #2** Was considered superior in property location and adjusted -5% of the sales price. The indicated adjusted sales price is \$ 585,500 per acre for Comparable #2.

**Sale #3** Was considered inferior in regards to not having town sewer and adjusted +5% of the sales price; superior in property location and adjusted -5%. The indicated adjusted sales price is \$ 584,500 per acre for Comparable #3.

**Sale #4** The indicated adjusted sales price is \$ 459,000 per acre for Comparable #4.

Based on a consideration of the subject's size, location, level grading, visibility and access, the appraisers have selected \$ 550,000 per acre for the market unit pricing of the subject's land. This selected price per acre is well within the indicated range of the adjusted sales of the comparables and slightly above the average of sales prices per acres documented in the analysis.

Added to the site land valuation is the billboard improvement value. As was demonstrated previously using the Income Approach, the appraisers opinion of value for the billboard improvement is \$ 65,000.

Subject Property Land :	0.57 Acres x \$ 550,000 /Acre	= \$ 313,500
<u>Subject Property Billboard Imp :</u>		<u>= \$ 65,000</u>
Indicated Gross Property Valuation		= \$ 378,500

## SALES COMPARISON APPROACH CONTINUED

### Adjustments For Site Conditions

To allow for convenient access into the site, a “ double-wide ” curb-cut will need to be installed. Because Broad Street is a State numbered roadway, obtaining a curb-cut will take time and be costly.

The estimated cost of site preparation, including engineering, curb-cut installation, legal fees and permitting would be in the vicinity of ten ( 10% ) percent of the gross value of the site or \$ 37,850. The estimated total site costs of \$ 37,850 are deducted from the indicated gross land valuation to arrive at a final opinion of value conclusion suggested by the Sales Comparison Approach.

Therefore;

Indicated Valuation For The Subject Site :	\$ 378,500
Less Estimated Site Preparation Costs : ( 10% Gross Site Value )	<u>(\$ 37,850)</u>
Sales Comparison Approach To Value :	\$ 340,650

**Based on the analysis and valuation summary described above,  
the *Sales Comparison Approach* concludes an As-Is value for the subject property of :**

**Three Hundred Forty Thousand Dollars  
( \$ 340,000 )**

## RECONCILIATION

Three approaches to value were considered in determining the value of the subject property. These approaches indicated the following values:

Cost Approach	Not Employed
Income Approach	\$ 65,000 ( Billboard Imp. Only )
Sales Comparison Approach	\$ 340,000

The subject property is considered in its "as - is" condition - vacant and currently improved with an advertisement billboard.

The Cost Approach was considered but not employed. Based on the age of the billboard improvements and the difficulty in arriving at accurate depreciation, this assignment did not employ the Cost Approach.

The Income Approach was relied on to value the subject's billboard improvement. The appraisers employed the Ground Rent Technique of valuing the billboard within the Income Approach. There were a sufficient number of rentals of billboards in the towns near Bridgewater to establish average rental rates. A vacancy and collection loss of zero was employed because of the typically long-term nature of such a lease. An expense of 3.0% of the income was employed. A capitalization rate of 4.5% was used to convert the annual income stream into a present value.

The Sales Comparison Approach is most effective when there are sufficient sales transactions to provide an accurate picture of the marketplace. The subject property, at its highest and best use is considered as a single developable commercial vacant lot. Based on a sufficient number of good recent comparable market transactions, the Sales Comparison Approach was employed for this assignment. The appraisers found good recent sales, in reasonable proximity to the subject, of commercial vacant land similar to the subject, that support the market value conclusion.

It is the appraisers' final conclusion that the market value, as defined herein, of the subject property, in fee simple form of ownership, as of December 2, 2021, the date of last inspection, is:

**Commercial Land**  
**000 Broad Street, Bridgewater, MA**  
**Three Hundred Forty Thousand Dollars**  
**( \$ 340,000 )**

\_\_\_\_\_  
Stephen McCarthy, MAA  
Massachusetts Certified General # 75217

\_\_\_\_\_  
Shaun Fitzgerald, RA,  
Massachusetts Certified General # 70225

\_\_\_\_\_  
Date

## CERTIFICATION OF VALUE

We certify that, to the best of our knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.

We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

Fitzgerald Appraisals LLC has performed an appraisal on the subject property in the last 3 years.

Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The appraisal assignment was not based on a required minimum valuation, a specific valuation, or the approval of a loan.

Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

No one provided significant professional assistance to the person signing this report.

Data on current revenues for the subject have not been analyzed and reported.

A legal description of the subject real estate is included in this report.

Any personal property, fixtures, or intangible items that are not real property but are included in the appraisal have been identified and separately valued, and the impact of their inclusion or exclusion on the estimate of market value has been discussed in this report.

If any information required or deemed pertinent to the completion of this evaluation was unavailable, that fact and the effort to obtain the information have been disclosed and explained in this report.

As of the date of this report, I, Stephen McCarthy, have completed the requirements of the continuing education program of the Massachusetts Assessors Association.

As of the date of this report, I, Shaun Fitzgerald, review appraiser, have completed the requirements of the continuing education program of the Massachusetts Board of Real Estate Appraisers.

As of the date of this report, we, Stephen McCarthy and Shaun Fitzgerald have completed the requirements of the continuing education program of the Massachusetts Division of Professional Licensure for Real Estate Appraisers.

The appraisers have made a personal inspection of the property that is the subject of this report.

\_\_\_\_\_  
Stephen McCarthy, MAA  
Massachusetts Certified General # 75217

\_\_\_\_\_  
Shaun Fitzgerald, RA  
Massachusetts Certified General # 70225

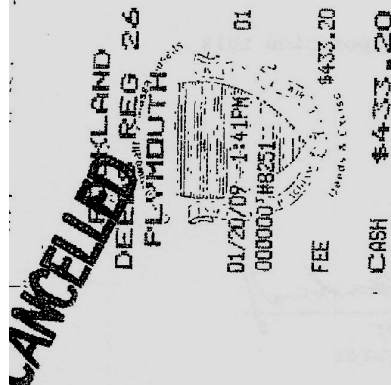
\_\_\_\_\_  
Date



LEGAL DESCRIPTION

4045

Received & Recorded  
PLYMOUTH COUNTY  
REGISTRY OF DEEDS  
20 JAN 2009 01:38PM  
JOHN R. BUCKLEY, JR.  
REGISTER  
Bk 36700 Pg 231-234



FORECLOSURE DEED and AFFIDAVIT

ASHWOOD HOMES, INC., a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 721 Belmont Street, Brockton, Massachusetts 02301

present holder of a mortgage

from Elbert L. Searles and Paul A. Annese as they are the Trustees of A & L Realty Trust

to Ashwood Homes, Inc.

dated May 2, 2003 and recorded with the Plymouth County

Registry of Deeds in Book 31530, Page 336,

by the power conferred by said mortgage and every other power,

for NINETY FIVE THOUSAND AND 00/100 (\$95,000.00) DOLLARS

paid, grants to ASHWOOD HOMES, INC., a corporation duly established under the laws of the Commonwealth of Massachusetts and having an address at 721 Belmont Street, Brockton, MA 02301

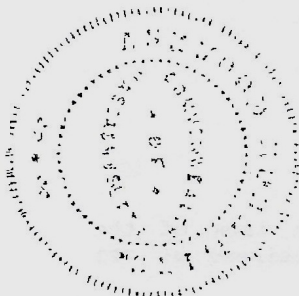
the premises conveyed by said mortgage.

Property Address: Lots 156 and 161 Broad Street, Bridgewater, Massachusetts

LEGAL DESCRIPTION

Witness the execution and the corporate seal of said corporation this

12<sup>th</sup> day of January, 2009  
2008.



ASHWOOD HOMES, INC.

By: Joseph R. Spadea, Jr.  
Joseph R. Spadea, Jr.  
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

On this 12<sup>th</sup> day of JAN, 2009 before me, the undersigned notary public, personally appeared Joseph R. Spadea, Jr., President and Treasurer of Ashwood Homes, Inc., proved to me through satisfactory evidence of identification which was driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he executed the same in his authorized capacity and he signed it voluntarily for its stated purpose.

[Signature]  
Notary Public

My commission expires \_\_\_\_\_ 20\_\_\_\_



LISA M. RHEAULT-SLONEY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires September 19, 2014

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefore, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.



# ASSESSORS' PROPERTY RECORD CARD

Key: 5480															Town of BRIDGEWATER - Fiscal Year 2021															12/10/2020 10:15 am SEQ #: 5025																																																																																																																																																					
<b>CURRENT OWNER</b> ASHWOOD HOMES INC 10 HIGHWOOD LANE E FALMOUTH, MA 02536-7914															<b>PARCEL ID</b> 11-156															<b>LOCATION</b> 0 BROAD ST																																																																																																																																																					
<b>TRANSFER HISTORY</b> ASHWOOD HOMES INC SEARLES ELBERT L & ANNESE SEARLES & ANNESE BUILDERS															<b>DOS</b> 01/20/2008 L 10/28/1992 QS 09/25/1990 QS															<b>SALE PRICE</b> 95,000 36700-231-34 11371-033-34 2,500 9960-085																																																																																																																																																					
<b>CD</b> 100 S															<b>AC/SF/UN</b> 12,500 4															<b>BASE</b> 1.00/100 4															<b>FACT</b> 1.00/100 1.00															<b>PHY</b> 1.00/100 1.00															<b>ADJ BASE</b> 58,395 3.24 50															<b>SAF</b> 0.50 MR1															<b>OBS</b> 0.85															<b>LPI</b> 0.85															<b>VC</b> 0.85															<b>CREDIT AMT</b> 54,230															<b>ADJ VALUE</b> 54,230														
<b>TOTAL</b> 12,500 SF															<b>ZONING</b> N B-L 1. CHECK FOR PERK...															<b>FRNT</b> 0															<b>ASSESSED</b> LAND 52,100 BUILDING 0 DETACHED 0 OTHER 0 <b>TOTAL</b> 59,600															<b>CURRENT</b> 54,200 0 7,500 7,500 <b>TOTAL</b> 61,700															<b>PREVIOUS</b> 52,100 0 7,500 7,500 <b>TOTAL</b> 59,600																																																																																																								
<b>TY</b> SV A															<b>QUAL</b> 1.00 SV															<b>COND</b> 1.00 BILLBD-1 SID															<b>YB</b> 1960															<b>UNITS</b> 7,500															<b>ADJ PRICE</b> 1.00															<b>RCNLD</b> 7,500																																																																																									
<b>BUILDING</b> MODEL STYLE QUALITY FRAME															<b>CD</b> ADJ															<b>DESC</b>															<b>MEASURE</b> LIST REVIEW															<b>BLDG COMMENTS</b>																																																																																																																							
<b>YEAR BLT</b> NET AREA \$/LA(RCN)															<b>SIZE ADJ</b> DETAIL ADJ OVERALL															<b>CD</b> DESCRIPTION ADJ															<b>S</b> BAT T															<b>UNITS</b> YB ADJ PRICE RCN															<b>TOTAL RCN</b> CONDITION ELEM CD																																																																																																								
<b>CAPACITY</b> UNITS ADJ															<b>EFF.YR/AGE</b> COND FUNC ECON DEPR RCNLD															<b>% GD</b>																																																																																																																																																					

## Fitzgerald Appraisals

48

## **APPRAISER QUALIFICATIONS**

**STEPHEN W. McCARTHY, M.A.A.**

Massachusetts License # 75217  
Certified General Real Estate Appraiser

Office (508) 586 1234  
Cell (508) 320 2730

### **Education:**

Bridgewater State College B.S. Geography 1979  
Massasoit Community College Associates Degree 1976

### **Real Estate Courses**

MBREA Course I Appraisal of the Single Family Dwelling  
MBREA Course 1A: Appraisal of Real Property Case Study  
MBREA Course II: Appraisal of Income Properties  
Department of Revenue course 101 : Assessment Law  
MAAO Course 200 : Principles of Assessing Procedure  
IAAO Course 201 : Fundamentals of Real Property Appraisal  
Lincoln Land Institute : Condominium Valuation  
Calspan Co. Seminar : Residential Multiple Regression Analysis  
MBREA Course : Uniform Standard and Ethics for Appraising  
MBREA Course : Residential Certification Exam Review  
JMB Real Estate : Appraising Residential Income Properties  
JMB Real Estate : Advance Income Appraisal

### **Professional Experience:**

May 1997 to Present : Fitzgerald Appraisals  
Real Estate Appraiser responsible for residential and commercial valuation  
of properties in southeastern Massachusetts area.

April 1987 to February 2000 : City of Brockton Board of Assessors  
Assessor; Responsibilities include the valuation of all real and personal property for tax purposes. Primarily  
overseeing all commercial and industrial properties.

March 1985 to April 1999 : R. Boly Associates Appraisal Firm  
Associate Real Estate Appraiser responsible for the inspection, analysis and value determination of  
Residential, Commercial and Industrial properties in Eastern Massachusetts.

April 1981 to April 1987 : City of Newton Assessors' Office  
Commercial/Industrial Assistant Assessor 3 1/2 years.  
Residential Appraisal Technician — 2 1/2 years

February 1980 to 1981: P.R.C. Jacobs Revaluation Firm  
Staff Appraiser for Mass appraisal Company. Revaluation of real property in the City of Quincy, MA.  
towns of Holbrook MA and Norwood MA.

### **Professional Affiliations:**

General Certified Real Estate Appraiser MA License No.75217  
Member of the Massachusetts Association of Assessing Officers MAA - Designation No.400 January 1986  
Member of the Board of Assessors, West Bridgewater, MA, 2005 To Present  
Member of the West Bridgewater Community Preservation (CPA) Committee  
Member of the West Bridgewater Tax Incentive Finance (TIF) Committee  
Past Executive Board member of Brockton Department Head Association  
Past member of the Mass Board of Real Estate Appraisers

### **Qualified Expert**

Massachusetts Appellate Tax Board  
United States Federal District Court  
Family Court Plymouth County

## APPRAISER QUALIFICATIONS

SHAUN P. FITZGERALD, RA

### WORK EXPERIENCE

- 4/93 - PRESENT**      *Fitzgerald Appraisals,*      NORTH EASTON, MA  
Appraiser responsible for the inspection, analysis and value determination of Residential, Commercial and Industrial properties.
- 5/88 - 05/00**      *J. Gerard Callahan, Realtors,*      BROCKTON, MA  
Commercial, Industrial, Residential and Land brokerage, appraisal, development and property management
- 11/88 - 5/90**      *Banker & Tradesman / RETD,*      BOSTON, MA  
Developed the *COMP-Report* Appraisal Data Base under a consulting assignment.
- 12/84 - 5/88**      *Adelie Corporation,*      CAMBRIDGE, MA  
Principal in a start-up software firm which developed Sales & Marketing data bases for Fortune 100 companies. Sold business to AT&T.
- 4/83 - 11/84**      *Hogan Systems,*      DALLAS TX  
Area VP in software firm serving banking and insurance industries.
- 9/78 - 4/83**      *Cincom Systems,*      CINCINNATI, OH  
Regional Manager, Marketing Rep, Technical Rep selling and servicing database management software systems to industrial users of mainframe computers.

### LICENSES & DESIGNATIONS

#### *Commonwealth of Massachusetts*

General Certified Appraisal License	# 70225
Residential Appraisal License	# 2047
Real Estate Broker's License	# 137506

#### *State of New Hampshire*

General Certified Appraisal License	# NHGC-617
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#### *US Government - FHA / HUD*

FHA Approved Fee Appraiser	MA-70225
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#### Massachusetts Board of Real Estate Appraisers

Immediate Past President	2008
President	2007
Vice President	2005
Secretary/Treasurer	2004
Secretary	2003
Board of Trustees	2000 - 2002
Designated Member	2006 - present
Member	1996 - 2006
Candidate Member	1995

#### The Appraisal Foundation

Advisory Committee (TAFAC)	
1 <sup>st</sup> Alternate Representative	2009

National Association of Realtors

Appraisal Committee 2004  
Candidate - Certified Commercial Investment Manager (CCIM)  
Graduate - Realtor Institute (GRI)

Massachusetts Association of Realtors

State Director 2001  
Professional Standards Committee 1998 - present  
Instructor (Appraisals) Realtor Institute 2003 - present

North Bristol County Board of Realtors

Member 1997 - present  
Director 1999 - 2002

Greater Brockton Board of Realtors

Board of Directors 6 years  
Vice President 1994  
President 1995 & 1996

Town of Easton, Massachusetts

Board of Assessors - Chairman FY 2003, 2006, 2009  
Vice Chairman FY 2002, 2005, 2008  
Clerk FY 2004, 2007

Massachusetts Continuing Legal Education

Faculty 2007 - present

Massachusetts Office of Environmental Affairs

MassGIS Steering Committee 2007

**EDUCATION & TRAINING**

Oliver Ames High School

1967

University of Massachusetts

BS-Mathematics

1971

Introduction to Economics  
Urban Economics  
Urban Transportation Planning

Bentley College of Accounting

Appraisal of the Single Family Residence 1974  
Appraisal of Income Properties 1997  
Appraising Complex Residential Properties 1997

Northeastern University

Attacking & Defending an Appraisal in Litigation (Parts 1 & 2) 1997

Boston Architectural Center

Rise & Fall of the American City 1977  
Architectural Drafting 1977

National Association of Realtors

Appraisal Series (5 Courses) 1993  
Fundamentals of Real Estate Investment & Taxation (CCIM) 1988  
Advanced Taxation & Marketing Tools for R.E. Investment (CCIM) 1989  
User Decision Analysis for Commercial Investment R.E. (CCIM) 2000  
Market Analysis for Commercial Investment R.E. (CCIM) 2000



Massachusetts Board of Real Estate Appraisers

Uniform Standards & Procedures for Appraisal Practice (USPAP)  
USPAP Update - Departure Provisions  
New Uniform Residential Appraisal Report  
Real Estate Law & The Registry of Deeds  
Property Inspection & Building Structural Components  
Land Development  
Title V Sanitary Code  
Rents-Contract vs Market, Direct Cap vs DCF, Contaminated Properties  
Appraisal Communication: Writing Convincing Appraisal Reports  
Property Inspection Techniques - Commercial / Industrial  
Commercial Appraisal Review Seminar  
HUD / FHA Appraisal Reform  
Appraisers' Use of the Internet - Untangling the Web  
Contemporary Issues in Appraising

Massachusetts Association of Assessing Officers

Assessment Administration: Law, Procedures, Valuation  
Mass Appraisal  
Geographical Information Systems, Use of Internet  
Valuing Wetlands

Lincoln Institute of Land Policy and Taxation

Theory & Practice of Land Valuation

**QUALIFIED EXPERT**

Massachusetts Probate Court

Barnstable County  
Norfolk County  
Plymouth County

Massachusetts Superior Court

Plymouth County

**PUBLISHED**

Banker & Tradesman

*Brockton's Glory, Once Heralded The World Over, Will Again Be Recognized*  
*Promise of New Train Line Transporting Brockton Market*  
*The UFFI House*

New England Real Estate Journal

*Should Lenders Wear Suspenders*  
*Appraisal Effort Moves to Top of Form*  
*Appraisers and the Privacy Law*  
*Fear Not - Plenty of Work for Appraisers*  
*Now is Not the Time to Cut Back on Effort, or Fees*  
*Countdown to 2008 - The Last Year of Reform*

Remodeling Magazine

*1995-2001 Cost vs Value Report*



# Town of Bridgewater, MA

Community Preservation Committee

66 Central Square, Bridgewater, MA 02324

July 5, 2023

Mr. Michael Dutton, Town Manager  
Academy Building  
Central Square  
Bridgewater, MA 02324

Re: Broad Street Properties

Dear Mr. Dutton:

This letter is to inform you that the Community Preservation Committee, at its June 28, 2023, meeting, voted to recommend funding the taking of two Broad Street properties per the application dated 2/15/22 and memo of supplemental application materials with appraisal dated 6/26/23. After much discussion which included, but was not limited to, wetlands, uplands, best usage, accessibility, and other locations for parking, the following motion was made and duly seconded by Pat Driscoll and Maureen Minasian. The motion passed with 6 yeas and 1 abstention.

*Recommend the purchase of the two properties as described in the application in the amount of \$340,000, based on the recommendations of the Town staff and Engineering Department, from the Undesignated Funds account 359000.*

Please see that this information is placed on the Town Council agenda and is forwarded to the Council members as backup to the orders. I would also suggest that the Councilors listen to the recording of the meeting to hear the complete discussion.

I would appreciate if you would let me know when the Council acts on the order so we can prepare the award letter if the vote is in favor of the recommendation.

Feel free to contact me if you have any questions.

Sincerely,

Gina M. Guasconi, Chair

cc: Laurie Guerrini, Finance Manager  
Joshua McGraw, Special Assistant to the Town Manager  
Dawn Menard, Executive Assistant to the Town Manager  
Debra Ward, Town Council Clerk  
Erik Moore, Town Council President





# Project Application

## Community Preservation Committee

### Bridgewater, MA

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## Cover Sheet

An electronic copy of this application and all supporting materials should be submitted to the CPC Chair at [cpc@bridgewaterma.org](mailto:cpc@bridgewaterma.org) and the CPC's administrative assistant (McGraw, Joshua <JMCRAW@bridgewaterma.org>). Applications should be submitted **no later than 4:00PM at least two weeks prior to the CPC's meeting (the CPC meets on the fourth Wednesday of each month).**

Complete applications received by this date will be reviewed at the next CPC meeting and considered for recommendation to the Town Council. Applications received after this will be reviewed at the following month's meeting, unless you receive an exception from the CPC chair for cases related to real estate purchase opportunities.<sup>1</sup> Projects may have timelines extending to a maximum of five years.

Projects will be favored by the CPC where:

- The project addresses at least one goal of the current CPC 5-yr. plan <https://www.bridgewaterma.org/DocumentCenter/View/2928/Community-Preservation-Committee-Plan?bidId=>
- the applicant has site control of the proposed project parcel or involvement of the site owner.
- there is demonstrated community support for the project from elected officials, abutters, user groups, civic associations, and community organizations.
- applicants can demonstrate their capacity to implement their project and have a plan for ongoing maintenance and stewardship. projects occur on public space or private space with public access.

- Applicant Signature: \_\_\_\_\_ Date Submitted: 02/15/2022

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<sup>1</sup> For cases related to real estate purchase opportunities, the CPC may consider emergency requests for funding outside of their regular meeting schedule. If you think you might be eligible for emergency consideration, please contact the CPC Chair. The CPC Chair has the authority to accept exceptions or extensions. They will consider such requests on a case-by-case basis and is under no obligation to grant any requested extensions or exceptions.



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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#### Complete Application Check List

Please submit the application in this order:

- ☐ Project Application Cover Page (signed)
- ☐ Project Narrative and Timeline
- ☐ Budget Narrative and cost breakdown
- ☐ Required Project Attachments including:
  - ☐ Documentation of who has site control on the property (if other than the applicant)
  - ☐ Photographs of project site (at least three (3))
  - ☐ Map of project site showing nearest major roads or intersections
  - ☐ Letters of support from relevant Town departments, officials, and boards/commissions
  - ☐ Letters of commitment (from any organizations or individuals providing funding to the project)
- ☐ Other attachments as applicable and available to your project.

Note: Applicants may be required to submit additional supporting materials and documentation, as requested by the CPC, to aid the committee in their decision-making process.



# Project Application

## Community Preservation Committee

### Bridgewater, MA

## REVISED APPLICATION

### GENERAL INFORMATION

**Project Name:** Bonfiglioli Property Purchase  
**Project Location** (address and neighborhood): 000 Broad Street (Map 11, Parcels 156, 161)  
**Legal Property Owner of Record:** Currently Ashwood Homes, Inc.; Will be transferred to Bonfiglioli family or affiliate within next few months.

### CPA Program Area (check all that apply):

☒ Open Space    ☐ Historic Preservation    ☐ Community Housing    ☐ Recreation

### PROJECT DESCRIPTION

**Short Project Description:** These two small lots will add additional acreage to the Stiles and Hart Park. The lots are just north of the Imperial Kitchen on Broad Street. One lot currently hosts a billboard. The property will be secured through a "friendly" eminent domain taking to assure quality of title once the Town owns the property.

**Estimated Start Date:** 02 / 15 / 22 **Estimated Completion Date:** 08 / 01 / 23.

**Amount Requested:** \$ 340,000

**Total Project Cost:** \$ 340,000

### PROJECT CONTACT

**Contact Person:** Michael Dutton

**Telephone:** 508-697-0919

**Email:** mdutton@bridgewaterma.org

### Project Sponsor/Organization (check one below):

☒ Town Committee or Department    ☐ Public Charity/Non-Profit    ☐ Private

**Have you or this organization applied for or received CPA funding before?** ☒ Yes    ☐ No  
**If yes, what project and when?**

### ASSURANCE

I Michael Dutton hereby certify under the penalties of perjury the  
(Print the name of the fiduciary agent)

following application information is true and correct to the best of my knowledge and I am legally able to enter into a contract on behalf of the Town of Bridgewater with the Town of Bridgewater for Community Preservation Funds.

**Signature** \_\_\_\_\_

**Title:** Town



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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Manager

**Date** February 14, 2022



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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## Project Narrative

Use as much space as needed and refer to the CPC's Project Application Guidance for requirements

1. **PROJECT DESCRIPTION, TASKS, & ANTICIPATED OUTCOME:** The project is the purchase through a friendly eminent domain taking of two lots (each being 25,000 square feet) from the Bonfiglioli family, or its designee. The family has verbally agreed to accept a purchase price of \$300,000 which is \$40,000 less than the appraised value. \$40,000 is requested to cover the cost of closing costs, title insurance, preservation restrictions, and due diligence review of the property.

2. **CPC GOALS AND PRIORITIES:** From the Community Preservation Plan FY2020-FY2024, Open Space and Passive Recreation:

GOAL 2: Preserve existing natural open space and passive recreation facilities—specifically enhancing safety and public access.

GOAL 3: Preserve and acquire strategic private open space properties along water resources and river corridors to improve water quality and to protect priority wildlife habitats and critical natural landscapes from development.

3. **COMMUNITY NEEDS:** The Town has embarked on a project to improve the Stiles and Hart Parkland to provide better public access and parking. This project will add to the Parkland and provide additional areas for possible parking in a more visible and easily accessible area. The project has the ancillary benefit of removal of a large billboard.

4. **COMMUNITY SUPPORT:** List of Letters of Support

Name (committee, department, official, organization, etc.)	Date Requested	Date Submitted
NRTB	February 15, 2022	February 17, 2022
Conservation Commission	February 15, 2022	To Be Determined
Open Space Committee	February 15, 2022	To Be Determined

5. **IMPLEMENTATION AND TIMELINE:** The negotiations with the Bonfiglioli family has



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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been ongoing, but is now resolved pending CPC recommendation to the Council for appropriation. Once appropriation is made, the Town intends to submit an application for grant funding through the Massachusetts LAND grant program. The applications generally are due in early summer with an announcement date of September or October. Property transfers cannot be completed until the Town executes a grant agreement with the state. This is usually in October or November. Based on that timeline, the Town anticipates a project closing date in early November, 2023.

6. **ORGANIZATIONAL EXPERIENCE AND CAPACITY:** The Town is an institutional applicant for Community Preservation Funds with extensive familiarity with municipal process and funding.
7. **MAINTENANCE:** This project itself does not require any ongoing maintenance. The Town intends to remove the billboard at the earliest possible opportunity once it secures ownership.
8. **MULTI-YEAR PROJECTS:** As mentioned, this project is a simple property purchase. A separate CPC request will outline the overall updates to Stiles and Hart Parkland.
9. [See Attachments Checklist for additional required materials, if applicable and available.](#)

APPLICANT SIGNATURE:

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DATE SUBMITTED:

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# Project Application

## Community Preservation Committee

### Bridgewater, MA

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## Project Application Attachments (see Application Guidance)

1. **SITE CONTROL:** The proposed sellers control the property through a deed recorded on May 6, 2022 and recorded at the Plymouth Registry of Deeds at Book 56779, Page 234. A title exam, an eminent domain taking, and title insurance will insure the Town's interest once the transaction is complete.
2. **COMMUNITY SUPPORT:** Through several public meetings, the public has voiced support for the improvements to Stiles and Hart. This project, though separate, is a piece of the overall Stiles and Hart improvement.
3. **VISUAL MATERIALS:** Maps and photographs are attached to this application.
4. **MAPS:** Maps and photographs are attached to this application
5. **FUNDING SUPPORT REQUIREMENTS**
  - a. Historic Preservation Proposals
  - b. OPEN SPACE PROPOSALS
  - c. RECREATION PROPOSALS
  - d. COMMUNITY HOUSING PROPOSALS
  - e. Proposals Involving Real Property
  - f. Proposals Involving Design and Construction

Check out the CPC's webpage for more information:

<https://www.bridgewaterma.org/1353/Community-Preservation-Committee>

If you have questions, please contact the Community Preservation Committee Chair at [cpc@bridgewaterma.org](mailto:cpc@bridgewaterma.org) and Community and Economic Development Department (CED) Director DeBoisbriand, Jennifer at [JBURKE@bridgewaterma.org](mailto:JBURKE@bridgewaterma.org) or call at 508-697-0950.





# Project Application

## Community Preservation Committee

### Bridgewater, MA

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## Project Budget Narrative

### PROJECT COST:

#### Project Budget Overview

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$340,000	\$340,000	\$150,000 possible	100%

### LEVERAGING FUNDING:

#### Sources of Funding Overview

Source <i>(private, federal, state, or local government)</i>	Amount	Status <i>(received, pending, will apply)</i>
Possible LAND Grant through EOEEA	\$150,000	Will apply 6/2023
	\$	
	\$	
	\$	
	\$	

**ANTICIPATED PROJECT EXPENSES:** The owners have agreed to sell the property to the Town for \$300,000 (\$40,000 below appraisal). The additional expenses are for closing costs, title insurance, preservation restrictions, and due diligence review of the property.

**PROJECT COST ASSUMPTIONS:** The cost assumptions are based upon a negotiation with the property owner and appraised values. Other project expenses are based upon established costs associated with property transfers.

**ACQUISITION OF AN INTEREST IN REAL ESTATE:**

**BONDING AGAINST CPA FUNDS:** Bonding is not anticipated at this time.



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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# Project Budget Attachment

## BUDGET OVERVIEW

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$ 340,000	\$ 340,000	\$ 150,000 possible	100 %

## INCOME – OTHER SOURCES OF PROJECT FUNDING

Source <i>(private, federal, state, or local government)</i>	Amount	Status <i>(received, pending, will apply)</i>
Possible LAND Grant through EOEEA	\$ 150,000	Will apply
	\$	
	\$	
	\$	
	\$	

## SUMMARY OF PROJECT EXPENSES<sup>2</sup>

	CPA Funds	Other Funding	Total
Personnel	\$	\$	\$
Equipment	\$	\$	\$
Supplies	\$	\$	\$
Design and Contracts	\$	\$	\$
Construction	\$	\$	\$
Other	\$ 340,000	\$	\$ 340,000
TOTAL	\$	\$	\$

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<sup>2</sup> Equipment is generally defined as an item with a useful life expectancy of more than one year. Supplies are defined as an item with a useful life of less than one year. Construction means all types of work done on a particular property or building including erecting, altering or remodeling.



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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#### DETAILED PROJECT EXPENSES

##### Personnel

	CPA Funds	Other Funding	Total
<i>Ex: Project Manager</i>			
Ex. Inspectional Services	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$	\$	\$

##### Equipment<sup>3</sup>

	CPA Funds	Other Funding	Total
<i>Ex: Furniture</i>			
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$	\$	\$

##### Supplies<sup>4</sup>

	CPA Funds	Other Funding	Total
<i>Ex:</i>	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$	\$	\$

##### Design and Contracts

	CPA Funds	Other Funding	Total
Ex: Deed Restriction			
Ex: Appraisal			
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$	\$	\$

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<sup>3</sup> Equipment is generally defined as an item with a useful life expectancy of more than one year.

<sup>4</sup> Supplies are defined as an item with a useful life of less than one year.



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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#### Building and Construction<sup>5</sup>

	CPA Funds	Other Funding	Total
<i>Ex: Picnic Pavilion</i>			
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$	\$	\$

#### Other

	CPA Funds	Other Funding	Total
<i>Ex: Land Acquisition</i>			
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$ 340,000	\$150,000 possible	\$ 340,000

#### Task based task (scope) costs identifying funding source

	CPA Funds	Other Funding	Total
<i>Ex: Accessible Entrance</i>			
<i>Ex: Accessible Elevator</i>			
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$	\$	\$

**Attach Letters of support and other key documents.**

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<sup>5</sup> Construction means all types of work done on a particular property or building including erecting, altering or remodeling.



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 8/8/2023  
First Reading: 8/8/2023  
Second Reading: 9/19/2023  
Amendments Adopted:  
Third Reading:  
Date Adopted: 9/19/2023  
Date Effective: 10/19/2023

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### Order O-FY24-009: Transfer Order - Contractual Buyouts

**ORDERED**, that the Town Council assembled vote to

Pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate and transfer \$271,585.00 from Employer's Liability Fund to accounts as outlined

<u>Source of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
EMPLOYEE LIABILITY FUND	80045-596100	TRANSFER TO GF	\$ <u>271,585.00</u>
<b>Total:</b>			\$ <b>271,585.00</b>
<u>Use of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
Salaries - Police Dept Contractual	02105001-519005	Contractual Payout	\$ 107,967.00
Salaries - Police Dept Contractual	02105001-519006	Contractual Payout	\$ 42,026.00
Salaries - Police Dept Contractual	02105001-519007	Contractual Payout	\$ 33,743.00
Salaries - Fire Dept Contractual	02205001-519005	Contractual Payout	\$ 53,756.00
Salaries - Fire Dept Contractual	02205001-519005	Contractual Payout	\$ 26,384.00
Salaries - Library Contractual	06105001-519005	Contractual Payout	\$ <u>7,709.00</u>
<b>Total</b>			\$ <b>271,585.00</b>

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



**Explanation:**

*Contractual Buyouts for Retirements due Contractual payments in FY24*

*Current Fund balance in 8004 is \$306,401. The fund will be replenished upon Free Cash certification in the Fall.*

**In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, September 19, 2023, to approve the aforementioned Order, by a Roll-call vote 8-0.**

**A TRUE COPY ATTEST:**

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**Debra Ward, Town Council Clerk**

**Committee Referrals and Dispositions:**

<b>Referral(s)</b>	<b>Disposition(s)</b>
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>9/5/23: Voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>9/17/23: Voted 5-0 to recommend</li></ul>

Attachments:                None



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 9/19/2023  
First Reading: 9/19/2023  
Second Reading: 10/10/2023  
Amendments Adopted:  
Third Reading: 10/24/2023  
Date Adopted: 10/24/2023  
Date Effective: 11/24/2023

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### **Order O-FY24-010: Loan Authorization: Water Well #5A Replacement**

**ORDERED**, that the Town Council assembled vote to

**ORDERED**, that, \$1,000,000 is appropriated, to be expended, for the purpose of financing the planning, design, and construction of replacing Town Water Well #5A, including without limitation all costs incidental or related thereto; that to meet this appropriation the Treasurer with the approval of the Town Manager is authorized to borrow said amount and issue bonds or notes therefor under Chapter 44 of the General Laws and/or Chapter 29C of the General Laws; that the Treasurer with the approval of the Town Manager is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust established pursuant to Chapter 29C; and in connection therewith to enter into a financing agreement and/or a security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Town Manager is authorized to enter into a project regulatory agreement with the department of Environmental Protection, to expend all funds available for the project and to take any other action necessary or convenient to carry out the project

#### **Explanation**

*Two Town wells have reached their end-of-life. This order finances the replacement of Well #5A with a well that will produce a minimum of 230 gpm (0.33 MGD) (the design capacity of Well #5A) or higher. The estimated cost for field investigations, testing permitting and construction of new replacement well is \$1M (approximately \$400,000 for investigation, permitting, design, and bidding and \$500,000 to \$600,000 for construction)*

#### **Committee Referrals and Dispositions:**

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

<ul style="list-style-type: none"> <li>• Budget &amp; Finance</li> </ul>	<ul style="list-style-type: none"> <li>• 10/10/23: Voted 3-0 to recommend.</li> </ul>
<ul style="list-style-type: none"> <li>• Finance Committee</li> </ul>	<ul style="list-style-type: none"> <li>• 10/2/23: Voted 6-0 to recommend.</li> </ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, October 24, 2023, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 9/19/2023  
First Reading: 9/19/2023  
Second Reading: 10/10/2023  
Amendments Adopted:  
Third Reading: 10/24/2023  
Date Adopted: 10/24/2023  
Date Effective: 11/24/2023

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### **Order O-FY24-011: Loan Authorization: Water Well #9 Replacement**

**ORDERED**, that the Town Council assembled vote to

**ORDERED**, that, \$1,000,000 is appropriated, to be expended, for the purpose of financing the planning, design, and construction of replacing Town Water Well #9, including without limitation all costs incidental or related thereto; that to meet this appropriation the Treasurer with the approval of the Town Manager is authorized to borrow said amount and issue bonds or notes therefor under Chapter 44 of the General Laws and/or Chapter 29C of the General Laws; that the Treasurer with the approval of the Town Manager is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust established pursuant to Chapter 29C; and in connection therewith to enter into a financing agreement and/or a security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Town Manager is authorized to enter into a project regulatory agreement with the department of Environmental Protection, to expend all funds available for the project and to take any other action necessary or convenient to carry out the project

**Explanation:**

*Two Town wells have reached their end-of-life. This order finances the replacement of Well #9 with a well that will produce a minimum of 230 gpm (0.33 MGD) (the design capacity of Well #9) or higher. The estimated cost for field investigations, testing permitting and construction of new replacement well is \$1M (approximately \$400,000 for investigation, permitting, design, and bidding and \$500,000 to \$600,000 for construction)*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget and Finance</li></ul>	<ul style="list-style-type: none"><li>10/10/23: Voted 3-0 to recommend</li></ul>

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• Finance Committee</li></ul> | <ul style="list-style-type: none"><li>• 10/2/23: voted 6 - 0 to recommend</li></ul> |
|---|---|



In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, October 24, 2023, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING





## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 10/10/2023  
First Reading: 10/10/2023  
Second Reading: 10/24/2023  
Amendments Adopted:  
Third Reading:  
Date Adopted: 10/24/2023  
Date Effective: 11/24/2023

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### Order O-FY24-012: General Fund Free Cash Allocation

**ORDERED**, that the Town Council assembled vote to:

<u>Source of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
GF UNDESIGNATED	09905990-596000	TRANSFER OUT	<u>\$4,000,819.00</u>
<b>Total:</b>			\$4,000,819.00
<u>Use of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
GF STABILIZATION TRUST FUND	80054-497000	TRANSFER FROM GF	\$ 500,000.00
CAPITAL STABILIZATION TRUST FUND	80104-497000	TRANSFER FROM GF	\$2,464,089.00
OPEB STABILIZATION TRUST FUND	80114-497000	TRANSFER FROM GF	\$ 100,000.00
EMPLOYEE LIABILITY FUND	80044-497000	TRANSFER FROM GF	\$ 813,506.00
ONE TIME/UNFORESEEN FUND	80134-497000	TRANSFER FROM GF	\$ 100,000.00
OPIOID STABILIZATION FUND	80134-497000	TRANSFER FROM GF	<u>\$ 23,224.00</u>
<b>Total</b>			\$ 4,000,819.00

**Explanation:**

*Recommended allocation of the General Fund Undesignated Fund Balance (Certified Free Cash) to the established Funds as noted above.*

**Committee Referrals and Dispositions:**

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

<ul style="list-style-type: none"> <li>• Budget &amp; Finance</li> </ul>	<ul style="list-style-type: none"> <li>• 10/24/23: Voted 3-0 to recommend</li> </ul>
<ul style="list-style-type: none"> <li>• Finance Committee</li> </ul>	<ul style="list-style-type: none"> <li>• 10/16/23: Voted 6-0 to recommend</li> </ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, October 24, 2023, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



## Bridgewater Town Council

---

Introduced By: Town Manager  
Date Introduced: 10/24/2023  
First Reading: 10/24/2023  
Second Reading: 11/7/2023  
Amendments Adopted:  
Third Reading:  
Date Adopted: 11/7/2023  
Date Effective: 12/7/2023

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### Order O-FY24-013: Prior Fiscal Year Bill

**ORDERED**, that the Town Council assembled vote to

Pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate \$366.32, a prior year expense, from current FY24 advertising budget 01825013-530022.

**Explanation:**

*Prior Year June 2023 advertising bill for zoning amendment of \$366.32. Bill never received until October 5, 2023.*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>11/7/23: Voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>10/30/23: Voted 6-0 to recommend</li></ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, November 7, 2023, to approve the aforementioned Order, by a Roll-call vote 8-0.

A TRUE COPY ATTEST:

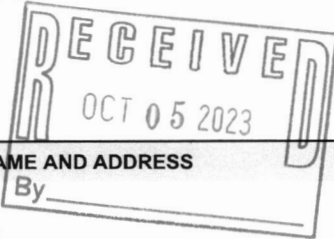
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Debra Ward, Town Council Clerk

ROLL CALL VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

# LOCALiQ

## NEW ENGLAND



ACCOUNT NAME		ACCOUNT #	PAGE #
Bridgewater Planning Board		673572	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005687364	Jun 1- Jun 30, 2023	July 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$366.32	

### BILLING ACCOUNT NAME AND ADDRESS

Bridgewater Planning Board  
66 Central Sq  
Academy Building  
Bridgewater, MA 02324

**Legal Entity:** Gatehouse Media Massachusetts I, Inc.  
**Terms and Conditions:** Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.  
**All funds payable in US dollars.**

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 84-1711503

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: GHN\_EN00027445

Date	Description	Amount
6/1/23	Balance Forward	\$0.00

### Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
6/7/23-6/14/23	8886020	ZONING AMENDMENT		\$366.32

# Crown Fee

RR  
OK to pay  
10/10/23

01825013-530022

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$366.32
Service Fee 3.99%	\$14.62
*Cash/Check/ACH Discount	-\$14.62
*Payment Amount by Cash/Check/ACH	\$366.32
Payment Amount by Credit Card	\$380.94

### PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Bridgewater Planning Board		673572		0005687364		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$366.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$366.32
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		TOTAL CREDIT CARD AMT DUE
Gatehouse Media Massachusetts I, Inc. PO Box 631210 Cincinnati, OH 45263-1210				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code ____ Signature _____ Date ____		\$380.94

00006735720000000000000056873640003663290011



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 10/24/2023  
First Reading: 10/24/2023  
Second Reading: 11/7/2023  
Amendments Adopted:  
Third Reading:  
Date Adopted: 11/7/2023  
Date Effective: 12/7/2023

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### **Order O-FY24-014: Acceptance of Department of Energy Resources Green Communities Competitive Grant**

**ORDERED**, that the Town Council assembled vote to

**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 notice of a grant award of \$113,815 from the Department of Energy Resources (DOER), Green Communities Division. 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 Department of Energy Resources (DOER) Green Communities Division has approved a Competitive Grant award of \$113,815 to fund:*

- \$10,000, Town — Administrative assistance
- \$1,250, Building Operator Certificate — Building Operator Certification Training
- \$53,932, Public Library — Weatherization
- \$24,372, Police Station — Weatherization
- \$24,261, Senior Center Building — Weatherization and insulation

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
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ROLL CALL VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

<ul style="list-style-type: none"><li>• Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>• 11/7/23: voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>• Finance Committee</li></ul>	<ul style="list-style-type: none"><li>• 10/30/23: voted 6-0 to recommend</li></ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, November 7, 2023, to approve the aforementioned Order, by a Roll-call vote 8-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk





## Bridgewater Town Council

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Introduced By:	Town Manager
Date Introduced:	11/7/2023
First Reading:	11/7/2023
Second Reading:	11/21/2023
Amendments Adopted:	
Third Reading:	12/5/2023
Date Adopted:	12/5/2023
Date Effective:	1/5/2024

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### Order O-FY24-015: Sewer Enterprise Fund

**ORDERED**, that the Town Council assembled vote to

pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts assembled vote to transfer from Sewer Enterprise Retained Earnings a sum of \$220,363 to be used to fund total costs of operations of the Sewer Department.

**Explanation:**

*This transfer from Retained Earnings will be necessary to fund the FY2024 Sewer Enterprise Operations based on the current Sewer Revenue Estimates.*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>11/21/23: Voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>12/4/23: Voted 7-0 to recommend</li></ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, December 5, 2023, to approve the aforementioned Order, by a Roll-call vote 8-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 11/7/2023  
First Reading: 11/7/2023  
Second Reading: 11/21/2023  
Amendments Adopted:  
Third Reading:  
Date Adopted: 12/5/2023  
Date Effective: 1/5/2024

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### Order O-FY24-016: Transfer Order - Sewer Waste Water Treatment Facility Phase I

**ORDERED**, that the Town Council assembled vote to

In accordance with section 6-4 of the Bridgewater Home Rule Charter, vote to appropriate and transfer \$850,000 from Sewer Retained Earnings to Sewer Capital Projects Fund 61134-497003.

**Explanation:**

*For Town Share costs of the Waste Water Treatment Facility Morris Avenue Phase I Project amounts not covered by Special Revolving Fund (SRF) loan proceeds. Sustaining positive cash flow in this Capital Project fund is essential to avoid any short-term borrowing.*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>11/21/23: Voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>12/4/23: Voted 7-0 to recommend</li></ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, December 5, 2023, to approve the aforementioned Order, by a Roll-call vote 8-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 11/21/2023  
First Reading: 11/21/2023  
Second Reading: 12/5/2023  
Amendments Adopted:  
Third Reading:  
Date Adopted: 12/5/2023  
Date Effective: 1/5/2024

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### Order O-FY24-017: FY2024 Classification Tax Allocation - Adoption of Residential Factor

**ORDERED** that, pursuant to G.L. c. 40, § 56, the Town Council of the Town of Bridgewater, Massachusetts in Town Council assembled vote to adopt a residential factor of 1 for fiscal year 2024.

**FURTHER ORDERED** that; the Town Council authorizes the Chief Assessor to sign the LA-5 Recap relative hereto.

#### Explanation:

*The Town Council shall annually first determine the percentages of the local tax levy to be borne by each class of real property, as defined in section two A of chapter fifty-nine and personal property for the next fiscal year. In determining such percentages, the Town Council, shall first adopt a residential factor. Said factor shall be an amount not less than the minimum residential factor determined by the commissioner of revenue in accordance with the provisions of section one A of chapter fifty-eight and shall be used by the board of assessors to determine the percentages of the local tax levy to be borne by each class of real and personal property.*

#### Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>12/5/23: Voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>12/4/23: Voted 7-0 to recommend</li></ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, December 5, 2023, to approve the aforementioned Order, by a Roll-call vote 8-0.

A TRUE COPY ATTEST:



## Bridgewater Town Council

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Introduced By: Erik Moore, Councilor  
Date Introduced: 12/5/2023  
First Reading: 12/5/2023  
Second Reading: 2/20/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 2/20/2024  
Date Effective: 3/20/2024

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### Order O-FY24-018: Establish Town Manager Goals

**WHEREAS;** The Town Council adopted The Resolution Establishing the Town Council's Vision for Bridgewater (R-FY22-006), which reads, "By the year 2035, Bridgewater will have established itself as the region's most accessible and desirable hub of culture, commerce, education, and open space recreation with a thriving downtown area, a breadth of housing choices, sustainable infrastructure, and a connected network of scenic outdoor recreation options, all of which preserve our quaint small-town aesthetic and highlight our historic heritage and charm. This will be supported by a best-in-class town government that prioritizes sound fiscal management, fast and reliable municipal services, community engagement and inclusivity, and economic prosperity to create better everyday lives for all generations and cultures;" and

**WHEREAS;** The Planning Board adopted the 10-year Master Plan on May 18, 2022, which reads in part, "The purpose of a Master Plan is to guide policy decisions that will shape the community's physical, social, and economic development through leadership, regulations, public investment, and effective public engagement in the civic life of the town;" and

**WHEREAS;** The Town Council wishes to implement those portions of the Master Plan which satisfy its goals as outlined in the Vision for Bridgewater and prioritize them alongside other town needs;

**WHEREAS;** The Town Council recognizes that establishing priorities for the Town and Town Manager is critical to ensuring our Town's resources are allocated to our highest priority initiatives;

**NOW THEREFORE;** The Town Council prioritizes the following goals for the Town of Bridgewater and instructs the Town Manager to complete these goals prior to the end of FY25:

Goal	Responsible Party	Evidence of Success
<b>FY25-TCG-001 Exemplary Town Operations</b>	Town Manager	The Town Manager has completed each milestone by the defined date and we see measurable improvement in

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

<p>Develop, communicate, and deliver against the following Town Service milestones:</p> <ul style="list-style-type: none"> <li>• Develop and adhere to a balanced budget</li> <li>• Conduct a Town-wide Resident Satisfaction Survey to baseline opinions on key town services, projects, and communications by 04/01/2023</li> <li>• Deliver a Town Manager Status Update to the Town Council every 3 weeks</li> <li>• {populate with input from the TC, Town Manager and Town Clerk; Populate in the format of Milestone – Due Date}</li> </ul>		<p>Resident satisfaction score and Town Manager Annual Review.</p>
<p><b>FY25-TCG-002 Downtown Revitalization Milestones</b>  Develop, communicate, and deliver against the following milestones in support of Downtown Revitalization:</p> <ul style="list-style-type: none"> <li>• {populate with input from the TC, Town Manager and CED Director; Populate in the format of Milestone – Due Date}</li> </ul>	Town Manager	<p>The Town Manager has completed each milestone by the defined date and we see progress toward downtown revitalization.</p>
<p><b>FY25-TCG-003 Drinking Water Milestones</b>  Develop, communicate, and deliver against the following milestones to reduce concerns over the quality of Bridgewater’s drinking water and ensure a quality product is delivered at the tap:</p> <ul style="list-style-type: none"> <li>• {populate with input from the TC, Town Manager and DPW Director; Populate in the format of Milestone – Due Date}</li> </ul>	Town Manager	<p>The Town Manager has completed each milestone by the defined date and we see a reduction in the occurrence of brown water and an increase in actions taken to procure additional water sources and capacity.</p>
<p><b>FY25-TCG-004 Key Project Milestones</b>  Develop, communicate, and deliver against the following milestones in support of prioritized projects:</p>	Town Manager	<p>The Town Manager has completed each milestone by the defined date and these prioritized projects are moving forward as planned.</p>

<ul style="list-style-type: none"> <li>• Start Fire Station Build by MM/DD/YYYY</li> <li>• Secure funding for the 5 prioritized roadway reconstruction projects by 10/31/24</li> <li>• {populate with input from the TC, Town Manager by reviewing the list of prioritized projects; Populate in the format of Milestone – Due Date}</li> </ul>		
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**Explanation:**

*This Order represents the Town Council’s priorities for the Town Manager. It is designed to identify achievable goals for the Town Manager and serves as a unified communication of priorities from the Town Council.*

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**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"> <li>• Strategic Planning Committee</li> </ul>	<ul style="list-style-type: none"> <li>• 2/12/14: Voted 2-0 to recommend with amendments.</li> </ul>

Attachments:                      None

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, February 20, 2024, to approve the aforementioned Order, by a Roll-call vote 8-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk





## Bridgewater Town Council

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Introduced By:	Town Manager
Date Introduced:	12/5/2023
First Reading:	12/5/2023
Second Reading:	12/19/2023
Amendments Adopted:	
Third Reading:	1/2/2024
Date Adopted:	1/2/2024
Date Effective:	2/2/2024

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### **Order O-FY24-019: Eminent Domain Order of Taking for Two Lot Parcel on Broad Street**

**WHEREAS**, the Town of Bridgewater wishes to create additional downtown parkland and passive recreational space for the people of Bridgewater for the public purpose of improving the living experience of residents of Bridgewater who live in the downtown area and providing outdoor passive recreational opportunities for residents and visitors alike.

**Ordered**, that by the Town Council for the Town of Bridgewater as follows:

1. That the Town of Bridgewater, by right of eminent domain, pursuant to the applicable provisions of Massachusetts General Laws, Chapter 79 and Chapter 121B and also Chapter 610 of the Acts of 1967 and of any and every power granted or implied, hereby takes for itself in fee simple for the purposes set forth or referred to, the Property located in the Town of Bridgewater presently known as 000 Broad Street more particularly described as Lots #1 and #2 in a Plan recorded with the Plymouth County Registry of Deeds at Plan Book 19, Page 406 and in a Deed recorded with the Plymouth County Registry of Deeds at Book 56779, Page 234, together with any and all easements and rights and privileges as specifically referred to if any, but not limited thereto, and all claims, rights and interests of any kind or nature therein, whether vested or otherwise, including the trees, buildings, structures, bridges, overhead bridges, standing upon or affixed thereto, including air rights and the fee, if any, in all streets and passageways in said area and rights, if any, either contiguous or nearly contiguous and adjacent or nearly adjacent to the Properties taken hereby.
2. It is further ordered that in accordance with the provisions of the General Laws, awards are made by the Town of Bridgewater for damages, if any, sustained by the owner or owners and all other persons including mortgagees of record having any and all interest in each parcel.
3. It is further Ordered that a copy of this Order of Taking and related plans, if any, be recorded at the Plymouth County Registry of Deeds, and the Land Registration Section thereof, if applicable, in compliance with M.G.L. Chapter 79.
4. The Parcel known as 000 Broad Street, Bridgewater, MA 02324 being taken, is specified as Parcel Lots #1

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

and #2 in a Plan recorded with the Plymouth County Registry of Deeds at Plan Book 19, Page 406.

**Explanation:**

*To take by “friendly” Eminent Domain, a certain parcel of Land in the Town of Bridgewater for Municipal Purposes, namely, to create additional downtown parkland and open space for the benefit of all Bridgewater residents. The property will be incorporated into the Stiles and Hart Parkland.*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>12/19/23: Voted 2-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>12/27/23: Voted 6-0 to recommend</li></ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, January 2, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk



## Bridgewater Town Council

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Introduced By:	Town Manager
Date Introduced:	12/5/2023
First Reading:	12/5/2023
Second Reading:	12/19/2023
Amendments Adopted:	
Third Reading:	1/2/2024
Date Adopted:	1/2/2024
Date Effective:	2/2/2024

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### **Order O-FY24-020: Acceptance of Gift - Lopieke Trust**

**ORDERED**, that the Town Council assembled vote to:

**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 a charitable foundation, a private corporation, or an individual, or from the commonwealth, a county or municipality 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 gift of \$3,382.18, 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 the gift of \$3,382.18 from The Lopiokes Family Memorial Trust and in accordance with stated purpose thereof.

#### **Explanation:**

*The Bridgewater Library and the Town of Bridgewater are the beneficiaries of two Lopiokes family trusts. These distributions are pursuant to the instruction contained in the respective trusts.*

#### **Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>12/19/23: Voted 2-0 to recommend</li></ul>

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• Finance Committee</li></ul> | <ul style="list-style-type: none"><li>• 12/27/23: Voted 6-0 to recommend</li></ul> |
|---|--|



In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, January 2, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 12/19/2023  
First Reading: 12/19/2023  
Second Reading: 1/2/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 1/2/2024  
Date Effective: 2/2/2024

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### Order O-FY24-021: Contractual Buyouts

**ORDERED,** That the Town Council assembled vote to

Pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater Massachusetts in Town Council assembled vote to appropriate \$171,800.00 to below schedule:

<u>Source of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
EMPLOYEE LIABILITY FUND	80045-596100	TRANSFER TO GF	\$ 171,800.00
Total:			\$ 171,800.00

<u>Use of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
Salaries Police Dept	02105001-519005	Contractual Payout	\$ 120,800.00
Salaries Fire Dept	02205001-519005	Contractual Payout	\$ 51,000.00
Total			\$ 171,800.00

**Explanation:**

Contractual Buyouts for Retirements FY24.

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget and Finance</li></ul>	<ul style="list-style-type: none"><li>1/2/24: Voted 2-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>12/27/23: Voted 6-0 to recommend</li></ul>

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, January 2, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk





## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 1/16/2024  
First Reading: 1/16/2024  
Second Reading: 2/6/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 2/6/2024  
Date Effective: 3/6/2024

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### Order O-FY24-022: Acceptance of Gift

**WHEREAS:** Massachusetts General Laws, Chapter 44, §53A, states as follows: “An officer or department of any city or town ... may accept grants or gifts of funds from the federal government and from a charitable foundation, a private corporation, or an individual, or from the commonwealth, a county or municipality 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 shall receive a gift of \$40,000 of equity in property from Joseph E. Bonfiglioli and Anthony T. Bonfiglioli,

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 the gift of \$40,000.00 from Joseph E. Bonfiglioli and Anthony T. Bonfiglioli.

**Explanation:**

*The Council recently took by friendly eminent domain two building lots off of Broad Street appraised for \$340,000. The agreed sales price was \$300,000, leaving \$40,000 as a gift of equity to the town.*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>2/6/24: Voted 3-0 to recommend</li></ul>

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• Finance Committee</li></ul> | <ul style="list-style-type: none"><li>• 1/29/24: Voted 6-0 to recommend</li></ul> |
|---|---|



In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, February 6, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 1/16/2024  
First Reading: 1/16/2024  
Second Reading: 2/6/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 2/6/2024  
Date Effective: 3/6/2024

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### Order O-FY24-023: Acceptance of Donation - Oliari Charitable Foundation

**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 award from Oliari Charitable Foundation for \$20,000 to be split evenly between the Bridgewater Police and Fire Department. 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 Oliari Charitable Foundation., has graciously donated \$20,000 for the Police and Fire Departments.*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>2/6/24: Voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>1/29/24: Voted 6-0 to recommend.</li></ul>

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Attachments:                    1.     CNT Donation

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, February 6, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk



**CNT**  
Precious Metals

22 December 2023

Michael Dutton  
Town Manager  
Municipal Offices  
22 Central Square  
Bridgewater, MA 02324

Dear Mr. Dutton:

Please find the enclosed check for \$20,000.00 intended for the benefit of the Bridgewater Police Department and the Bridgewater Fire Department. The amount is to be split evenly between the two departments and is to be spent at the sole discretion of the respective department heads.

I appreciate your attention to this matter.

Sincerely,

Danielle M Oliari



## Bridgewater Town Council

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Introduced By:	Town Manager
Date Introduced:	1/23/2024
First Reading:	1/23/2024
Second Reading:	2/6/2024
Amendments Adopted:	
Third Reading:	
Date Adopted:	2/6/2024
Date Effective:	3/6/2024

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### **Order O-FY24-024: Vote to Authorize the Town Council President and Town Council Vice President to Sign on Behalf of the Town of Bridgewater**

**ORDERED**, that the Town Council assembled vote to authorize Town Council President Erik Moore and Town Council Vice President Dennis Gallagher to sign on behalf of the Town the Preservation Restriction Agreement between the Commonwealth of Massachusetts by and through the Massachusetts Historical Commission and the Town of Bridgewater.

#### **Committee Referrals and Dispositions:**

*This measure was not referred to any committee. 14 days have passed, therefore may be finally considered this evening.*

Attachments:

1. Preservation Restriction Agreement
2. 2024-1-18 Sign Authority

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, February 6, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



PRESERVATION RESTRICTION AGREEMENT  
between the COMMONWEALTH OF MASSACHUSETTS  
by and through the MASSACHUSETTS HISTORICAL COMMISSION  
and the TOWN OF BRIDGEWATER

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts 02125, hereinafter referred to as the Commission, and Town of Bridgewater, 66 Central Square, Bridgewater, Massachusetts, 02324, hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as the Town House (also known as Bridgewater Town Hall) thereon as described in a deed dated April 11, 1843, from Abram Washburn to the Inhabitants of the Town of Bridgewater, recorded with the Plymouth Registry of Deeds, in Book 208, Page 237 and which is located at 64 Central Square, Bridgewater, Massachusetts, 02324, hereinafter referred to as the Premises. The Premises is also described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, the Premises includes, but is not limited to, the following: The Bridgewater Town House, constructed in 1843 and designed by Solomon K. Eaton and Daniel Bartlett. The building is in the Greek Revival Style, with a main façade that is characterized by robust elements and a high degree of symmetry. Its monumental pilasters divide the flush board covered façade into three bays. The pilasters at the corners are compounded, so as to read as doubled pilasters. They have smooth shafts and simplified Tuscan capitals. The two inner pilasters, flanking the central doorway, are fluted, with Temple-of-the-Wind capitals. All of the pilasters have plinth-and-torus bases. The central doorway holds a pair of modern metal doors. Surmounting these is a large wooden panel and a bracketed door hood. Above this is a pair of 12/12 double-hung windows. The main façade's pilasters support a heavy classical entablature and a fully enframed attic pediment which contains a date plaque which reads '1843.' The entablature runs around the entire building. Both clapboarded sides have five 12/12 double-hung windows, evenly spaced, on the first and second floors. The frames of the second floor windows are plain and fit snugly under the entablature, while the first floor windows are each topped by a shallow, pediment hood, supported by narrow pilasters forming the jambs of the window. The rear corners of the main block also have compounded pilasters, with Tuscan capitals. A shallow extension is centered off the rear façade, with two 12/12 double hung windows on each floor. A smaller double-hung window is also centered in the pediment above, and another just to the right of the right-hand second floor window. There is a slightly smaller extension filling the corner on the Alley side, with a single double-hung window on each floor of both sides. On the Spring Street side of the

main extension, is a single door topped by a pediment hood. This leads to a accessibility ramp, with an iron railing, leading to the Spring Street sidewalk. Another, wider, ramp leads from Spring Street, down to a larger vehicle entrance, in the basement on the Spring Street side. The Premises is also shown as "Bridgewater Town House" on the Detail taken from the *Plan of Land in Bridgewater, Plymouth County, Massachusetts, 24 Central Square, Assessor's Map 34, Lot 188*, drawn by Anderson Surveys, Inc. Professional Land Surveyors, 500 High Street Hanson, MA 02341-0149, dated June 30, 2022, attached as Exhibit B hereto and incorporated herein by reference.

WHEREAS, the Grantor wishes to impose certain restrictions, obligations and duties upon it as the owner of the Premises and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Premises in order to protect the architectural, archaeological and historical integrity thereof; and

WHEREAS, the preservation of the Premises is significant for its architecture, archaeology and/or associations, and was listed in the State Register of Historic Places on February 27, 2001 as a part of the Bridgewater Center Historic District and therefore qualifies for a preservation restriction under M.G.L., Chapter 184, sections 31, 32 and 33 (hereinafter the "Act"); and

WHEREAS, the preservation of the Premises is important to the public for the enjoyment and appreciation of its architectural, archaeological and historical heritage and will serve the public interest in a manner consistent with the purposes of the Act; and a copy of the Town Council Vote that authorized the Town of Bridgewater to enter into this preservation restriction is attached as Exhibit C hereto and incorporated herein by reference; and

WHEREAS, the present appearance, features, historical materials, spaces and conditions of the Premises at the time of the execution of this Agreement are documented in a set of plans and comprehensive photographic depictions attached as Exhibit D hereto and incorporated herein by reference; and

WHEREAS, the Commission is a government body organized under the laws of the Commonwealth of Massachusetts and is authorized to accept these preservation restrictions under the Act;

NOW, THEREFORE, for good and valuable consideration, the Grantor conveys to the Commission the following preservation restrictions, which shall apply in perpetuity to the Premises.

## PURPOSE

It is the Purpose of these preservation restrictions to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed in the National and/or State Registers of Historic Places, under applicable state and federal legislation. Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National and/or State Registers of Historic Places.

## TERMS

The terms of the Agreement are as follows:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Commission according to the Secretary of the Interior's "Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" (36 CFR 67 and 68), as these may be amended from time to time. The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing or administering the Premises.
2. Inspection: The Grantor agrees that the Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.
3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including the alteration of any interior, unless (a) clearly of a minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines which are attached to this Agreement and hereby incorporated by reference.
4. Notice and Approval: Whenever approval by the Commission is required under this restriction, Grantor shall request specific approval by the Commission not less than (30) days prior to the date Grantor intends to undertake the activity in question. A request for such approval by the grantor shall be

reasonably sufficient as a basis for the Commission to approve or disapprove the request. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit the Commission to make an informed judgment as to its consistency with the purposes of this Preservation Restriction. Within (30) days of receipt of Grantor's reasonably sufficient request for said approval, the Commission shall, in writing, grant or withhold its approval, or request additional information relevant to the request and necessary to provide a basis for its decision. However, should the Commission determine that additional time is necessary in order to make its decision the Commission shall notify the Grantor. The Commission's approval shall not be unreasonably withheld, and shall be granted upon a reasonable showing that the proposed activity shall not materially impair the Purpose of this Agreement. Failure of the Commission to make a decision within sixty (60) days from the date on which the request is accepted by the Commission or notice of a time extension is received by the Grantor shall be deemed to constitute approval of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after the passage of time.

5. Assignment: The Commission may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the preservation of buildings or sites of historical significance only in the event that the Commission should cease to function in its present capacity.

6. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

7. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Commission.

8. Archaeological Activities: The conduct of archaeological activities on the Premises, including without limitation, survey, excavation and artifact retrieval, may occur only following the submission of an archaeological field investigation plan prepared by the Grantor and approved in writing by the State Archaeologist of the Massachusetts Historical Commission (M.G.L. Ch.9, Section 27C, 950 CMR 70.00).

9. Enforcement: The Commission shall have the right to prevent and correct violations of the terms of this preservation restriction. If the Commission, upon inspection of the Premises, finds what appears to be a violation, it may exercise its discretion to seek injunctive relief in a court having jurisdiction. Except where the Commission determines that an ongoing or imminent violation will irreversibly diminish or impair the cultural, historical and/or architectural importance of the Premises, the Commission shall give the Grantor written notice of the violation and allow thirty (30) calendar days to correct the violation before

taking any formal action, including, but not limited to, legal action. If a court, having jurisdiction, determines that a violation exists or has occurred, the Commission may seek to obtain an injunction to stop the violation, temporarily or permanently. A court may also issue a mandatory injunction requiring the Grantor to restore the Premises to a condition that would be consistent with the preservation purposes of the grant from the Massachusetts Preservation Projects Fund and the Massachusetts Historical Commission. In any case where a court finds that a violation has occurred, the court may require the Grantor to reimburse the Commission and the Commonwealth's Attorney General for all the Commonwealth's expenses incurred in stopping, preventing, and/or correcting the violation, including, but not limited to, reasonable attorney's fees. The failure of the Commission to discover a violation or to take immediate action to correct a violation shall not bar it from doing so at a later time.

10. Other Provisions: None applicable.

The burden of these restrictions enumerated in paragraphs 1 through 10, inclusive, shall run with the land and is binding upon future owners of an interest therein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Town of Bridgewater

By: \_\_\_\_\_  
Mathew Rushton  
President, Bridgewater Town Council

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, ss.

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes as \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_



APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, Section 32.

MASSACHUSETTS HISTORICAL COMMISSION

By \_\_\_\_\_  
Brona Simon  
Executive Director and Clerk  
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the undersigned notary public, personally appeared Brona Simon, proved to me through satisfactory evidence of identification, which was (~~a current driver's license~~) (~~a current U.S. passport~~) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes as Executive Director and Clerk of the Massachusetts Historical Commission.

Notary Public

\_\_\_\_\_  
My Commission Expires \_\_\_\_\_

## RESTRICTION GUIDELINES

The purpose of the Restriction Guidelines is to clarify Paragraph Three of the Terms of the Preservation Restriction Agreement, which deals with alterations to the Premises. Under this Paragraph, prior permission from the Massachusetts Historical Commission is required for any major alteration. Alterations of a minor nature, which are part of ordinary maintenance and repair, do not require the Commission's prior review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change, which must be reviewed by the Commission, the following list has been developed. By no means is this list comprehensive: it is only a sampling of some of the more common alterations, which may be contemplated by building owners.

### PAINT

Minor - Exterior or interior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major - Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, wallpaper, ornamental woodwork, stone, decorative or significant original plaster.

### WINDOWS AND DOORS

Minor - Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major - Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows as well as any level of stained glass window conservation/restoration. The addition of storm windows is also considered a major change; however, with notification it is commonly acceptable.

### EXTERIOR

Minor - Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major - Large-scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (i.e., removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry. Structural stabilization of the Premises is also considered a major alteration.

### LANDSCAPE/OUTBUILDINGS

Minor - Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major - Moving or subdividing buildings or Premises; altering of Premises; altering or removing significant landscape features such as gardens, vistas, walks, plantings; ground disturbance affecting archaeological resources.

## WALLS/PARTITIONS

Minor - Making fully reversible changes (i.e., sealing off doors in situ, leaving doors and door openings fully exposed) to the spatial arrangement of a non-significant portion of the building.

Major - Creating new openings in walls or permanently sealing off existing openings; adding permanent partitions which obscure significant original room arrangement; demolishing existing walls; removing or altering stylistic features; altering primary staircases.

## HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS

Minor - Repair of existing systems.

Major - Installing or upgrading systems which will result in major appearance changes (i.e., dropped ceilings, disfigured walls or floors, exposed wiring, ducts, and piping); the removal of substantial quantities of original plaster or other materials in the course of construction.

Changes classified as major alterations are not necessarily unacceptable. Under the Preservation Restriction, such changes must be reviewed by the Commission and their impact on the historic integrity of the Premises assessed.

It is the responsibility of the owner of the Premises (Grantor) to notify the Commission in writing when any major alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

The intent of the Preservation Restriction is to enable the Commission to review proposed alterations and assess their impact on the integrity of the Premises, not to preclude future change. Commission staff will attempt to work with Grantors to develop mutually satisfactory solutions, which are in the best interests of the Premises.

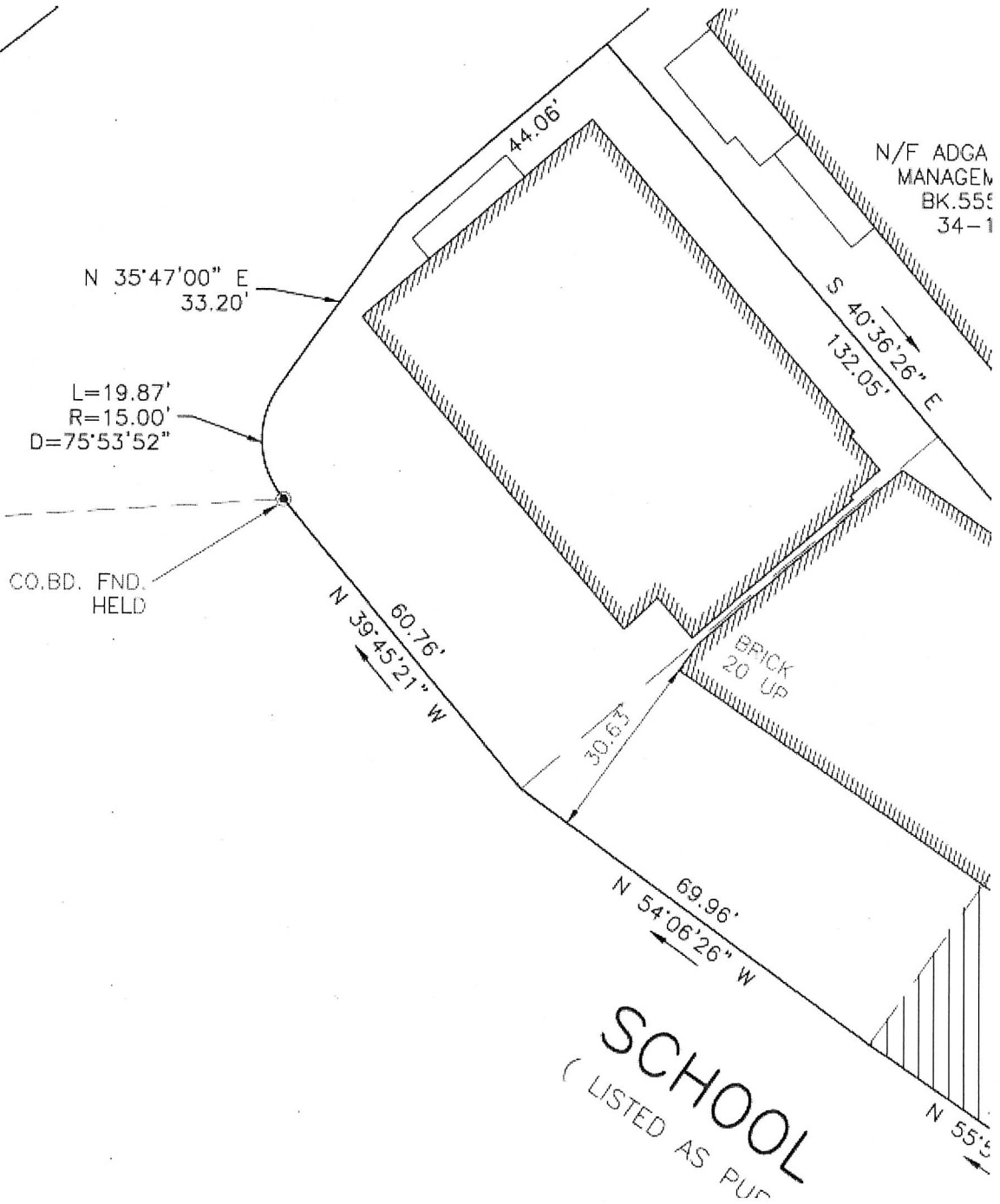
**EXHIBIT A**

Boundary Description from Deeds  
Plymouth County Registry of Deeds  
Book 208, Page 237.2

...beginning at a stake in the intersection of the road leading from the Academy to the Rev. Mr. Doggett's Meeting House, and the road leading from the Hotel to the Normal School House; thence by the first mentioned road south  $61\frac{1}{2}$  degrees east seven rods and two links to a stake & stones; thence north  $41\frac{3}{4}$  degrees east five rods and eight links to a stake; thence north  $47\frac{1}{2}$  degrees west six rods and two links to a stake by the road; thence by the road south  $48\frac{1}{2}$  degrees west seven rods to the bound first mentioned.

**EXHIBIT B**

Detail from Plan of Land in Bridgewater, Plymouth County,  
Massachusetts, 24 Central Square, Assessor's Map 34, Lot  
188, by Anderson Surveys, Inc. Professional Land Surveyors  
June 30, 2022



**EXHIBIT C**

Town of Bridgewater  
Certified Copy of Vote to Enter Into a  
preservation restriction for the  
Bridgewater Town House



**Bridgewater Town Council**

In Town Council, Tuesday, March 1, 2022

Council Order: O-FY22-050

RECEIVED  
TOWN CLERKS OFFICE  
BRIDGEWATER, MA.

2022 MAR 17 A 7:34

Introduced By:	Councillor Colombatos
Date Introduced:	March 1, 2022
First Reading:	March 1, 2022
Second Reading/Hearing:	March 15, 2022
Amendments Adopted:	
Third Reading:	
Date Adopted:	March 15, 2022
Date Effective:	April 15, 2022

Order O-FY22-050

**Town Council Acceptance of TOWN HOUSE PRESERVATION RESTRICTION AGREEMENT**

Whereas, the Town commissioned a feasibility study to review future use of the old Town Hall (also known as the Town House), and;

Whereas, the firms of Arts Market and Epstein Joslin Architects completed the feasibility study and delivered a thorough report outlining recommended improvements for the future adaptive re-use of the old Town Hall as a cultural and arts center, and;

Whereas, the Town Manager has appointed an Ad Hoc Committee to apply the study's findings and solidify the proposals into a plan for execution, and;

Whereas, the Ad Hoc Committee has expressed immediate concern over the condition of the roof and has expressed concern over possible damage to the interior of the building if the roof were to fail, and;

Whereas, the Ad Hoc Committee has identified a state grant through the Massachusetts Historical Commission which could offset the cost of a new roof by up to fifty percent, and;

Whereas, the grant application is due to the state funding agency on March 18, 2022, and;

Whereas, the grant requires that the building, including the exterior and interior, have a preservation restriction attached, and;

Whereas, the building is currently on the Massachusetts Cultural Resource Information System as part of the Central Square Historic District and has benefitted from local Community Preservation Act funding for historic properties,

Now therefore,

ORDERED, in accordance with MGL c. 184, sec. 31, 32, and 33 and 950 CMR 70, that the Town Council assembled vote to accept the placement of a preservation restriction on the old Town Hall (Town House), and authorize the Town Manager to execute a preservation restriction substantially similar to the attached Massachusetts

ROLL-CALL VOTE: REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Historical Commission standard preservation restriction and arrange for the recording of this permanent restriction with the Plymouth County Registry of Deeds.



*Explanation: This order accepts the placement of a preservation restriction on the old Town Hall (aka Town House) and authorizes the Town Manager to execute and arrange for the recording of such restriction. The restriction is substantially similar to the one placed on the Memorial Building in 2000. It is being requested now in order to qualify for a MHC Preservation Projects Fund grant.*

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•

This Order was not referred to any committee. 14 days has elapsed, therefore it may be finally considered this evening.

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, March 15, 2022, to approve the Order by a Roll Call vote of 9-0.

A TRUE COPY ATTEST:

A handwritten signature in dark ink, appearing to read "Debra A. Ward", is written over a horizontal line.

Debra A. Ward  
Town Council Clerk

A True Copy Attest:

A handwritten signature in dark ink, appearing to read "Marilee Kenney Hunt", is written over a horizontal line.

Marilee Kenney Hunt  
Town Clerk

Source: Town of Bridgewater



EXHIBIT D  
Baseline Documentation  
Plan of Photos and Photos

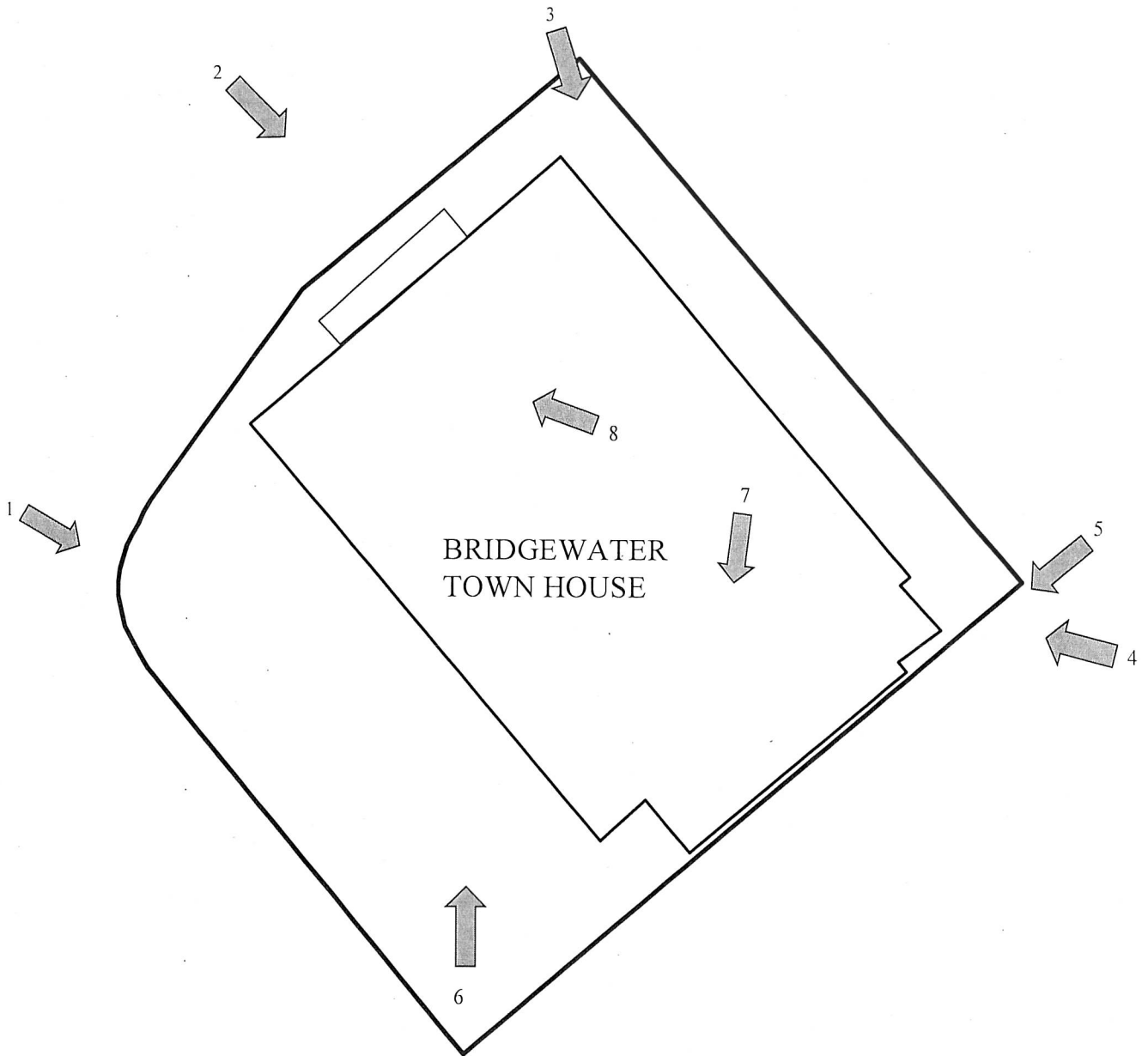




Photo 1 – 1880 Photo from School Street

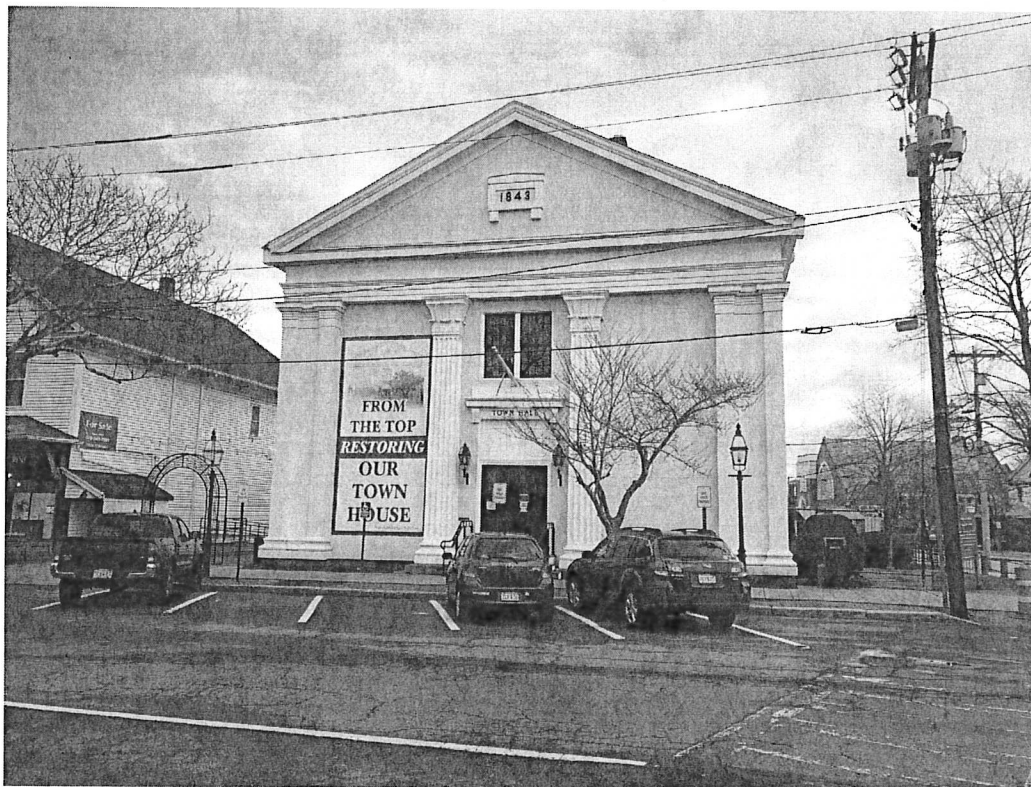


Photo 2 – Front Façade from Town Common

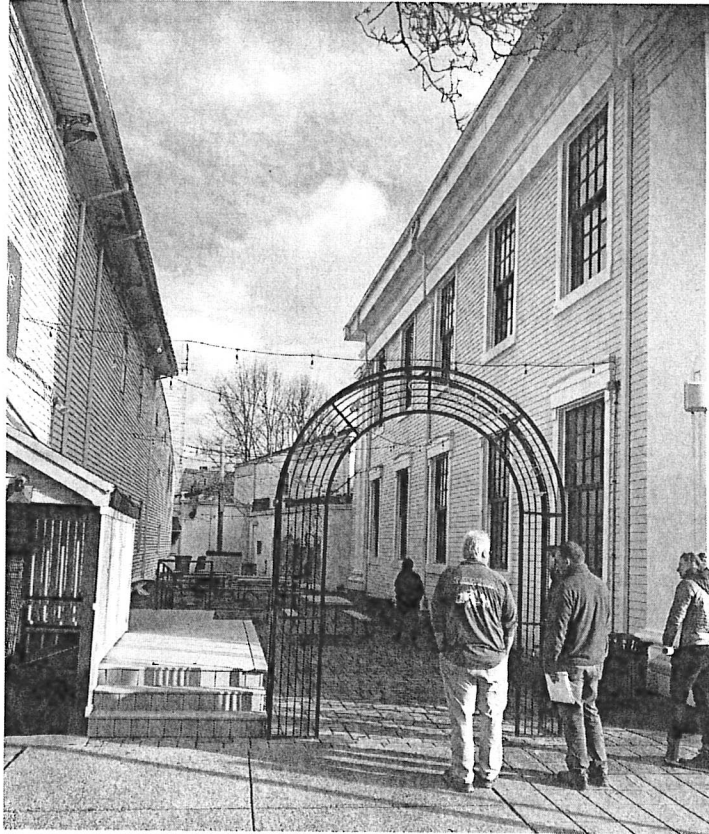


Photo 3 – Alley Façade

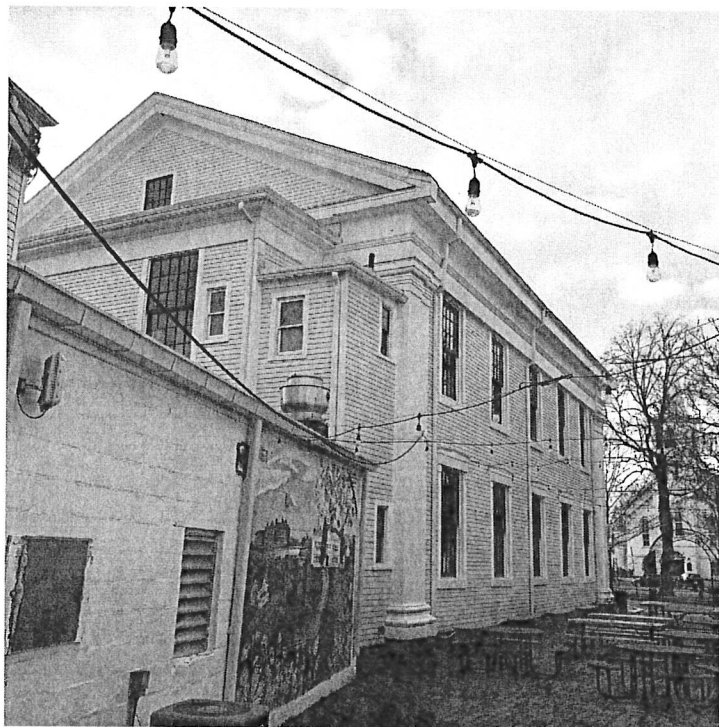


Photo 4 – Alley and Rear Facades



Photo 5 – Gap between Town House and Old Fire Station

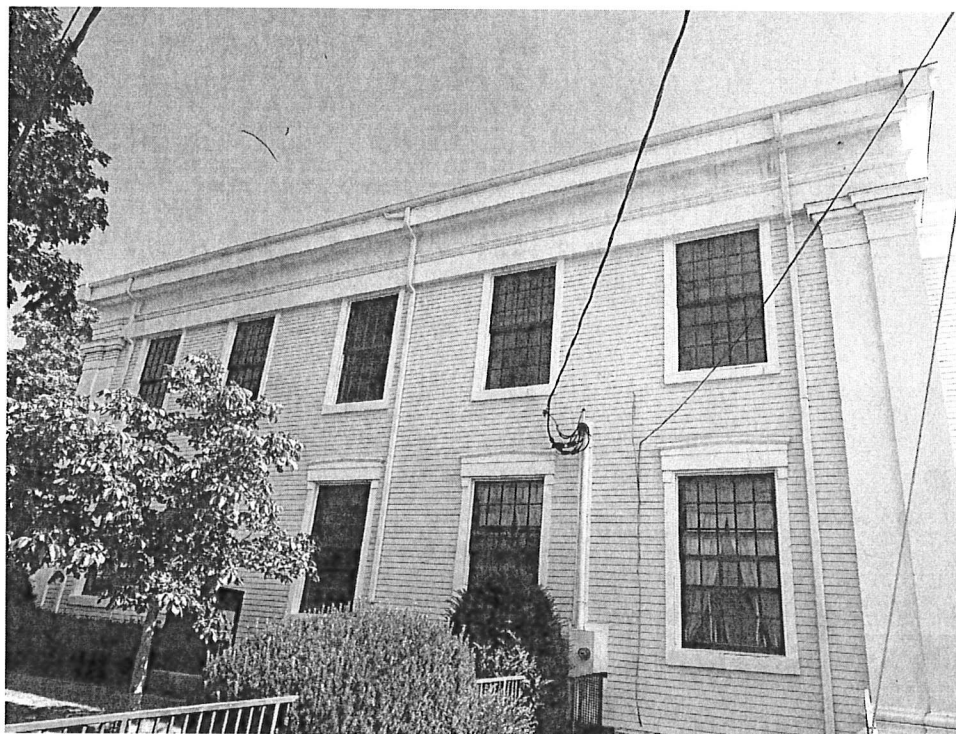


Photo 6 – School Street Facade

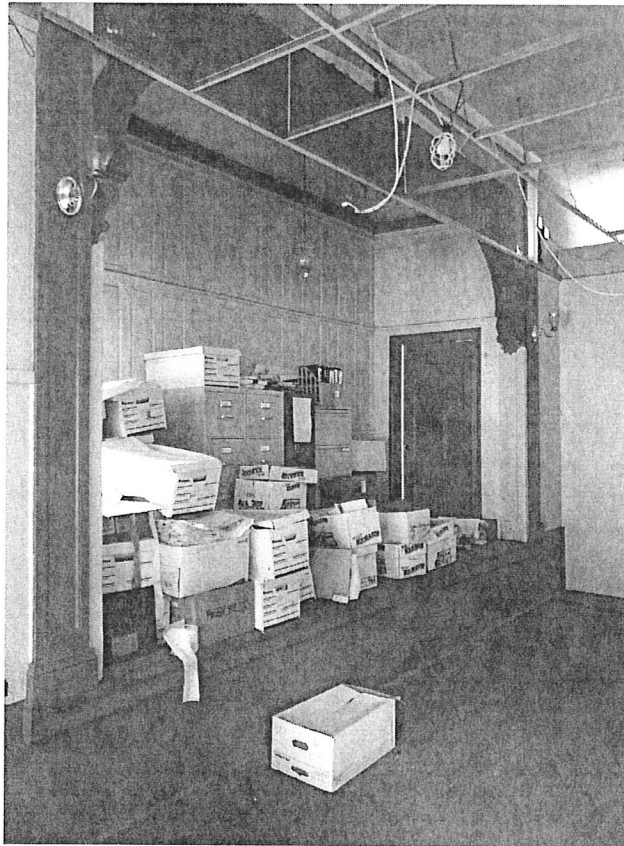


Photo 7 – Second Floor Auditorium Stage

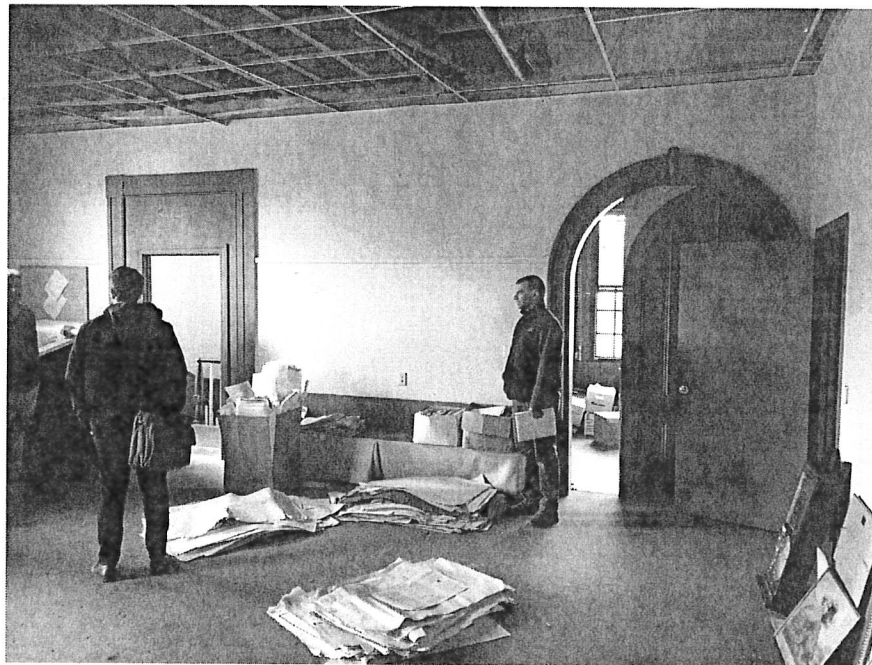


Photo 8 – Second Floor Auditorium towards School Street Lobby

## Certificate of Authorization for Preservation Restriction

Note: If subject property is owned by a Municipality, then only one signer is required. If subject property is owned by a Non-Profit, then two signers will need to be identified - the president or vice president AND treasurer or assistant treasurer, or equivalents.

The Directors of \_\_\_\_\_, on  
Name of Organization/Municipality

\_\_\_\_\_ at which a quorum was present, the following resolution was adopted:

Date of vote or election

VOTED: That

\_\_\_\_\_  
Name of First Signer

\_\_\_\_\_  
His/Her Title and

\_\_\_\_\_  
Name of Second Signer

\_\_\_\_\_  
His/Her Title

of this corporation are hereby authorized to execute a preservation restriction with MHC.

A true copy. ATTEST:

\_\_\_\_\_  
Signature of Clerk/Secretary of Corporation (in blue pen)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signing Date

I hereby certify that I am the Clerk/Secretary of the \_\_\_\_\_, that  
Name of Organization

\_\_\_\_\_ is the duly elected  
Name of First Signer

\_\_\_\_\_ of said corporation, and that  
His/Her Title

\_\_\_\_\_ is the duly elected  
Name of Second Signer

\_\_\_\_\_ of said corporation, and that the above vote has not  
His/Her Title  
been amended or rescinded and remains in full force and effect as of the date of this application.

\_\_\_\_\_  
Signature of Clerk/Secretary of Corporation (in blue pen)





## Bridgewater Town Council

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Introduced By:	Town Manager
Date Introduced:	2/6/2024
First Reading:	2/6/2024
Second Reading:	2/20/2024
Amendments Adopted:	
Third Reading:	
Date Adopted:	2/20/2024
Date Effective:	3/20/2024

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### Order O-FY24-025: Acceptance of Energy Aggregation Plan

**Whereas,** The Town Council has adopted an order relative to municipal electric aggregation (O-FY23-052: Municipal Electric Aggregation) which requested that the Town Manager prepare a Feasibility Study in consultation with the Department of Energy Resources and if needed, in partnership with a consultant, and;

**Whereas,** the Town Manager contracted with a consultant to develop an Electric Aggregation Plan, and;

**Whereas,** the consultant has developed a standard Electric Aggregation Plan which has been publicly posted for over thirty days as required by state law, and;

**Whereas,** before the Electric Aggregation Plan can be submitted to the Massachusetts Department of Public Utilities for approval the Town Council must vote a plan of acceptance;

**Now, therefore,** the Town Council votes to accept the Energy Aggregation Plan as presented.

#### Explanation:

*The electric aggregation plan sets out the basic plan for municipal electric aggregation which, once approved by the DPU, will allow the town, through its consultants, to go out to bid for electric supply. The plan calls for the aggregation of all electric accounts, with the option for customers to opt out. Once submitted to the DPU for approval, it can take up three years for state approval.*

#### Committee Referrals and Dispositions:

*This measure was not referred to any committee. 14 days have passed, therefore may be finally considered this evening.*

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, February 20, 2024 to approve the aforementioned Order, by a Roll-call vote 8-0.

A TRUE COPY ATTEST:

  
Debra Ward, Town Council Clerk

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING





## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 2/6/2024  
First Reading: 2/6/2024  
Second Reading: 2/20/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 2/20/2024  
Date Effective: 3/20/2024

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### **Order O-FY24-026: Acceptance of Non Recurring Revenue to Capital**

**ORDERED**, that the Town Council assembled vote to

**WHEREAS:** Massachusetts General Laws, Chapter 40, §5B requires the Town Council to accept and authorize the expenditure of revenue sources that are deemed one-time revenue or take any other action relative thereto and

**WHEREAS:** The Town of Bridgewater has received a payment of \$263,404.55 from the Department of Corrections' FY 2024 budget earmarked for cities and towns hosting correctional facilities.

**ORDERED:** that the Town Council of Bridgewater, Massachusetts in Town Council assembled to vote to accept payment of \$263,404.55 into the Capital Stabilization Funds to appropriate for Capital needs

**Explanation:**

*This order accepts one time non-recurring revenues from the DOC earmarked 2024 budget to the Capital Stabilization Fund for Capital Appropriations for the Towns/Schools Capital Needs*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>2/20/24: Voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>2/12/24: Voted 6-0 to recommend.</li></ul>

Attachments: 1. DOC FY24 Earmark Hosting Correctional Facilities Jan24

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, February 20, 2024, to approve the aforementioned Order, by a Roll-call vote 8-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk



**MAURA T. HEALEY**  
Governor

**KIMBERLEY DRISCOLL**  
Lieutenant Governor

**TERRENCE M. REIDY**  
Secretary

*The Commonwealth of Massachusetts*  
*Executive Office of Public Safety & Security*  
*Department of Correction*  
*50 Maple Street, Suite 3*  
*Milford, MA 01757*  
*Tel: (508) 422-3300*  
*[www.mass.gov/doc](http://www.mass.gov/doc)*



**CAROL A. MICI**  
Commissioner

**SHAWN P. JENKINS**  
Chief of Staff

**KELLEY J. CORREIRA**  
**ROBERT P. HIGGINS**  
**MITZI S. PETERSON**  
**THOMAS J. PRESTON**  
Deputy Commissioners

January 22, 2024

Mr. Michael Dutton  
Town Manager  
Municipal Office Building  
66 Central Square  
Bridgewater, MA 02324

Dear Mr. Dutton:

The Department of Correction's FY 2024 operating budget contains funds earmarked for cities and towns hosting correctional facilities.

Based on the average state inmate population housed in your community from July 1, 2022, through June 30, 2023, a payment in the amount **\$263,404.55** will be processed for the City of Bridgewater. This payment will be issued via the State Treasurer's Office and sent to your local Treasurer by electronic transfer. This payment has a scheduled disbursement date of January 24, 2024.

If there are any questions, I can be reached at 508-422-3332.

Sincerely,

Thomas Brennan  
Budget Director

Cc: Shawn Jenkins, Chief of Staff  
Thomas J. Preston, Deputy Commissioner Administration  
Matthew Dailey, Executive Director of Admin Services  
Thomas Simeone, Director of Legislative Affairs  
Kristine Marcotte, Director, Fiscal Services



## Bridgewater Town Council

Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading: 4/23/2024  
Date Adopted: 4/23/2024  
Date Effective: 5/23/2024

### Order O-FY24-027: FY25 Water and Sewer Rates

**ORDERED**, that the Town Council assembled vote to establish water and sewer rates for the Town of Bridgewater for the Fiscal Year 2025 as follows:

BASE RATE = \$50.00			*Cost per 100 cf	
Proposed Rates SEWER				
<u>Tier</u>		<u>Current Rate</u>	<u>2024</u>	<u>2025</u>
1	1-1,500 cf	0.0243	0.0243	0.0365
2	1,501-3,000 cf	0.0479	0.0479	0.0719
3	over 3,001 cf	0.0690	0.0690	0.1035
BASE RATE = \$25.00/unchanged			*Cost per 100 cf	
Proposed Rates WATER				
<u>Tier</u>		<u>Current Rate</u>	<u>2024</u>	<u>2025</u>
1	1-1,500 cf	0.0348	0.0348	0.0372
2	1,501-10,000 cf	0.0737	0.0737	0.0789
3	over 10,000 cf	0.0903	0.0903	0.0966

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

**Committee Referrals and Dispositions:**

<b>Referral(s)</b>	<b>Disposition(s)</b>
<ul style="list-style-type: none"><li>• Budget &amp; Finance and Finance Committee</li></ul>	<ul style="list-style-type: none"><li>• 3/26/24: Joint meeting prior to Town Council meeting.</li></ul>
<ul style="list-style-type: none"><li>• Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>• 4/1/24: Voted 3-0 to recommend.</li></ul>
<ul style="list-style-type: none"><li>• Finance Committee</li></ul>	<ul style="list-style-type: none"><li>• 4/22/24: Voted 4-3-1 to recommend.</li></ul>

Attachments:               None

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, April 23, 2024, to approve the aforementioned Order, by a Roll-call vote 7-1-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



## Bridgewater Town Council

---

Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 3/26/2024  
Date Effective: 4/26/2024

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### **Order O-FY24-028: Acceptance of Grant: Council on Aging – Mass Cultural Council**

**ORDERED:** that the Town Council assembled vote to

**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 grant award in the amount of \$2,500 from Mass Cultural Council; and

**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 the grant of \$2,500 from Mass Cultural Council, to expend the grant in accordance with stated purpose thereof.

**Explanation:**

*The COA Director applied for and received a grant of \$2,500 from the Mass Cultural Council for a Festivals and Projects grant.*

**Committee Referrals and Dispositions:**

Budget & Finance	3/19/24: Voted 3-0 to recommend.
FinCom	3/18/24: Voted 6-0 to recommend.

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Attachments: 1. FY2024 COA Festivals Projects Grant \$2500 Award

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, March 26, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk





November 17, 2023

Dear Emily Williams,

We are pleased to inform you that Town of Bridgewater for Bridgewater Senior Center and Council on Aging has been approved for a Festivals & Projects grant of \$2,500 (FY24-FE-PRJ-55093) from the Mass Cultural Council.

Thanks to vigorous advocacy from the cultural sector, the Legislature once again showed strong, bipartisan support for the Mass Cultural Council, and its programs and services in the FY24 state budget. This allows us to continue to support Massachusetts' dynamic artists and creative individuals, communities, cultural organizations, schools, and creative youth development across the Commonwealth.

Below you will find a contract package that contains award instructions and reporting requirements. Please review these documents carefully and **sign the document electronically within 14 days of the date on this letter**. This will help us process your grant as quickly as possible. For questions about the contract, please contact Marc Sulmonte at 617-858-2823 or [marc.sulmonte@mass.gov](mailto:marc.sulmonte@mass.gov).

For questions about the program please contact Festivals and Projects Team, Kalyn King and Timothea Pham at 617-858-2821 or [festivals.projects@mass.gov](mailto:festivals.projects@mass.gov).

Culture is ultimately about you. You play an integral role in creating and supporting a cultural life in Massachusetts that is vital, accessible, and thriving. Thank you for all that you do to elevate our rich cultural life in Massachusetts.

A handwritten signature in black ink that reads 'Marc Carroll'.

Marc Carroll  
Chair

A handwritten signature in black ink that reads 'Michael J. Bobbitt'.

Michael. J. Bobbitt  
Executive Director



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 3/26/2024  
Date Effective: 4/26/2024

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### **OrderO-FY24-029: Acceptance of Grant: Community Transit Program - MassDOT**

**ORDERED:** that the Town Council assembled vote to

**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 grant award in the amount of \$288,658 from MassDOT; and

**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 the grant of \$288,658 from MassDOT, to expend the grant in accordance with stated purpose thereof.

**Explanation:**

*The COA Director applied for and received \$288,658 from MassDOT to expand the Bridgewater Community Cares Program to support mobility for older adults and individuals with disabilities.*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>3/19/24: Voted 3-0 to recommend.</li></ul>

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

<ul style="list-style-type: none"><li>• FinCom</li></ul>	<ul style="list-style-type: none"><li>• 3/18/24: Voted 6-0 to recommend.</li></ul>
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- Attachments:
1. FY2024 Bridgewater Community Transit Grant Program \$288658 Award Letter - Phase 2 MDOT

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, March 26, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk



Maura Healey, Governor  
Kimberley Driscoll, Lieutenant Governor  
Monica Tibbitts-Nutt, Acting Secretary & CEO  
Meredith Slesinger, MassDOT Rail & Transit Administrator



November 6, 2023

Emily Williams  
Town of Bridgewater  
66 Central Square  
Bridgewater, MA 02324

Dear Emily Williams:

On behalf of Governor Healey and Lieutenant Governor Driscoll, I am pleased to notify you that the Town of Bridgewater has been competitively selected to receive a State Fiscal Year 2024 Community Transit Grant Program award for the following project:

Bridgewater Cares Transit in the amount of \$288,658

Through this funding, we are pleased to support your efforts to expand mobility for older adults and individuals with disabilities in Massachusetts. The review committee appreciated the need for additional transportation support in your town. However, the Community Transit Grant Program promotes coordinated, collaborative approaches to community transportation. As such, a requirement of your grant will be to engage with nearby towns or organizations to explore opportunities to partner, coordinate, or streamline transportation, and to report on this as part of your quarterly reporting. MassDOT Rail and Transit grant staff will provide technical assistance.

In the coming weeks, you will receive further instructions from the MassDOT Transit Division detailing next steps, including any necessary budgetary revisions. In the meantime, please feel free to contact Rachel Fichtenbaum, Manager of Grant Programs and Mobility Management, at [Rachel.L.Fichtenbaum@dot.state.ma.us](mailto:Rachel.L.Fichtenbaum@dot.state.ma.us) with any questions.

Thank you for your continued commitment to improving mobility in the Commonwealth.

Sincerely,

*Meredith Slesinger*

Meredith Slesinger  
MassDOT Rail and Transit Administrator



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 3/26/2024  
Date Effective: 4/26/2024

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### **Order O-F24-030: Acceptance of Grant: Police Department - Justice Assistance (JAG) Program**

**ORDERED:** that the Town Council assembled vote to

**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 grant award in the amount of \$44,077.76 from the Executive Office of Public Safety and Security’s (EOPSSS’s) office of Grants and Research (OGR) under the federal Edward J. Byrne Memorial Justice Assistance Grant (JAG) Program; and

**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 the grant of \$44,077.76 from the Executive Office of Public Safety and Security office of Grants and Research, to expend the grant in accordance with stated purpose thereof.

**Explanation:**

*The Police Department applied for and received \$44,077.76 from the Executive Office of Public Safety and Security office of Grants and Research under the Justice Assistance Grant Program to invest in a new law enforcement vehicle to better service the community of Bridgewater.*

**Committee Referrals and Dispositions:**

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

<ul style="list-style-type: none"><li>• Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>• 3/19/24: Voted 3-0 to recommend.</li></ul>
<ul style="list-style-type: none"><li>• FinCom</li></ul>	<ul style="list-style-type: none"><li>• 3/18/24: Voted 6-0 to recommend.</li></ul>

Attachments:               None

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, March 26, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 3/26/2024  
Date Effective: 4/26/2024

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### Order O-FY24-031: Acceptance of Grant: Fire Department - Department of Fire Services

**ORDERED:** that the Town Council assembled vote to

**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 grant award in the amount of \$18,799.69 from the Executive Office of Public Safety and Security and the Department of Fire Services (DFS); and

**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 the grant of \$18,799.69 from the Executive Office of Public Safety and Security and the Department of Fire Services (DFS), to expend the grant in accordance with stated purpose thereof.

**Explanation:**

*The Fire Department applied for and received \$18,799.69 from the Executive Office of Public Safety and Security and Department of Fire Services for firefighter safety equipment.*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>3/19/24: Voted 3-0 to recommend.</li></ul>

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



<ul style="list-style-type: none"><li>• FinCom</li></ul>	<ul style="list-style-type: none"><li>• 3/18/24: Voted 6-0 to recommend.</li></ul>
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Attachments:                    1.     EOPSS DFS Governor's Award Letter

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, March 26, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk



OFFICE OF THE GOVERNOR  
**COMMONWEALTH OF MASSACHUSETTS**  
STATE HOUSE BOSTON, MA 02133  
(617) 725-4000

**MAURA T. HEALEY**  
GOVERNOR

**KIMBERLEY DRISCOLL**  
LIEUTENANT GOVERNOR

February 6, 2024

Acting Chief John Schlatz  
Town of Bridgewater  
22 School Street  
Bridgewater, MA 02324

Dear Acting Chief Schlatz,

Congratulations! I am pleased to inform you that the Executive Office of Public Safety and Security and the Department of Fire Services (DFS) has awarded the Town of Bridgewater Fire Department \$18,799.69 in State Fiscal Year 2024 funding for the Firefighter Safety Equipment Grant Program.

With each new challenge, the fire service in Massachusetts demonstrates its ability to adapt, overcome, and continue providing the excellent level of services that the citizens of the Commonwealth have come to expect. Please know how thankful I am for this, and how grateful I am to be able to provide your department with this important equipment.

The contract, terms and conditions, and other award documents for this program will be provided to you by DFS. Please contact Tim Moore at DFS with any questions about this award at 978-567-3721 or [Timothy.Moore@mass.gov](mailto:Timothy.Moore@mass.gov).

Sincerely,

A handwritten signature in blue ink, reading "M. T. Healey".

GOVERNOR MAURA T. HEALEY

A handwritten signature in blue ink, reading "Kim Driscoll".

LT. GOVERNOR KIMBERLEY DRISCOLL



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 3/26/2024  
Date Effective: 4/26/2024

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### **Order O-FY24-032: Acceptance of Grant: Council on Aging - Massachusetts Home and Community Based Services (HCBS)**

**ORDERED:** that the Town Council assembled vote to

**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 grant award in the amount of \$199,492 from the Massachusetts Home and Community Based Services (HCBS) ARPA Grant Programs; and

**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 the grant of \$199,492 from the Massachusetts Home and Community Based Services (HCBS) ARPA to expend the grant in accordance with stated purpose thereof.

**Explanation:**

*The COA Director applied for and received \$199,492 from the Massachusetts Home and Community Based Services (HCBS) ARPA Grant Program to support an Adult Day Care Program at the Senior Center.*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>3/19/24: Voted 3-0 to recommend.</li></ul>

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

<ul style="list-style-type: none"><li>• FinCom</li></ul>	<ul style="list-style-type: none"><li>• 3/18/24: Voted 6-0 to recommend.</li></ul>
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Attachments:                      None

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, March 26, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 4/9/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 4/9/2024  
Date Effective: 7/1/2024

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### **Order O-FY24-033: Town Council Acceptance of Proposed License, Permit and Fee Increases Effective July 1, 2024**

**ORDERED**, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the attached Proposed License, Permit and Fee Increases with an effective date of July 1, 2024.

**Explanation:**

*An affirmative vote will formally accept the attached increases effective July 1, 2024.*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>3/19/24: Voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>3/18/24: Voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Community &amp; Economic Development</li></ul>	<ul style="list-style-type: none"><li>4/1/24: Voted 3-0 to recommend</li></ul>

Attachments: 1. Proposed Rates 7.1.24

# Town of Bridewater PROPOSED License, Permit, Fees for 7/1/2024

Dept#	Desc	Commercial Residential	License/permit/fee	Description Duration	CURRENT AMOUNT	PROPOSED NEW FEE 7/1/2024
111	Town Council	ANY	Above/underground Storage (Initial License)	initial	\$ 200.00	\$ 250.00
111	Town Council	ANY	Above/Underground Storage Renewals	renewal	\$ 100.00	\$ 150.00
111	Town Council	ANY	Annual renewal processing fee	each	\$ 50.00	\$ 75.00
111	Town Council	ANY	Application Filing fee (alcohol related)	each	\$ 150.00	\$ 200.00
111	Town Council	ANY	Application Filing Fee General	each	\$ 100.00	\$ 150.00
111	Town Council	ANY	Auctioneer (annual)	annual	\$ 100.00	\$ 150.00
111	Town Council	ANY	Auctioneer (one-day)	one day	\$ 50.00	\$ 75.00
111	Town Council	ANY	Auto Amusement Games (pinball, cranes, etc)	annual	\$ 100.00	\$ 125.00
111	Town Council	ANY	Auto Dealers License	annual	\$ 200.00	\$ 200.00
111	Town Council	ANY	Bar Top Video games	annual	\$ 100.00	\$ 125.00
111	Town Council	ANY	Billard Pool Table (coin operated)	annual	\$ 100.00	\$ 125.00
111	Town Council	ANY	Billard Pool Table (not coin operated)	annual	\$ 50.00	\$ 75.00
111	Town Council	ANY	Business license	annual	\$ 40.00	\$ 60.00
111	Town Council	ANY	Club All Alcohol	annual	\$ 1,525.00	\$ 1,675.00
111	Town Council	ANY	Common Victualler License	annual	\$ 100.00	\$ 100.00
111	Town Council	ANY	Dancing -Weekdays	annual	\$ 150.00	\$ 175.00
111	Town Council	ANY	Dancing -Sundays	annual	\$ 125.00	\$ 150.00
111	Town Council	ANY	Farmer Series Pouring Permit	annual	\$ 1,000.00	\$ 1,150.00
111	Town Council	ANY	Jukebox (Sundays)	annual	\$ -	\$ 75.00
111	Town Council	ANY	Jukebox (weekdays)	annual	\$ 100.00	\$ 125.00
111	Town Council	ANY	Live Entertainment - Sundays	annual	\$ 125.00	\$ 150.00
111	Town Council	ANY	Live Entertainment - Weekdays	annual	\$ 150.00	\$ 175.00
111	Town Council	ANY	Lodging House License	annual	\$ 50.00	\$ 50.00
111	Town Council	ANY	Music -Weekdays	annual	\$ 150.00	\$ 175.00
111	Town Council	ANY	Music -Sundays	annual	\$ 125.00	\$ 150.00
111	Town Council	ANY	One Day All Alcohol (Non Profit Only) Permit	one day	\$ 75.00	\$ 85.00
111	Town Council	ANY	One -Day Entertainment Permit - Sundays	one day	\$ 75.00	\$ 85.00
111	Town Council	ANY	One- Day Entertainment Permit - Weekdays	one day	\$ 75.00	\$ 85.00
111	Town Council	ANY	One Day Wine & Malt Permit	one day	\$ 75.00	\$ 85.00
111	Town Council	ANY	Package Store All Alcohol	annual	\$ 1,775.00	\$ 1,900.00
111	Town Council	ANY	Package Store Wine & Malt	annual	\$ 1,475.00	\$ 1,625.00
111	Town Council	ANY	Precious Metals	annual	\$ 100.00	\$ 150.00
111	Town Council	ANY	Restaurant All Alcohol	annual	\$ 2,025.00	\$ 2,275.00
111	Town Council	ANY	Restaurant Wine & Malt	annual	\$ 1,475.00	\$ 1,625.00
111	Town Council	ANY	Taxicab (per vehicle)	per vehicle	\$ 75.00	\$ 125.00
111	Town Council	ANY	Touch Screen Video Game	annual	\$ 100.00	\$ 125.00
111	Town Council	ANY	TV	annual	\$ 25.00	\$ 35.00
111	Town Council	ANY	Video game	annual	\$ 100.00	\$ 125.00
111	Town Council	ANY	Yard Sale (per day)	one day	\$ 10.00	\$ 15.00
220	Fire	Commercial	Energy Storage System	NEW	\$ -	\$ 50.00
220	Fire	Commercial	Solar/ESS Plan Review	each	\$ -	\$ 200.00
220	Fire	Commercial	Tank Removal Over 1101 gallons	each	\$ 150.00	\$ 200.00
220	Fire	Commercial	Tank Removal Under 1100 gallons	each	\$ 100.00	\$ 125.00
220	Fire	Residential	Solar/ESS Plan Review	each	\$ -	\$ 100.00
220	Fire	ANY	Black Powder/Gunpowder	annual	\$ -	\$ 50.00
220	Fire	ANY	Blasting	30 Days ( Fire Watch)	\$ 150.00	\$ 150.00
220	Fire	ANY	Bldg Plan Review - Commercial & Industrial Fire Alarm Only	each	\$ 100.00	\$ 100.00
220	Fire	ANY	Bldg Plan Review - Multi-Family (up to 3)	each	\$ 75.00	\$ 75.00
220	Fire	ANY	Bldg Plan Review - Single Family	each	\$ 50.00	\$ 50.00
220	Fire	ANY	Bldg Plan Review and - Commercial & Industrial Fire Alarm & Sprinkler	each	\$ 200.00	\$ 200.00
220	Fire	ANY	Burning Permit	each	\$ 10.00	\$ 10.00
220	Fire	ANY	Commercial Oil Burner/Tank Permit	each	\$ 60.00	\$ 60.00
220	Fire	ANY	Environment Report (21-E)	each	\$ 30.00	\$ 30.00
220	Fire	ANY	False Alarms 2-3 Incidents	each	\$ 50.00	\$ 50.00
220	Fire	ANY	False Alarms 4-5 Incidents	each	\$ 150.00	\$ 150.00
220	Fire	ANY	False Alarms 6 or More Incidents	each	\$ 250.00	\$ 200.00
220	Fire	ANY	False Alarms First Incident	warning	\$ -	\$ -
220	Fire	ANY	Fire Alarm & Sprinkler Repairs	each	\$ 50.00	\$ 50.00
220	Fire	ANY	Fire Alarm & Sprinkler Tests	each	\$ 100.00	\$ 100.00
220	Fire	ANY	Fire Supression System (Hood)	each	\$ 100.00	\$ 100.00
220	Fire	ANY	Fireworks (Commercial)	each	\$ 100.00	\$ 100.00
220	Fire	ANY	Food Truck Inspection	annual	\$ -	\$ 50.00
220	Fire	ANY	Hazardous Material Storage	annual	\$ -	\$ 50.00
220	Fire	ANY	Hot Work / Cutting & Welding	annual	\$ 40.00	\$ 50.00
220	Fire	ANY	Master Box	annual	\$ 300.00	\$ 300.00
220	Fire	ANY	Misc Permit	annual	\$ -	\$ 50.00
220	Fire	ANY	Propane Permits	each	\$ 40.00	\$ 50.00
220	Fire	ANY	Quarterly Inspections	each	\$ 100.00	\$ 150.00
220	Fire	ANY	Reports (Vehicle Fire, Ambulance)	each	\$ 25.00	\$ 40.00
220	Fire	ANY	Residential Oil Burner/Tank Permit	each	\$ 40.00	\$ 40.00
220	Fire	ANY	Smoke Detector Re-Inspection	each	\$ 50.00	\$ 100.00
220	Fire	ANY	Smoke Detector/CO Detector (26F 1/2)	60 Days	\$ 50.00	\$ 50.00
220	Fire	ANY	Smoke Detector/CO Detector (26F 1/2) 6 or fewer units	60 Days	\$ 150.00	\$ 150.00
220	Fire	ANY	Smoke Detector/CO Detector (26F 1/2) 6 or more units (maximum)	60 Days	\$ 500.00	\$ 500.00
220	Fire	ANY	Storage - Fuel (Except Residential) - Underground & Aboveground Over 1001 gallons	annual	\$ 60.00	\$ 75.00
220	Fire	ANY	Storage - Fuel (Except Residential) - Underground & Aboveground Under 1000 gallons	annual	\$ 50.00	\$ 60.00
220	Fire	ANY	Tank Removal AST Residential	each	\$ 75.00	\$ 75.00
220	Fire	ANY	Tank Truck Inspection 1001 gals and up	annual	\$ 100.00	\$ 100.00
220	Fire	ANY	Tank Truck Inspection Over 101 gal up to 1000 gal	annual	\$ 75.00	\$ 100.00
220	Fire	ANY	Tank Truck Inspection Under 100 gallons	annual	\$ 50.00	\$ 75.00
220	Fire	ANY	Tank Truck Storage/Each Vehicle	annual	\$ 50.00	\$ 75.00
220	Fire	ANY	Vent-Free Gas Appliance	each	\$ -	\$ 50.00
220	Fire	ANY	Waste Oil Storage	annual	\$ -	\$ 50.00
240	CED (Building)	Commercial	Accessory structures 150 sq ft and up	\$12/\$1,000 – Minimum \$150	\$ -	\$12/\$1,000 – Minimum \$200
240	CED (Building)	Residential	Accessory structures 150 sq ft and up	\$12/\$1,000 – Minimum \$75	\$ -	\$12/\$1,000 – Minimum \$100
240	CED (Building)	Residential	Add Outlets to Existing Dwelling	each	\$ 75.00	\$ 85.00
240	CED (Building)	Commercial	Addition/Alteration	\$16/\$1,000 – Minimum \$300	\$ -	
240	CED (Building)	Residential	Addition/Alteration	\$12/\$1,000 – Minimum \$100	\$ -	
240	CED (Building)	Residential	Additions or Rewiring Existing	each	\$ 110.00	\$ 125.00
240	CED (Building)	Residential	Air Conditioning/Heat Pump System	each	\$ 100.00	\$ 125.00
240	CED (Building)	Commercial	All Work under this category unless specifically listed below	each	\$ -	
240	CED (Building)	Commercial	Burglar Alarm	each	\$ -	
240	CED (Building)	Commercial	Carnivals, Circuses, Tens	each	\$ 100.00	\$ 100.00
240	CED (Building)	Commercial	Certificate of Inspection per 780 CMR	\$200 up to 4 units + \$50 per unit after 4	\$ -	
240	CED (Building)	Commercial	Communication Tower/Antenna	\$12/foot + \$300 per carrier – Minimum \$300	\$ -	
240	CED (Building)	Commercial	DBA Certificates requiring Inspections	each	\$ 100.00	\$ 100.00
240	CED (Building)	Residential	DBA Certificates requiring Inspections	each	\$ 100.00	\$ 100.00
240	CED (Building)	Commercial	Decks	\$16/\$1,000 – Minimum \$75	\$ -	
240	CED (Building)	Residential	Decks	\$12/\$1,000 – Minimum \$75	\$ -	\$12/\$1,000 – Minimum \$150
240	CED (Building)	Commercial	Demolition (see note 1 below)	\$5/\$1,000 – Minimum \$300	\$ -	
240	CED (Building)	Residential	Demolition (see note 1 below)	\$2.50/\$1,000 – Minimum \$100	\$ -	

# Town of Bridewater PROPOSED License, Permit, Fees for 7/1/2024

Dept#	Desc	Commercial Residential	License/permit/fee	Description Duration	CURRENT AMOUNT	PROPOSED NEW FEE 7/1/2024
240	CED (Building)	Residential	Duplex Dwelling Two Family Dwelling Units	each	\$ 350.00	\$ 400.00
240	CED (Building)	Commercial	Duplicate Permit Card	each	\$ 25.00	\$ 30.00
240	CED (Building)	Residential	Duplicate Permit Card	each	\$ 25.00	\$ 30.00
240	CED (Building)	Commercial	Electric Signs	each	\$ 150.00	
240	CED (Building)	Commercial	Emergency Inspection Outside of Office Hours(When called out by Fire Department or	\$ 75.00, or fraction thereof, 4-hour min.	\$ -	\$ 100.00
240	CED (Building)	Residential	Emergency Inspection Outside of Office Hours(When called out by Fire Department or	\$ 75.00, or fraction thereof, 4-hour min.	\$ -	\$ -
240	CED (Building)	Residential	Energy Storage System	each	\$ 100.00	\$ 150.00
240	CED (Building)	Commercial	FAILURE TO APPLY FOR PERMIT	Double Permit Fee	Double fee	Triple
240	CED (Building)	Residential	FAILURE TO APPLY FOR PERMIT	each	\$ -	Triple
240	CED (Building)	Commercial	Fire Alarm	\$16/\$1,000 – Minimum \$100	\$ -	
240	CED (Building)	Residential	Fire Alarm	\$12/\$1,000 – Minimum \$100	\$ -	
240	CED (Building)	Residential	Fire Department Inspection Fee	\$100 up to 4 units + \$30 per unit after 4	\$ -	
240	CED (Building)	Commercial	Fire Inspection Fee	\$100 up to 4 units + \$50 per unit after 4	\$ -	
240	CED (Building)	Commercial	For each additional person performing electrical work	annual	\$ 225.00	\$ 225.00
240	CED (Building)	Commercial	GAS	\$ 100.00 for application plus \$25.00 per fixture	\$ -	\$ 125.00 for application plus \$25.00 per fixture
240	CED (Building)	Residential	GAS	\$50.00 for application plus \$15.00 per fixture	\$ -	\$65.00 for application plus \$15.00 per fixture
240	CED (Building)	Commercial	Gas (2 separate permits)	each	\$ 100.00	\$ 100.00
240	CED (Building)	Residential	Gas (2 separate permits)	each	\$ 60.00	\$ 60.00
240	CED (Building)	Residential	Hot Tub	each	\$ 75.00	\$ 100.00
240	CED (Building)	Commercial	If Electric ... Requires Wiring Permit (2 separate permits)	\$100 + 2% of the value of the job	\$ -	
240	CED (Building)	Residential	If Electric ... Requires Wiring Permit (2 separate permits)	each	\$ 75.00	\$ 75.00
240	CED (Building)	Residential	Inspection Outside of Office Hours	\$ 75.00, or fraction thereof, 4-hour min.	\$ -	\$ 100.00
240	CED (Building)	Residential	Install Burglar Alarm or Low voltage Wiring	each	\$ 100.00	\$ 100.00
240	CED (Building)	Commercial	Institutional Permits for Maintenance and Alterations, Per chapter 141, Section 8 MGL	annual	\$ 300.00	\$ 300.00
240	CED (Building)	Residential	Major Appliances (Installed at same time)	each	\$ 75.00	\$ 85.00
240	CED (Building)	Commercial	Mechanical	\$16/\$1,000 – Minimum \$100	\$ -	
240	CED (Building)	Residential	Mechanical	\$12/\$1,000 – Minimum \$100	\$ -	
240	CED (Building)	Commercial	Minor alteration ex: replace door, window or small repairvalued under \$1,000	each	\$ 100.00	\$ 100.00
240	CED (Building)	Residential	Multi-Family Certificate of Inspection per 780 CMR	\$200 up to 4 units + \$50 per unit after 4	\$ -	\$ -
240	CED (Building)	Commercial	New Building	\$16/\$1,000 – Minimum \$500	\$ -	\$ -
240	CED (Building)	Residential	New Dwelling	\$12/\$1,000 – Minimum \$500	\$ -	
240	CED (Building)	Commercial	Occupancy Permit	\$50 per unit – Minimum \$50	\$ -	\$50 per unit – Minimum \$100
240	CED (Building)	Residential	Occupancy Permit	\$30 per unit	\$ -	\$50 per unit
240	CED (Building)	Residential	Oil Burners or Gas Heating System	each	\$ 75.00	\$ 85.00
240	CED (Building)	Commercial	PLUMBING	\$ 100.00 for application plus \$25.00 per fixture	\$ -	\$ 125 for application plus \$25.00 per fixture
240	CED (Building)	Residential	PLUMBING	\$50.00 for application plus \$15.00 per fixture	\$ -	\$65.00 for application plus \$15.00 per fixture
240	CED (Building)	Residential	Pool Shed/Cabana	each	\$ 100.00	\$ 125.00
240	CED (Building)	Residential	Reinspection	each	\$ 75.00	\$ 75.00
240	CED (Building)	Commercial	RE-INSPECTION	each	\$ 60.00	\$ 75.00
240	CED (Building)	Residential	RE-INSPECTION	each	\$ 60.00	\$ 75.00
240	CED (Building)	Commercial	Re-inspection Fee	each	\$ 50.00	\$ 75.00
240	CED (Building)	Residential	Re-inspection Fee	each	\$ 50.00	\$ 100.00
240	CED (Building)	Commercial	Reinspection for Failed Inspection 75.00 in advance	75.00 in advance	\$ 75.00	\$ 100.00
240	CED (Building)	Residential	Residential Generator	each	\$ 100.00	\$ 125.00
240	CED (Building)	Commercial	Roofing	\$16/\$1,000 – Minimum \$150	\$ -	
240	CED (Building)	Residential	Roofing	each	\$ 75.00	1% of Value – Minimum \$100.00
240	CED (Building)	Residential	Services: Disconnect and Reconnect for Siding	each	\$ -	\$ 100.00
240	CED (Building)	Residential	Services: New, Replace Existing or Upgrade	each	\$ -	\$ 125.00
240	CED (Building)	Residential	Services: Temporary Service	each	\$ -	\$ 100.00
240	CED (Building)	Commercial	SEWER CONNECTIONSsubmit on separate plumbing permit application and obtain regist	each	\$ 100.00	\$ 100.00
240	CED (Building)	Residential	SEWER CONNECTIONSsubmit on separate plumbing permit application and obtain regist	each	\$ 60.00	\$ 60.00
240	CED (Building)	Residential	Shed 150 sq. ft.	\$12/\$1,000 – Minimum \$75	\$ -	\$12/\$1,000 – Minimum \$100
240	CED (Building)	Commercial	Shed 150 sq. ft. or less	\$12/\$1,000 – Minimum \$75	\$ -	
240	CED (Building)	Commercial	Sheet Metal	\$10/\$1,000 – Minimum \$40	\$ -	\$10/\$1,000 – Minimum \$100
240	CED (Building)	Residential	Siding	each	\$ 75.00	1% of Value – Minimum \$100.00
240	CED (Building)	Commercial	Signage	\$8/\$1,000 – Minimum \$50	\$ -	\$10/\$1,000 – Minimum \$50
240	CED (Building)	Residential	Single Family Dwelling, including Service	each	\$ 225.00	\$ 275.00
240	CED (Building)	Commercial	Solar	\$16/\$1,000 – Minimum \$300	\$ -	
240	CED (Building)	Residential	Solar	\$12/\$1,000 – Minimum \$100	\$ -	
240	CED (Building)	Commercial	Solar – (must have copy of contract)	each	\$ -	
240	CED (Building)	Residential	Solar Panels	each	\$ 250.00	\$ 300.00
240	CED (Building)	Commercial	Start Work Without a Permit	Double Permit Fee	\$ -	TRIPLE FEE
240	CED (Building)	Residential	Start Work Without a Permit	Double Permit Fee	\$ -	TRIPLE FEE
240	CED (Building)	Residential	Storage Shed/Detached Garage	each	\$ 100.00	\$ 125.00
240	CED (Building)	Commercial	Stove Permit	each	\$ 100.00	\$ 100.00
240	CED (Building)	Residential	Stove Permit	each	\$ 50.00	\$ 75.00
240	CED (Building)	Commercial	Swimming Pools :Above Ground Pool	\$12/\$1,000 – Minimum \$150	\$ -	\$ -
240	CED (Building)	Residential	Swimming Pools: Above Ground Pool	\$12/\$1,000 – Minimum \$150	\$ -	\$12/\$1,000 – Minimum \$200
240	CED (Building)	Residential	Swimming Pools: Above Ground Pool Electrical	each	\$ -	\$ 125.00
240	CED (Building)	Commercial	Swimming Pools: Inground Pool	\$16/\$1,000 – Minimum \$200	\$ -	
240	CED (Building)	Residential	Swimming Pools: Inground Pool	\$16/\$1,000 – Minimum \$200	\$ -	\$16/\$1,000 – Minimum \$300
240	CED (Building)	Residential	Swimming Pools: Inground Pool Electrical	each	\$ -	\$ 175.00
240	CED (Building)	Commercial	Temporary Occupancy Permit	\$50 per unit – Minimum \$50	\$ -	\$50 per unit – Minimum \$100
240	CED (Building)	Residential	Temporary Occupancy Permit	\$30 per unit	\$ -	\$50 per unit
240	CED (Building)	Commercial	Tents/Trailer	each	\$ 100.00	\$ 100.00
240	CED (Building)	Residential	Tents/Trailer	\$50 per tent/trailer – Minimum \$50	\$ -	\$50 per tent/trailer – Minimum \$75
240	CED (Building)	Commercial	WATER HEATING (Only fixture on Permit):Plumbing	each	\$ 100.00	\$ 120.00
240	CED (Building)	Residential	WATER HEATING (Only fixture on Permit):Plumbing	each	\$ 60.00	\$ 70.00
240	CED (Building)	Commercial	WATER HEATING (Only fixture on Permit): Gas	each	\$ 100.00	\$ 120.00
240	CED (Building)	Residential	WATER HEATING (Only fixture on Permit): Gas	each	\$ 60.00	\$ 70.00
240	CED (Building)	Residential	Wells	each	\$ 100.00	\$ 125.00
240	CED (Building)	Commercial	Zoning Determination Certificate	each	\$ 50.00	\$ 50.00
240	CED (Building)	Residential	Zoning Determination Certificate	each	\$ 50.00	\$ 50.00
420	DPW	Commercial	Driveway Curb/Cuts Opening - Commercial/Perpendicular/Right of way \$15/LF extra	each	\$ -	\$ 200.00
420	DPW	Commercial	Driveway Road Opening - Commercial/Perpendicular/Right of way \$15/LF extra	each	\$ -	\$ 200.00
420	DPW	Commercial	Trench Permit	each	\$ -	\$ 200.00
420	DPW	Residential	Driveway Curb/Cuts - Residential Home/Lot	each	\$ 50.00	\$ 75.00
420	DPW	Residential	Driveway Road Opening - Residential Home/Lot	each	\$ 50.00	\$ 75.00
420	DPW	Residential	Trench Permit	each	\$ -	\$ 75.00
440	DPW	ANY	COMPOST	yard	\$ 8.25	\$ 8.25
440	DPW	ANY	SEWER CONTRACTOR APP FEES	each	\$ 100.00	\$ 300.00
450	DPW	ANY	SERVICE FEES/BALL VALVE	each	\$ 35.00	\$ 35.00
450	DPW	ANY	WATER CONTRACTOR APP FEES	each	\$ 100.00	\$ 300.00
450	DPW	ANY	WATER IMPACT STUDY FEE	each	\$ 500.00	\$ 1,500.00





## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 3/26/2024  
Date Effective: 4/26/2024

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### Order O-FY24-036: Town Department Capital Transfer Order

**ORDERED** that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate and transfer from below schedule Source of Funds to below schedule of Use of Funds:

<u>FUND</u>	<u>SOURCES OF FUNDING</u>	<u>AMOUNT</u>
2501	AMBULANCE RRA Town Capital - Capital Outlay Fund	\$ 95,000.00
8006	SENIOR CENTER CAPITAL TRUST Town Capital - Capital Outlay Fund	\$ 47,247.00
8010	CAPITAL STABILIZATION Town Capital - Capital Outlay Fund	\$ 1,013,676.00
<b>Total</b>		<b>\$ 1,155,923.00</b>
<u>PROJECT#</u>	<u>USES OF FUNDING</u>	<u>AMOUNT</u>
133.27	TECHNOLOGY Budget Costing Module	50,000
155.29	TECHNOLOGY Ambulance Computers Replacement	12,640
192.37	BLDG & BUILDING IMPROVEMENT Police Station - Replace Rooftop AC Unit	105,000
192.70	BLDG & BUILDING IMPROVEMENT Highway Building - Garage Floors	47,000
192.71	BLDG & BUILDING IMPROVEMENT Highway Building - Garage Lifts	85,000
192.72	BLDG & BUILDING IMPROVEMENT Senior Center HVAC Replacement	40,000
192.73	BLDG & BUILDING IMPROVEMENT Senior Center Grounds Improvement Phase I	47,247
193.74	MACH/EQUIP/VEHICLES Electric Vehicle Charging Stations Phase II Senior Center	3,000
210.18	MACH/EQUIP/VEHICLES Replace 2 Police Vehicles - 1 Specialty Vehicle	270,000
220.32	MACH/EQUIP/VEHICLES Ambulance (A1) Five Year Lease 1 of 5	95,000
220.33	MACH/EQUIP/VEHICLES SUV/Comand Vehicle (Vin # 7071)	47,000
220.45	MACH/EQUIP/VEHICLES Engine 3 - Leasing TELP	175,000
220.48	MACH/EQUIP/VEHICLES SCBA Packs - Town Share - Grant (\$295,800)	29,580

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

630.22	MACH/EQUIP/VEHICLES	Turbine Debris Blower	9,956
630.23	MACH/EQUIP/VEHICLES	Shop Lift	5,000
630.25	OTHER INFRASTRUCTURE	Basketball Courts (Legion & Scotland)	29,000
630.26	OTHER INFRASTRUCTURE	Baseball Dugouts	25,000
630.24	OTHER INFRASTRUCTURE	Pickleball Courts Maintenance	20,500
630.28	BLDG & BUILDING IMPROVEMENT	Recreation Cottage St Stairway Replacement Project	30,000
630.27	MACH/EQUIP/VEHICLES	Stand On Mowers	30,000
<b>Total</b>			<b>\$ 1,155,923.00</b>

**Explanation:**

*This transfer will fund the Capital Plan Projects.*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"> <li>Budget &amp; Finance</li> </ul>	<ul style="list-style-type: none"> <li>3/19/24: Voted 3-0 to recommend.</li> </ul>
<ul style="list-style-type: none"> <li>FinCom</li> </ul>	<ul style="list-style-type: none"> <li>3/18/24: Voted 6-0 to recommend.</li> </ul>

Attachments:               None

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, March 26, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



## Bridgewater Town Council

Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 3/26/2024  
Date Effective: 4/26/2024

### Order O-FY24-037: Transfer Order - Bridgewater Raynham School District Capital Assessment

**ORDERED**, in accordance with applicable provisions of the of the Bridgewater Home Rule Charter, that the Town Council assembled vote to provide supplemental funding to the Bridgewater-Raynham Regional School District as follows:

<u>FUND</u>	<u>SOURCES OF FUNDING</u>	<u>ACCOUNT NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
8010	CAPITAL STABILIZATION	80105-596110	BRRSD Capital	\$ 1,085,526.00
<b>Total</b>				<b>\$ 1,085,526.00</b>
	<u>USES OF FUNDING</u>		<u>DESCRIPTION</u>	<u>AMOUNT</u>
1000	BRRSD SCHOOL CAPITAL	10300224-580000	BRRSD Capital	\$ 1,085,526.00
<b>Total</b>				<b>\$ 1,085,526.00</b>

#### Explanation:

*This measure appropriates funds for the Bridgewater Raynham Regional School District (BRRSD), in addition to those already enacted in the Town's annual Budget as recommended by the School Committee. See attachment for a breakdown of the School Capital Projects*

#### Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>3/19/24: Voted 3-0 to recommend.</li></ul>

<ul style="list-style-type: none"><li>• FinCom</li></ul>	<ul style="list-style-type: none"><li>• 3/18/24: Voted 6-0 to recommend.</li></ul>
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Attachments:                    1.     BRRSD Capital Assessment Order Transfer

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, March 26, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk

Town of Bridgewater FY 2024 Capital Improvement Program				
BRRSD Funding Requirements FY 2024				
Location of Project		Project#	Description	Amount
<b>2024</b>	<b>300</b>	Bridgewater Middle School	300.02 BMS Replace Asphalt Pavements and rest ripe- Front	200,000
<b>2024</b>	<b>300</b>	Bridgewater Middle School	300.03 BMS Crack fill, seal coat, restripe asphalt-Back	50,000
<b>2024</b>	<b>300</b>	Bridgewater Middle School	300.11 BMS Replace Shades	85,000
<b>2024</b>	<b>300</b>	Bridgewater Middle School	300.57 BMS Printers	5,000
<b>2024</b>	<b>300</b>	Bridgewater Middle School	300.58 BMS Chromebook Cart - Hardware - Mobile Classroom	10,000
<b>2024</b>	<b>300</b>	Bridgewater Middle School	300.59 BMS Phone System - Hardware - Communications	120,000
<b>2024</b>	<b>300</b>	Williams Intermediate School	300.49 WIS Crack Fill, Sealcoat, Reline Asphalt	75,000
<b>2024</b>	<b>300</b>	Williams Intermediate School	300.53 WIS Lighting Controls / LED Lighting Upgrades	45,000
<b>2024</b>	<b>300</b>	Williams Intermediate School	300.56 WIS Replace Shades	85,000
<b>2024</b>	<b>300</b>	Williams Intermediate School	300.70 WIS Document Cameras (60) - Classroom Instruction	7,200
<b>2024</b>	<b>300</b>	District Wide	300.18 DW 4x4 Plow Truck Dump	48,888
<b>2024</b>	<b>300</b>	District Wide	300.61 DW District Firewall	61,110
<b>2024</b>	<b>300</b>	District Wide	300.62 DW 4x4 Plow Truck	45,833
<b>2024</b>	<b>300</b>	High School	300.42 HS Replace Turf Field Lighting	48,888
<b>2024</b>	<b>300</b>	High School	300.67 HS Lecture Hall Projector	15,278
<b>2024</b>	<b>300</b>	High School	300.69 HS Install Projectors or Interactive LED Panels - AV Classroom	183,330
<b>BRRSD SCHOOL</b>		<b>Total</b>		<b>1,085,526</b>



## Bridgewater Town Council

Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 3/26/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 3/26/2024  
Date Effective: 4/26/2024

### Order O-FY24-038: Capital Transfer Order - Water and Sewer Enterprise Fund

**ORDERED** that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate and transfer from below schedule Source of Funds to below schedule of Use of Funds:

<u>FUND</u>	<u>SOURCES OF FUNDING</u>		<u>AMOUNT</u>
6200	WTR RETAINED EARNINGS	WTR Capital Outlay	\$ 450,000
6100	SWR RETAINED EARNINGS	SWR Capital Outlay	\$ 92,000
<b>Total</b>			<b>\$ 542,000</b>
<u>PROJECT#</u>	<u>USES OF FUNDING</u>		<u>AMOUNT</u>
133.27	OTHER INFRASTRUCTURE	Sprague Hill Tank Cleaning	75,000
155.29	OTHER INFRASTRUCTURE	Carvers Pond Filter Valve Project	375,000
192.37	SWR PROFESSIONAL SVES	Sewer Affordability Analysis/ Rate Study	47,000
192.70	MACH/EQUIP/VEHICLES	Sewer Dept Vehicle	45,000
<b>Total</b>			<b>\$ 542,000</b>

#### Explanation:

*This transfer will fund the Capital Water and Sewer Fund Projects #133.27, 155.29, 192.37 and 192.70.*

#### Committee Referrals and Dispositions:

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

<ul style="list-style-type: none"><li>• Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>• 3/19/24: Voted 3-0 to recommend.</li></ul>
<ul style="list-style-type: none"><li>• FinCom</li></ul>	<ul style="list-style-type: none"><li>• 3/18/24: Voted 6-0 to recommend.</li></ul>

Attachments:               None

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, March 26, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk





## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 3/12/2024  
First Reading: 3/12/2024  
Second Reading: 4/23/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 4/23/2024  
Date Effective: 5/23/2024

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### Order O-FY24-039: Deed In Lieu of Foreclosure - 0 Laurel Street

**ORDERED**, in accordance with Massachusetts General Laws, Chapter 60, § 77C, the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept a deed in lieu of foreclosure for a parcel of real estate owned by Catherine E Marble, and more particularly described as Bridgewater Assessors Parcel 64 Map 46 and further identified as 0 Laurel Street, recorded in Plymouth County Registry of Deeds, Book 29115 Page 136; said land to be conveyed to the Town free and clear of any liens or encumbrances except for municipal tax liens securing payment of outstanding real estate taxes; and, upon conveyance to the Town, to be held for general municipal purposes or for disposition thereof by sale or otherwise. Furthermore, to authorize the Municipal Counsel to undertake and act or execute any document necessary to consummate this transaction in accordance with the provisions of Massachusetts General Law, Chapter 60, § 77C; or, take any other action thereon.

#### Explanation:

*A municipality may accept a deed to a parcel subject to liens for outstanding municipal taxes or charges before or after a taking.*

#### Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>4/1/24: Voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>4/22/24: Voted 8-0 to recommend</li></ul>

Attachments: None

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, April 23, 2024, to approve the aforementioned Order, by a Roll-call vote 8-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 4/9/2024  
First Reading: 4/9/2024  
Second Reading: 4/23/2024  
Amendments Adopted:  
Third Reading:  
Date Adopted: 4/23/2024  
Date Effective: 5/23/2024

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### Order O-FY24-040: Transfer Order Water Capital

**ORDERED**, that the Town Council assembled vote to

In accordance with section 6-4 of the Bridgewater Home Rule Charter, vote to appropriate and transfer \$300,000 from Water Retained Earnings to WTR Capital Projects Fund 6210-497003.

**Explanation:**

*Capital Project for Great Hill Water tower for repairs and restoration of the concrete base collar around the water tower for maintenance as well as to stay in compliance with DEP inspections and mandates.*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>4/16/24: Voted 3-0 to recommend</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>4/22/24: Voted 8-0 to recommend</li></ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, April 23, 2024, to approve the aforementioned Ordinance, by a Roll-call vote 7-1-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



## Bridgewater Town Council

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Introduced By:	Kevin Perry, Councilor
Date Introduced:	5/21/2024
First Reading:	5/21/2024
Second Reading:	6/4/2024
Amendments Adopted:	
Third Reading:	6/18/2024
Date Adopted:	6/18/2024
Date Effective:	7/18/2024

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### Order O-FY24-041: Town Clerk's Salary

**ORDERED**, that the Town Council assembled vote:

To set the Town Clerks salary beginning May 9, 2024 - at Grade 13 Step 1 \$41.8881 hourly. Annually \$87,127.04.

**Explanation:**

*This sets the salary for the newly elected Town Clerk.*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>Meeting 6/18/24</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>Meeting 6/17/24</li></ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, June 18, 2024, to approve the aforementioned Order.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 5/21/2024  
First Reading: 5/21/2024  
Second Reading: 6/4/2024  
Amendments Adopted:  
Third Reading: 6/18/2024  
Date Adopted: 6/18/2024  
Date Effective: 7/18/2024

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### Order O-FY24-043: Employee Liability Transfers - Contractual Payments

**ORDERED**, that the Town Council assembled vote to

Pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to appropriate to below schedule:

<u>Source of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
EMPLOYEE LIABILITY FUND	80045-596100	TRANSFER TO GF	\$ 89,960.00
<b>Total:</b>			<b>\$ 89,960.00</b>

<u>Use of Funds</u>	<u>Account No.</u>	<u>GL Account Description</u>	<u>Amount</u>
Salaries Library	06105001-519005	Contractual Payout	\$ 68,190.00
Salaries Fire	02205001-519005	Contractual Payout	\$ 21,770.00
<b>Total:</b>			<b>\$ 89,960.00</b>

### Explanation:

*Employee Liability payments as per contractual obligations.*

### Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>Meeting 6/17/24</li></ul>

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

• Finance Committee	• Meeting 6/18/24
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In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, June 18, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 5/21/2024  
First Reading: 5/21/2024  
Second Reading: 6/4/2024  
Amendments Adopted:  
Third Reading: 6/18/2024  
Date Adopted: 6/18/2024  
Date Effective: 7/18/2024

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### Order O-FY24-044: End of Year Transfers

**ORDERED;** pursuant to Section 6-4 of the Town of Bridgewater Charter, that the Town Council of Bridgewater, Massachusetts in Town Council ass appropriate and transfer the amounts from below schedule Source of Funds to below schedule of Use of Funds:

Dept	Dept Description	Group	Amount
Source of Funds			
132	FINANCE RESERVE FUND	2-Expenses	(60,000.00)
135	FINANCE - ACCOUNTING	2-Expenses	(20,000.00)
155	INFORMATION TECHNOLOGY	1-Salary/Wages/Benefits	(20,000.00)
182	CED	1-Salary/Wages/Benefits	(10,000.00)
192	TOWN BUILDINGS	1-Salary/Wages/Benefits	(20,000.00)
210	POLICE	1-Salary/Wages/Benefits	(100,000.00)
240	INSPECTIONAL SERVICES	1-Salary/Wages/Benefits	(65,000.00)
300	BR CAPITAL	2-Expenses	(495,000.00)
420	DPW - HIGHWAY	1-Salary/Wages/Benefits	(104,251.00)
424	DPW - STREET LIGHTING	2-Expenses	(100,000.00)
610	LIBRARY	1-Salary/Wages/Benefits	(25,000.00)
Source of Funds Total			(1,019,251.00)

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



Dept	Dept Description	Group	Amount
<b>Use of Funds</b>			
111	TOWN COUNCIL	1-Salary/Wage/Benefits	400.00
123	TOWN MANAGER	1-Salary/Wage/Benefits	10,000.00
135	FINANCE - ACCOUNTING	1-Salary/Wage/Benefits	26,200.00
141	FINANCE - ASSESSOR	1-Salary/Wage/Benefits	600.00
151	LEGAL	2-Expenses	50,000.00
152	HUMAN RESOURCES	1-Salary/Wage/Benefits	31,000.00
152	HUMAN RESOURCES	2-Expenses	1,550.00
192	TOWN BUILDINGS	2-Expenses	115,000.00
210	POLICE	2-Expenses	50,000.00
220	FIRE	1-Salary/Wage/Benefits	175,000.00
220	FIRE	2-Expenses	20,000.00
301	BRISTOL AGRICULTURAL	2-Expenses	4,400.00
301	BRISTOL AGRICULTURAL	2-Expenses	189,000.00
303	NORFOLK AGRICULTURAL	2-Expenses	58,200.00
410	ENGINEERING	1-Salary/Wage/Benefits	700.00
510	HEALTH	1-Salary/Wage/Benefits	5,000.00
541	COUNCIL ON AGING	1-Salary/Wage/Benefits	5,100.00
610	LIBRARY	2-Expenses	25,000.00
752	DEBT PRINCIPAL	3-Debt Service	56,000.00
830	COUNTY ASSESSMENTS	2-Expenses	1.00
913	UNEMPLOYMENT	1-Salary/Wage/Benefits	20,000.00
914	BENEFITS - MEDICAL/INSURANCE	1-Salary/Wage/Benefits	65,000.00
919	BENEFITS - HR RELATED	2-Expenses	53,100.00
945	LIABILITY INSURANCE	2-Expenses	18,000.00
950	GASOLINE DEPOT	2-Expenses	40,000.00
<b>Use of Funds Total</b>			<b>1,019,251.00</b>

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>Meeting 6/18/24</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>Meeting 6/17/24</li></ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, June 18, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk



## Bridgewater Town Council

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Introduced By: Town Manager  
Date Introduced: 5/21/2024  
First Reading: 5/21/2024  
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Amendments Adopted:  
Third Reading: 6/18/2024  
Date Adopted: 6/18/2024  
Date Effective: 7/18/2024

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### **Order O-FY24-045: Acceptance of Grant: Council on Aging - Massachusetts Home and Community Based Services (HCBS)**

**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 grant award in the amount of \$100,490 from the Massachusetts Home and Community Based Services (HCBS) ARPA Grant Programs for individuals with Alzheimer's disease and related dementia in the community; and

**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 the grant of \$100,490 from the Massachusetts Home and Community Based Services (HCBS) ARPA to expend the grant in accordance with stated purpose thereof.

#### **Explanation:**

*The COA Director applied for and received an additional grant of \$100,490 from the Massachusetts Home and Community Based Services (HCBS) ARPA Grant Program to expand the social day program for individuals with dementia by creating a dementia-friendly Senior Center.*

#### **Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>Meeting 6/18/24</li></ul>

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

<ul style="list-style-type: none"><li>• Finance Committee</li></ul>	<ul style="list-style-type: none"><li>• Meeting 6/17/24</li></ul>
<ul style="list-style-type: none"><li>•</li></ul>	<ul style="list-style-type: none"><li>•</li></ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, June 18, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0-0.

A TRUE COPY ATTEST:

\_\_\_\_\_  
Debra Ward, Town Council Clerk



## Bridgewater Town Council

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Date Effective: 7/18/2024

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### **Order O-FY24-046: Transfer Order - Rebinding of Death Records Book**

**ORDERED**, that the Town Council assembled vote to

In accordance with section 6-4 of the Bridgewater Home Rule Charter, vote to appropriate \$3,000 from the Historical Reserve Account (Account#2100-324200) for the restoration/rebinding of the 1857-1904 Death Records book.

**Explanation:**

*Attached see CPC recommendations of funding of \$3,000 from CPC Historical Reserve Account.*

**Committee Referrals and Dispositions:**

Referral(s)	Disposition(s)
<ul style="list-style-type: none"><li>Budget &amp; Finance</li></ul>	<ul style="list-style-type: none"><li>Meeting 6/18/24</li></ul>
<ul style="list-style-type: none"><li>Finance Committee</li></ul>	<ul style="list-style-type: none"><li>Meeting 6/17/24</li></ul>

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, June 18, 2024, to approve the aforementioned Order, by a Roll-call vote 9-0-0.

A TRUE COPY ATTEST:

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Debra Ward, Town Council Clerk

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



# *Town of Bridgewater*

*Office of the  
Town Clerk*

*66 Central Square  
Bridgewater, Massachusetts 02324*



*Marilee Kenney Hunt  
Town Clerk*

*508-697-0921 Office  
508-659-1220 Direct  
mkfhunt@bridgewaterma.org*

April 23, 2024

Bridgewater Community Preservation Committee  
C/O Gina Guasconi, Chair  
E-mail: [Gigi1024@verizon.net](mailto:Gigi1024@verizon.net)

Dear Ms. Guasconi:

The Town Clerk's Office, being the keeper of records for the Town of Bridgewater, needs, from time to time to restore the aged books still used to help find ancestors for those seeking information about their early families. The Community Preservation Committee has helped us in the past with some large restoration projects which were beautifully done and are a great benefit to both the office and those seeking information on their ancestors from Bridgewater.

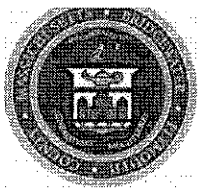
Recently, we discovered our Death Records book from 1857-1904 has pages coming loose from the binding. We are concerned that pages may be torn, damaged or possibly even lost if the book is not rebound. Our usual book binder is Town Book Bindery. We asked Mr. Raymond DeCosta, the owner of Town Book Bindery in East Freetown, MA, to evaluate the pages then offer a cost estimate for restoration of the whole book.

Our choice for restoration is to clean professionally and carefully the "rag paper" pages then insert them into airtight vinyl, before re-binding the book. That process will ensure cleanliness and longevity while maintaining the original paper and ink and, hopefully, preventing the need for further restoration.

The estimated cost for the process from pick-up to return delivery is \$3,000. The Town Clerk's Office would be grateful to the CPC for assistance with this important restoration.

Thank you,

Marilee Kenney Hunt



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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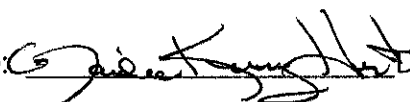
### Cover Sheet

An electronic copy of this application and all supporting materials should be submitted to the CPC Chair at [cpc@bridgewaterma.org](mailto:cpc@bridgewaterma.org) and the CPC's administrative assistant (McGraw, Joshua <JMCRAW@bridgewaterma.org>). Applications should be submitted **no later than 4:00PM at least two weeks prior to the CPC's meeting (the CPC meets on the fourth Wednesday of each month).**

Complete applications received by this date will be reviewed at the next CPC meeting and considered for recommendation to the Town Council. Applications received after this will be reviewed at the following month's meeting, unless you receive an exception from the CPC chair for cases related to real estate purchase opportunities.<sup>1</sup> Projects may have timelines extending to a maximum of five years.

Projects will be favored by the CPC where:

- The project addresses at least one goal of the current CPC 5-yr. plan  
<https://www.bridgewaterma.org/DocumentCenter/View/2928/Community-Preservation-Committee-Plan?bidId=>
- the applicant has site control of the proposed project parcel or involvement of the site owner.
- there is demonstrated community support for the project from elected officials, abutters, user groups, civic associations, and community organizations.
- applicants can demonstrate their capacity to implement their project and have a plan for ongoing maintenance and stewardship. projects occur on public space or private space with public access.

- Applicant Signature:  Date Submitted: April 23, 2024

<sup>1</sup> For cases related to real estate purchase opportunities, the CPC may consider emergency requests for funding outside of their regular meeting schedule. If you think you might be eligible for emergency consideration, please contact the CPC Chair. The CPC Chair has the authority to accept exceptions or extensions. They will consider such requests on a case-by-case basis and is under no obligation to grant any requested extensions or exceptions.





# Project Application

## Community Preservation Committee

### Bridgewater, MA

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#### Complete Application Check List

Please submit the application in this order:

- ☒ Project Application Cover Page (signed)
- ☒ Project Narrative and Timeline
- ☒ Budget Narrative and cost breakdown
- ☒ Required Project Attachments including:
  - ☐ Documentation of who has site control on the property (if other than the applicant)
  - ☒ Photographs of project site (at least three (3))
  - ☐ Map of project site showing nearest major roads or intersections
  - ☐ Letters of support from relevant Town departments, officials, and boards/commissions
  - ☐ Letters of commitment (from any organizations or individuals providing funding to the project)
- ☐ Other attachments as applicable and available to your project.

Note: Applicants may be required to submit additional supporting materials and documentation, as requested by the CPC, to aid the committee in their decision-making process.



# Project Application

## Community Preservation Committee

### Bridgewater, MA

#### GENERAL INFORMATION

**Project Name:**

**Project Location** (address and neighborhood):

**Legal Property Owner of Record:**

**CPA Program Area** (check all that apply):

☐ Open Space ☒ Historic Preservation ☐ Community Housing ☐ Recreation

#### PROJECT DESCRIPTION

**Short Project Description:**

**Estimated Start Date:** 5/1/20 **Estimated Completion Date:** 6/30/20

**Amount Requested:** \$ 3,000 **Total Project Cost:** \$

#### PROJECT CONTACT

**Contact Person:** Marilee Kenney Hunt

**Telephone:** 508-697-0921

**Email:** mkhunt@bridgewaterma.org

**Project Sponsor/Organization** (check one below):

☒ Town Committee or Department ☐ Public Charity/Non-Profit ☐ Private

**Have you or this organization applied for or received CPA funding before?** ☐ Yes ☐ No  
**If yes, what project and when?**

#### ASSURANCE

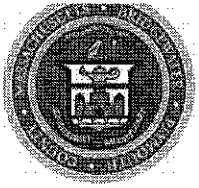
I Marilee Kenney Hunt hereby certify under the penalties of perjury the  
(Print the name of the fiduciary agent)

following application information is true and correct to the best of my knowledge and I  
am legally able to enter into a contract on behalf of (with the  
Town of Bridgewater for Community Preservation Funds.

**Signature** Marilee Kenney Hunt

**Date** April 23, 2024

**Title** Bridgewater Town/City Clerk



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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### Project Narrative

Use as much space as needed and refer to the CPC's Project Application Guidance for requirements

1. **PROJECT DESCRIPTION, TASKS, & ANTICIPATED OUTCOME:**

2. **CPC GOALS AND PRIORITIES:**

3. **COMMUNITY NEEDS:**

4. **COMMUNITY SUPPORT:** List of Letters of Support

Name (committee, department, official, organization, etc.)	Date Requested	Date Submitted
None requested—asking for support verbal from the CPA members serving on the Historic Commission and the Historic District Commission		

5. **IMPLEMENTATION AND TIMELINE:**

6. **ORGANIZATIONAL EXPERIENCE AND CAPACITY:** The Book Bindery is extremely skilled i

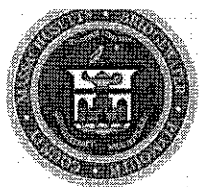
7. **MAINTENANCE:** The re-bound book will be well cared for with other historical books in our va

8. **MULTI-YEAR PROJECTS:** N/A

9. See Attachments Checklist for additional required materials, if applicable and available.

**APPLICANT SIGNATURE:**

**DATE SUBMITTED:** April 23, 2024



# **Project Application Community Preservation Committee Bridgewater, MA**

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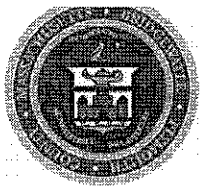
## **Project Application Attachments** (see Application Guidance)

- 1. SITE CONTROL**
- 2. COMMUNITY SUPPORT**
- 3. VISUAL MATERIALS:**
- 4. MAPS:**
- 5. FUNDING SUPPORT REQUIREMENTS**
  - a. Historic Preservation Proposals
  - b. OPEN SPACE PROPOSALS
  - c. RECREATION PROPOSALS
  - d. COMMUNITY HOUSING PROPOSALS
  - e. Proposals Involving Real Property
  - f. Proposals Involving Design and Construction

Check out the CPC's webpage for more information:

<https://www.bridgewaterma.org/1353/Community-Preservation-Committee>

If you have questions, please contact the Community Preservation Committee Chair at [cpc@bridgewaterma.org](mailto:cpc@bridgewaterma.org) and Community and Economic Development Department (CED) Director DeBoisbriand, Jennifer at [JBURKE@bridgewaterma.org](mailto:JBURKE@bridgewaterma.org) or call at 508-697-0950.



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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## Project Budget Narrative

### PROJECT COST:

#### Project Budget Overview

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$3,000	\$3,000	\$	% 100%

### LEVERAGING FUNDING:

#### Sources of Funding Overview

Source (private, federal, state, or local government)	Amount	Status (received, pending, will apply)
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	

ANTICIPATED PROJECT EXPENSES: \$3,000

PROJECT COST ASSUMPTIONS: \$3,000

ACQUISITION OF AN INTEREST IN REAL ESTATE: 0

BONDING AGAINST CPA FUNDS: 0



# Project Application

## Community Preservation Committee

### Bridgewater, MA

## Project Budget Attachment

### BUDGET OVERVIEW

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$3,000	\$3,000	\$-----	100% 3,000

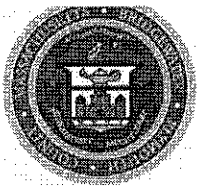
### INCOME – OTHER SOURCES OF PROJECT FUNDING

Source (private, federal, state, or local government)	Amount	Status (received, pending, will apply)
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	

### SUMMARY OF PROJECT EXPENSES<sup>2</sup>

	CPA Funds	Other Funding	Total
Personnel	\$1,000	\$	\$1,000
Equipment	\$1,000	\$	\$1,000
Supplies	\$1,000	\$	\$1,000
Design and Contracts	\$	\$	\$
Construction	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$3,000	\$	\$3,000

<sup>2</sup> Equipment is generally defined as an item with a useful life expectancy of more than one year. Supplies are defined as an item with a useful life of less than one year. Construction means all types of work done on a particular property or building including erecting, altering or remodeling.



# Project Application

## Community Preservation Committee

### Bridgewater, MA

#### DETAILED PROJECT EXPENSES

##### Personnel

	CPA Funds	Other Funding	Total
Ex: Project Manager	\$5,000	\$50,000	\$55,000
Ex. Inspectional Services	\$	\$	\$
Binder	\$1,000	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$	\$	\$
	\$1,000		\$1,000

##### Equipment<sup>3</sup>

	CPA Funds	Other Funding	Total
Ex: Furniture	\$	\$5,000	\$50,000
Binding machine	\$500	\$	\$500
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$500	\$	\$500

##### Supplies<sup>4</sup>

	CPA Funds	Other Funding	Total
Ex:	\$	\$	\$
Cleaning materials	\$500	\$	\$
Repair materials	\$300	\$	\$
Laminant	\$700	\$	\$
<b>TOTAL</b>	\$1,500	\$	\$1,500

##### Design and Contracts

	CPA Funds	Other Funding	Total
Ex: Deed Restriction	\$10,000	\$5,000	\$5,000
Ex: Appraisal	\$12,000	\$0	\$12,000
N/A	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$	\$	\$

<sup>3</sup> Equipment is generally defined as an item with a useful life expectancy of more than one year.

<sup>4</sup> Supplies are defined as an item with a useful life of less than one year.





# Project Application

## Community Preservation Committee

### Bridgewater, MA

#### Building and Construction<sup>5</sup>

	CPA Funds	Other Funding	Total
<i>Ex: Picnic Pavilion</i>	\$	<b>\$50,000</b>	<b>\$50,000</b>
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$	\$	\$

#### Other

	CPA Funds	Other Funding	Total
<i>Ex: Land Acquisition</i>	\$1,000,000	\$500,000	\$1,500,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$	\$	\$

#### Task based task (scope) costs identifying funding source

	CPA Funds	Other Funding	Total
<i>Ex: Accessible Entrance</i>	\$100,000	\$15,000	\$115,000
<i>Ex: Accessible Elevator</i>	\$75,000	\$0	\$75,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$	\$	<b>\$190,000</b>

**Attach Letters of support and other key documents.**

<sup>5</sup> Construction means all types of work done on a particular property or building including erecting, altering or remodeling.



# Town of Bridgewater, MA

Community Preservation Committee

66 Central Square, Bridgewater, MA 02324

April 30, 2024

Mr. Michael Dutton, Town Manager  
Town of Bridgewater  
66 Central Square  
Bridgewater, MA 02324

Re: Rebinding of Death Records Book

Dear Mr. Dutton:

In response to an application received from Marilee Hunt, Town Clerk, for the rebinding of the 1857-1904 Death Records book, dated April 23, 2024, the following motion was made and seconded by Harry Bailey and Geoffrey Merriman at the CPC's April 24<sup>th</sup> meeting. The motion passed unanimously.

To recommend \$3,000 for the restoration/rebinding of the 1857-1904 Death Records book from the Historical reserve account 324200.

Please see that this information is placed on the Town Council agenda and that the application is forwarded to the Council members as backup to the order.

I would appreciate if you would let me know when the Council acts on the order so we can prepare the award letter.

Sincerely,

A handwritten signature in blue ink that reads "Gina Guasconi".

Gina Guasconi, Chair  
Community Preservation Committee

cc: Josh McGraw  
Laurie Guerrini  
Town Council President  
Dawn Menard  
Debra Ward