

**Town of Bridgewater
Town Council
FY25 Ordinance**

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D-FY25-001	Proposed Zoning Order Amendment – Senior Village Housing Development	February 4, 2025
D-FY25-002	Revisions to Administrative Code	February 4, 2025
D-FY25-005	An Ordinance Establishing the Process for Hiring a Town Manager	October 1, 2024
D-FY25-007	Acceptance of MGL c.33, Section 59 Military Service on Salary, Seniority and Leave Allowances or Public Employees	December 17, 2024
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D-FY25-013	Amendment to Part II – Administrative Code – Chapter 290, Article 1, Section 1Shade Trees	March 4, 2025
D-FY25-014	Zoning Amendment for Accessory Dwelling Units	April 22, 2025
D-FY25-018	Zoning Map Amendment Business B and Residence C Districts in the Bedford Street, Winter Street and Flagg Street Area	August 12, 2025



Bridgewater Town Council

Introduced By: Kevin Perry, Councilor
Date Introduced: 7/16/2024
First Reading: 7/16/2024
Second Reading: 12/3/2024
Amendments Adopted:
Third Reading: 2/4/2025
Date Adopted: 2/4/2025
Date Effective: 3/4/2025

Ordinance D-FY25-001: Proposed Zoning Order Amendment - Senior Village Housing Development

ORDERED, pursuant to MGL, Chapter 40A that the Town Council assembled votes to amend Zoning Ordinance amendment pursuant to Senior Village Housing Development Creating and/or Amending Section 8.6 Senior Housing, Sec. 8.7 Senior Village Development; Sec. 11.0 Definitions, Table of Use Regulations, and Table of Dimensional Requirements. as attached.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none">• Town Council	<ul style="list-style-type: none">• 7/16/24: Referred to Planning Board and Community and Economic Development Committee
<ul style="list-style-type: none">• Joint Meeting with Community Economic and Development Committee and Planning Board	<ul style="list-style-type: none">• 10/16/24: Planning Board and Community Economic Development held Public Hearing and voted to recommend with amendments.
<ul style="list-style-type: none">• Town Council	<ul style="list-style-type: none">• 12/3/24: Voted to refer to Advertising with Amendments
<ul style="list-style-type: none">• Town Council	<ul style="list-style-type: none">• 2/4/25: Public Hearing held. Voted 8-0 to approve.

VOICE VOTE - REQUIRE MAJORITY OF THOSE PRESENT AND VOTING

1. Ordinance D-FY25-001 - PB Recommendation to Council - Senior Housing Village Development SHVD
2. Senior Village Housing Ordinance - Submittal Format June 5 2024

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 4, 2025, to approve the aforementioned Order, by a Roll-call vote 8-0-0.

A TRUE COPY ATTEST:

Debra Ward, Town Council Clerk

VOICE VOTE - REQUIRE MAJORITY OF THOSE PRESENT AND VOTING



Community & Economic Development Division
Economic Development/Planning

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0950

October 23, 2024

Kevin Perry, President
Bridgewater Town Council
Academy Building
66 Central Square
Bridgewater, MA 02324

RE: Ordinance D-FY25-001 Zoning Ordinance – Senior Village Housing Development Creating and/or Amending Section 8.6 Senior Housing, Sec. 8.7 Senior Village Development; Sec. 11.0 Definitions, Table of Use Regulations, and Table of Dimensional Requirements.

Dear President Perry & Members of the Council:

At its meeting October 16, 2024, the Bridgewater Planning Board held a public hearing on the above reference ordinance. The Planning Board voted in favor (5-0) to **recommend** the zoning amendment to Town Council regarding Senior Village Housing Development with the following recommendations to the Ordinance:

- Under Section 8.7.3.b Site Development requirements

There is a duplicate paragraph of “Applicants shall utilize the following method to calculate the total number of residential units permitted within a development and for setting aside the Preservation Area and amenity space,” so one should be removed.

- All references to “AH” should be replaced with “SHVD”. Adult Housing (AH) was working title of ordinance whereas Senior Housing Village Development (SHVD) became official title.
These include:
 - (a) Section 8.7.3.b.5 “Structures within an AH development may be located either on individual lots or on a common lot.” to “Structures within an SHVD development may be located either on individual lots or on a common lot.”
 - (b) Section 8.7.3.b.5.a.1 “The size of the individual lot shall allow the residential unit to meet the requirements set forth in Table Four: AH Project Design. However, such spacing shall be measured from the exterior walls of a structure rather than the parcel lines of the individual AH residential structure lots.” to “The size of the individual lot shall allow the residential unit to meet the requirements set forth in Table 4. Structural Design Requirements, such spacing shall be measured

from the exterior walls of a structure rather than the parcel lines of the individual **SHVD** residential structure lots."

- (c) Section 8.7.3.b.7.a "Amenity structures shall be designed to allow for a variety of passive and active recreational activities that support the residents of the **AH** development." to "**SHVD** development"
- (d) Section 8.7.3.b.8.c "Once the number of residential units has been determined and the Preservation Area has been located, the Applicant shall utilize Table Four for the placement of structures within the **AH** development." to "Once the number of residential units has been determined and the Preservation Area has been located, the Applicant shall utilize **Table 4. Structural Design Requirements** for the placement of structures within the **SHVD** development."
- (e) Section 8.7.6.3.a Porches and Decks "Structures within an AH development shall be architecturally diverse through the use of farmer's porches, open porches, front porches, porticos, patios, etc." to "**Structures with a SHVD**"

- 8.7.12 Procedure for Waivers

Add exceptions to Procedure for Waivers

"All Development projects shall comply with Sections 8.7 of these Ordinances. The Planning Board may waive the requirements of these Ordinances in a **(four-fifths)** majority vote, only if such waivers will allow for better design and/or improved protection of resources." **Requirements of Table 1, Open Space/Preservation Area and Table 2. Multiplier Allowance for Each Zoning District cannot be waived**)

- Table of Dimensional Requirements

"Footnote 18 from (Reserved) to *Land space and use requirements for Senior Housing Village Development* are governed by Section 8.7 *Senior Housing Village Development (SHV)*. *Minimum Lot Size (single family)* is applicable to unit count equation for projects." To "Footnote 18 from (Reserved) to *Land space and use requirements for Senior Housing Village Development* are governed by Section 8.7 *Senior Housing Village Development (SHVD)*. ***Minimum Lot Area Per Dwelling Unit*** is applicable to unit count equation for projects."

Please do not hesitate to contact me with any questions you may have.

Sincerely,



Patrick Driscoll

Planning Board Chair

Cc: Building Department, Town Planner

June 5, 2024

Senior Housing Village Ordinance Zoning Amendment Proposal.

Proposed Zoning Ordinance amendment – Senior Village Housing Development
Creating and/or Amending *Section 8.6 Senior Housing, Sec. 8.7 Senior Village Development;*
Sec. 11.0 Definitions, Table of Use Regulations, and Table of Dimensional Requirements.

Table of Contents:

Change 8.6 Senior Housing to Senior Housing Facility

Add 8.7 Senior Housing Village Development (SHVD)

8.7.1 - Purpose

8.7.2 - Definitions

8.7.3 – Land and Site Development Requirements

8.7.4 – Applicability

8.7.5 - Procedures

8.7.6 -Design Standards

8.7.7 – Buffer Areas

8.7.8 – Stormwater Management

8.7.9 – Homeowners' Association

8.7.10 – Age Restriction

8.7.11 - Decision

8.7.12 – Procedure for Waivers

8.7 Senior Housing Village Development (SHV)

8.7.1 Purpose:

The intent of this ordinance is to provide for the establishment of a specialized Senior Housing Community that will furnish mixed and diverse varieties of enriched service, supportive and secure housing for individuals 55+ years of age or older who do not want or need placement in a hospital or nursing home. Provide for residential development in a manner that conserves environmental features, woodlands, wet areas, open space, areas of scenic beauty, views and vistas. Such communities shall be designed to achieve compatibility with their surroundings and to encourage orderly and well-planned development.

Section 8.7.2: Definitions:

Definitions associated with Section 8.7 of these Ordinances can be found in Section 11 (Definitions) of the Ordinance. Such definitions include Senior Housing, Exclusive Use Area (EUA), Senior Housing Village Dwelling, Townhouse, Triplex, Senior Housing Laws, Open Space and other definitions not exclusively defined herein.

Definitions for Section 11:

Townhouse - A one-family dwelling unit which is part of a group of two or more such units separated by a common party wall, having no doors, windows, or other provisions for human passage or visibility. Each one-dwelling unit shall be attached by not more than two party walls. Where units are offset from one another and a common party wall is used, the wall may be placed equidistant on each side of the lot line not exceeding the length of the offset.

Exclusive Use Area (EUA): The outside area adjacent to each residential unit. Whenever a unit is located on a common lot there shall be an area designated as an EUA as determined by the original owner of the unit. Such exclusive use area shall be the width of the respective unit and extend no less than 20 feet from the foundation edge of the structure.

Senior Housing: Housing for persons over the age of 55 subject to the Senior Housing Laws, as defined herein.

Senior Housing Village Development: Village-style senior housing intended for and solely to be occupied by one or more individuals who have reached at least 55 years subject to the Senior Housing Laws, as defined herein and set forth by the purpose of this ordinance.

Senior Housing Laws: Collectively and separately, the Fair Housing Act, 42 USC Section 3607(b), 24 CFR Subtitle B, Ch. 1, Section 100.300 et seq. and G.L. c. 151B, s. 4.

Triplex: A Townhouse consisting of three individual dwelling units.

Section 11 Definitions Amendments

Senior Housing Facility: An Assisted Living Facility, Continuing Care Facility, Independent Living Facility, or Long Term Care Facility, whether operated as a free-standing facility or in combination with another type of facility on the same lot or adjacent lot in common control.

The following definitions shall apply in Section 8.6:

Assisted Living Facility: A residential development subject to certification by the Executive Office of Elder Affairs under G.L. c. 19D and 651 CMR 12.00.

Continuing Care Facility: A facility regulated by G.L. c. 93, s. 76.

Independent Living Facility: A facility providing apartments for rent with a communal dining facility, with optional services on the site for the convenience of residents, including but not limited to transportation, barber/beauty services, sundries for personal consumption, laundry services and other amenities, provided such uses serve primarily the residents and staff of the facility.

Long Term Care Facility: A facility, including a convalescent or nursing home, rest home, infirmary maintained in towns, and charitable homes for the aged, as defined and regulated in 105 CMR 150.001.

Senior Housing: ~~Housing for persons over the age of 55 subject to the Senior Housing Laws, as defined herein.~~

Senior Housing Facility: ~~An Assisted Living Facility, Continuing Care Facility, Independent Living Facility, or Long Term Care Facility, whether operated as a free-standing facility or in combination with another type of facility on the same lot or adjacent lot in common control.~~

Senior Housing Laws: ~~Collectively and separately, the Fair Housing Act, 42 USC Section 3607(b), 24 CFR Subtitle B, Ch. 1, Section 100.300 et seq. and G.L. c. 151B, s. 4.~~

8.7.3 Land and Site Development Requirements

a.) Land Requirements

- a. All development projects shall be located in residential zoning districts.
- b. All projects shall be connected to Town Water and Town Sewer.
- c. All parcels shall meet the following size requirements.

Zoning District	Minimum Lot Size
<i>R-AB</i>	15 acres
<i>R-C</i>	10 acres
<i>R-D</i>	7 acres

b. Site Development Requirements

Applicants shall utilize the following method to calculate the total number of residential units permitted within a development and for setting aside the Preservation Area and amenity space.

Applicants shall utilize the following method to calculate the total number of residential units permitted within a development and for setting aside the Preservation Area and amenity space.

Table 1. Open Space/Preservation Area

	Zoning District	Open Space/Preservation Area
<i>Minimum Area</i>	<i>R-AB</i>	40%
	<i>R-C</i>	40%
	<i>R-D</i>	20%

Table 2. Multiplier Allowance For Each Zoning District

	Zoning District	Multiplier Allowance
<i>Unit Allowances/Bonus Density</i>	<i>R-AB</i>	1
	<i>R-C</i>	1.25
	<i>R-D</i>	1.25

Table 3. Parcel Development

Dimensional Requirements for Frontage of Building Types	Zoning District	Single Family	Duplex Townhouse	Triplex
	<i>R-AB</i>	150 feet	175 feet	200 feet
	<i>R-C</i>	125 feet	150 feet	175 feet
	<i>R-D</i>	125 feet	125 feet	150 feet

Table 4. Structure Design Requirements

Setback Requirements	Zoning District	Setback from Roadway	Separation from Other Buildings	All Building Heights(maximum)
	<i>R-AB</i>	20 feet	30 feet	35 feet (2.5 stories)
	<i>R-C</i>	20 feet	25 feet	35 feet (2.5 stories)
	<i>R-D</i>	15 feet	20 feet	35 feet (2.5 stories)

The following requirements shall be followed to determine the number of units allowed within a Development.

- 1) The maximum number of dwelling units permitted in a 55+ Development shall be computed by dividing the developable area of the Zoning tract (in square feet). For the purpose of this computation, the "developable" area shall be the total area of the tract, including the Common

Land, but excluding all streams, ponds, wetlands, one-hundred-year floodplains, drainage easements, and areas subject to existing valid conservation/open space restrictions.

The equation for determining the maximum amount of units allowed is the following:

Total Developable Lot Area (sq ft.) / Minimum Lot Area Per Dwelling Unit of Zoning District*
=
Amount of Units Allowed Prior To Multiplier Allowance

Amount of Units x Multiplier Allowance = Maximum Amount of Units Allowed per Project (if feasible)

*Minimum Lot Area Per Dwelling Unit refers to Table of Dimensional Requirements for Residential A/B, C, & D.

- 2) The basis for such determinations shall be a Preliminary Subdivision Plan prepared in accordance with the Subdivision Rules and Regulations. Additional information required on the Preliminary Plan shall depict:
 - a) the surveyed boundaries;
 - b) the delineation of wetlands and identification of the 25-foot and 50-foot wetland buffers and the 100-foot buffer.
 - c) the Open Space Area pursuant to Table One, prior to the division of land; Lands under an Preservation Restriction or Conservation Restriction at the time of the surveying, delineation, and/or the submittal of the application shall not be included that Open Space Area; and
 - d) The remaining lands not delineated as wetlands, vernal pools and buffers, shown as the Preservation Area, and placed under an Agricultural Restriction, and/or CR may then be divided for the determination of the total number of individual lots pursuant to the Subdivision Rules and Regulations. Each individual lot shall have the appropriate amount of upland to be deemed a buildable lot as set forth.
- 3) The Planning Board reserves the right, at its sole discretion, to impose more stringent standards and/or to reduce the number of units to ensure that impacts generated by the project on:
 - quality of the land and locations of wetlands, vernal pools, and all other resources and buffer zones as indicated by review of the Conservation Commission;
 - public water and sewer capacity; and
 - capacity and safety of associated roadways and infrastructure (extended stopping distances, sight line distances, and other similar traffic and circulation issues, etc.) are adequately addressed.
- 4) One lot shall be reserved for amenity structures and/or areas. The amenity structures and areas may exceed the size of one lot but shall not reduce the number of residential units. This lot on which amenity structures are situated shall not be included in the determination

of the number of residential units to be constructed. It shall be built in accordance to Amenity Structures and Uses.

- 5) Structures within an AH development may be located either on individual lots or on a common lot.

a) When structures are placed on individual lots the following shall apply:

- 1) The size of the individual lot shall allow the residential unit to meet the requirements set forth in Table Four: AH Project Design. However, such spacing shall be measured from the exterior walls of a structure rather than the parcel lines of the individual AH residential structure lots.
- 2) Single Family, Townhouse, and/or Duplex structures shall be permitted to have zero lot lines on the side of the structure where the common/party/firewall exists. However, non-common/party/firewalls and rear walls of the structure shall conform to the requirements set forth above.
- 3) Deeds shall include references to the recorded ownership of the Preservation Area and establishment of a Homeowner's Trust or Association and to the existence and recorded ownership of amenity structures within the entire project.
- 4) Each building shall face either upon an existing street or upon a public or private way constructed within said Development.

b) When structures are placed on a common lot the following shall apply:

- 1) Each individual structure shall contain an EUA.
- 2) Deeds shall include references to the EUA in addition to the established Homeowner's Trust or Association.
- 3) Each building shall face either upon an existing street or upon a public or private way constructed within said Development.

7) Amenity Structures and Uses

a. Amenity structures shall be designed to allow for a variety of passive and active recreational activities that support the residents of the AH development. Uses that may be considered are community program spaces, fitness/therapeutic space, educational, recreational, and accessory space; areas for neighborhood meetings and event space; country club amenities; and any other amenities and opportunities that are intended to create and promote an integrated neighborhood type environment. All projects shall include minimally one amenity structure on-site.

b. A clubhouse may contain a space for personal services, therapists (Physical, Occupational, etc.) and/or medical professionals to serve its residents.

- 8) Additional requirements shall include:

- a) The area known as the Parcel Front Setback as outlined in Table Four is intended to retain and enhance the character of the neighborhood. The Parcel Front Setback shall be measured from the edge of the property inward prior to the division of any land. No

structures shall be located within the Parcel Front Setback, but the SPGA may allow street trees, stone walls, trails, sidewalks, and other nonstructural features within the Parcel Front Setback.

b) The Parcel Side Setback shall contain no structures, roadways, or infrastructure. No vegetation in this buffer may be disturbed, destroyed, or removed, except for normal maintenance, such as mowing, replacement of dead vegetation, or of a similar nature. The Parcel Side Setbacks shall be measured from the edge of the parcel inward prior to the division of any land. The area known as the Parcel Side Setback is intended to be retained as a "no disturbance" area.

c) Once the number of residential units has been determined and the Preservation Area has been located, the Applicant shall utilize Table Four for the placement of structures within the AH development.

8.7.4 Applicability.

The Planning Board may grant a special permit for a Senior Village/Active Adult Community as defined as set forth in the Table of Use Regulations, subject to the requirements of this Section.

8.7.5 Procedures.

Active Adult/Senior Village Development (referenced herein as "Development") may be authorized upon the issuance of a special permit by the Planning Board. Applicants for a Development shall file with the Planning Board seven (7) copies of the following:

1. A site plan conforming to the requirements for a preliminary plan as set forth in the Subdivision Rules and Regulations of the Planning Board. Additionally materials are subject to Bridgewater Zoning Ordinance Sections 10.6.4 & 10.6.5 Procedures and Contents of Plan shall be required with the exception of receipt of seven (7) copies of Plans instead of five (5) copies.

8.7.6 Design Standards

1. Unit Makeup
 - a) The development should include a mixture of architectural styles (e.g., Cape Cod, Colonial, or Ranch design houses, Duplexes, Triplexes, & other multiunit Townhouses) that are blended and dispersed throughout the site.
 - b) Exterior material and colors of structures are required to be varied and to complement colors used in the surrounding area. One color palette should not dominate the development.
 - c) Roofs of structures within a Development are encouraged to incorporate architecturally diverse styles (examples may include cornices, dormers, gabled roofs, mansard roofs, etc.)
 - d) All roof top mechanical equipment for all structures shall be screened, with the exception of chimneys. No roofs tops shall be flat.
2. Aging-in-Place Design
 - a) For the purposes of creating an active adult community, all residential structures shall be constructed with universal design principles and construction design that can be easily modified for accessibility. The original owner may request specific accessibility features on the ground floor level, such as a zero-step entry and grab bars. A minimum of 50 percent of

the units shall be initially designed with a zero-step or no-step entry from an accessible path. All structures shall include the following:

- 1) A master bedroom with an accessible in suite bathroom located on the same floor as the kitchen, living room, and dining room.
- 2) Doorways shall be a minimum of 36 inches wide throughout the first floor.
- 3) A minimum of one entrance that is easily modifiable to be transformed into a temporary or a permanent no-step entry from an accessible path between the driveway or street and the door.
- 4) Reinforced blocking within the walls of the first-floor bathroom to provide for installation of grab bars and other accessible bath features.
- 5) A minimum of one indoor/garaged parking space for each unit.

b) Outside facilities such as walkways, gardens and recreation areas shall be designed for universal access.

c) Walkways are strongly encouraged to be publicly accessible and shall connect the development with abutting open space parcels, trail networks, water resources, sidewalks, public amenities, public ways, bicycle trails, and/or neighborhoods.

3. Porches and Decks

- a. Structures within an AH development shall be architecturally diverse through the use of farmer's porches, open porches, front porches, porticos, patios, etc.
- b. Decks shall be included within the design of all structures and located to the side or rear of the structure. Three-season or four season-rooms may be created in lieu of a deck.

4. Parking

- a. Two vehicular parking spaces shall be required per dwelling unit. This includes the one interior parking space located within a garage structure.
- b. One vehicular parking space shall be required for every four dwelling units for visitor parking. Such visitor spaces shall be located throughout the development.
- c. The Development shall include common or guest parking in proximity to any clubhouse or other facility serving residents and may be required in off-street parking areas as determined by the Planning Board.
- d. No single parking area for amenity structures and/or uses shall contain more than eight parking spaces and all such areas shall be adequately landscaped.
- e. On-street parking may be permitted on one side of one-way streets. Such on-street parking shall not be counted towards visitor off-street parking.
- f. On-street parking may be permitted on one side of one-way streets. Such on-street parking shall not be counted towards visitor off-street parking.
- g. A minimum of two parking spaces shall be provided for public use when the proposed trail system connects to a publicly accessible park or trail system. One of the two parking spaces shall be ADA compliant. "No Overnight Parking" signage shall be installed within the area designated for trail parking.

5. Garages

- a) Garages shall not dominate the frontage of a structure nor shall the garage extend more than 6 feet beyond the front of the structure.
- b) Garages shall have access to the interior of building. Step-ups are permissible within garages with proper railings.

6. Landscaping

- a. Where the perimeter buffer is wooded, it shall remain in a natural, undisturbed state to preserve the natural character of the existing parcel in relation to the surrounding neighborhood.
- b. At the sole discretion of the Planning Board, a no-cut easement or conservation restriction may be required within the perimeter buffer.
- c. One street tree shall be planted in front of each residential unit. For portions of roadways where there are no residential structures, one street tree shall be planted at least every 30 feet along the roadway.
- d. Existing healthy native trees shall be retained to the greatest extent feasible. All trees over 12 inch caliper that are to be removed to accommodate construction should be replaced elsewhere on the project site with one native or hybrid species that is a minimum of a 3 inch caliper and two native shrubs as determined and approved by the Planning Board.
- e. Landscaping shall be required to be incorporated within the frontage of each unit and between buildings to provide increased privacy while minimizing the visual elements of the streetscape.

7. Infrastructure Improvements

- a) All infrastructure shall be constructed and installed in accordance with the most current version of the Bridgewater Planning Board Subdivision Regulations
- b) The Applicant should fill out a water impact form and have a discussion with DPW regarding impacts to current infrastructure.
- c) Projects should strive to incorporate sustainable and alternative energy sources into the project infrastructure and within the design and construction of all new and redeveloped buildings when feasible.

8. Roadway Improvements

- a. All roadways shall be constructed and installed in accordance with the most current version Bridgewater Planning Board Subdivision Regulations when applicable.
- b. One-way streets are strongly encouraged throughout the development. Such design should mimic roadway layout as shown within Subdivision Rules and Regulations.
- c. For all projects, sidewalks shall be incorporated and installed throughout the Development on one side of each street.
- d. Projects shall incorporate multimodal transportation approaches including Complete Streets into the project design such as sidewalks, crosswalks, and bicycle circulation facilities. Whenever feasible a Development shall accommodate and encourage multimodal transportation networking opportunities facilitating Complete Streets network connectivity such as walking trails, bicycle lanes, and related infrastructure.

- e. The principal roadway(s) serving the site shall be designed to conform with the standards of the Town based on number of residential units where the roadway is or may be ultimately intended for dedication and acceptance by the Town. Private ways shall be adequate for the intended use and vehicular traffic and shall be maintained by an association of unit owners or by the Applicant. If the applicant requests any waivers of the Planning Board's roadway standards, that road shall remain private in perpetuity.

8.7.7 Buffer Areas.

A buffer area of 20 feet shall be provided at the perimeter of the property where it abuts residentially zoned or occupied properties, except for driveways necessary for access and egress to and from the site. No vegetation in this buffer area will be disturbed, destroyed or removed, except for normal maintenance. Table

The Planning Board may waive the buffer requirement:

- a. where the land abutting the site is the subject of a permanent restriction for conservation or recreation; or
- b. where the land abutting the site is held by the Town for conservation or recreation purposes; or
- c. the Planning Board determines that a smaller buffer will suffice to accomplish the objectives set forth herein.

8.7.8 Stormwater Management.

Stormwater management shall be consistent with the requirements for subdivisions set forth in the Rules and Regulations of the Planning Board as well as all applicable Stormwater Management requirements within the Town of Bridgewater.

8.7.9 Homeowners' Association.

The developer shall establish a homeowner's association. The Homeowner's Trust/Corporation shall operate in accordance with a Homeowner's Trust or Association Agreement establishing such association shall be review by Town Counsel, Planning Board, and CED Staff and approved by the them respectively. Review and approval of Town Staff are to be made prior to its recording or the sale of any unit or the release of the dwelling units.

The Homeowner's Trust/ or Association documents shall provide for the maintenance in perpetuity of the common area lands, open space, the drainage system of the development including any detention or retention basins, common sewage facilities, common leaching areas, streets and sidewalks, paths, common recreation and maintenance facilities, common parking structures and parking lots, and other common use areas and facilities within the development.

Snow and rubbish removal within the project limits shall be the responsibility of the project owner/developer or subsequent homeowner's association, in perpetuity, with no responsibility on the part of the municipality.

8.7.10 Age Restriction

Each dwelling in a Development shall be subject to an age restriction in compliance with Senior Housing Laws, and said age restriction shall be part of the deed, deed rider, restrictive

covenant, and/or any other documents of record that shall be recorded at the Plymouth Registry of Deeds or filed with the Registry District of the Land Court. The age restriction shall run with the land and shall be enforceable by any or all of the owners of dwelling units in the Development or by the Town of Bridgewater.

Age restriction requirements shall apply as the following, as per Senior Housing Laws.

- a. Such age restriction shall limit the dwelling units to occupancy by at least one adult who shall be 55 years of age or older. 100% of the units shall have at least one occupant who is 55 years or older with the exception below "b".
- b. In the event of the death of the qualifying owner/occupant(s), or foreclosure or other involuntary transfer of a unit in a Development, an age restriction exemption shall be allowed for the transfer of the unit to another household member for up to two years.c. Marketing of units in a Development shall comply with all Fair Housing Laws and shall include, to the extent legally allowable, a strategy for marketing units to Bridgewater residents and their immediate families.
- d. The community shall create, publish and follow policies that show its intent to house age 55 and older.
- e. The community shall follow HUD's regulatory requirements for age verification of residents.

8.7.11 Decision.

The Planning Board may approve, approve with conditions, or deny an application for a Senior Village Development after determining whether the Senior Village Development better promotes the purposes this Ordinance than would a conventional subdivision development of the same locus. Criteria of approval shall follow Section 10.5.2 criteria of approval of Special Permits and (Section 6.3) Performance Standards of Larger Projects where applicable.

8.7.12 Procedure for Waivers

All Development projects shall comply with Sections 8.7 of these Ordinances. The Planning Board may waive the requirements of these Ordinances in a majority vote, only if such waivers will allow for better design and/or improved protection of resources.

Table of Dimensional Requirements:

Footnote 18 from (Reserved) to

Land space and use requirements for Senior Housing Village Development are governed by Section 8.7 Senior Housing Village Development (SHV). Minimum Lot Size (single family) is applicable to unit count equation for projects.

Table of Use Regulations:

Add under Principal Uses, A. Residential Uses, (14) Senior Housing Village Development as Special Permits approval from Planning Board under Residential A/B, Residential C, and Residential D. Not allowed in any other district.

Table of Uses Regulations																
PRINCIPAL USES																
A.	RESIDENTIAL USES	RES A/B	RES C	RES D'	CBD		SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC	Pkg. Code
14	Senior Housing Village Development (See Section 8.7)	PB	PB	PB	N	N	N	N	N	N	N	N	N	N	N	B



Bridgewater Town Council

Introduced By: Kevin Perry, Councilor
Date Introduced: 8/13/2024
First Reading: 8/13/2024
Second Reading: 11/26/2024
Amendments Adopted: 11/26/2024
Third Reading: 2/4/2025
Date Adopted: 2/4/2025
Date Effective: 3/4/2025

Proposed Ordinance D-FY25-002: Revisions to the Administrative Code

ORDERED, that the Town Council of the Town of Bridgewater, Massachusetts in Town Council assembled vote to accept the attached revisions to the Administrative Code as required by the Town of Bridgewater, Home Rule Charter Section 5-1.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none">• Rules & Procedures	<ul style="list-style-type: none">• 10/8/24: Vote 3-0 to recommend with amendments.
<ul style="list-style-type: none">• Town Council	<ul style="list-style-type: none">• 11/26/24: Referred to Advertising
<ul style="list-style-type: none">• Town Council	<ul style="list-style-type: none">• 2/4/25: Public Hearing held. Voted 8-0 to approve.

Attachments: 1. Proposed Ordinance Revisions to the Administrative Code - Amendments by Rules and procedures

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 4, 2025, to approve the aforementioned Ordinance, by a Roll-call vote 8-0-0.

A TRUE COPY ATTEST:

Debra Ward, Town Council Clerk

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Part II. Administrative Code

Chapter 1. Boards, Committees and Commissions

Article II. Elective Bodies

Section 1. Offices and Standards

- D. Term of office. The term of office of all elective Town officers shall be three years beginning on the second Monday following the election and continuing until their successors are qualified, except that the term of office for councilors shall begin, once duly sworn on the next business day following the election. Terms of office of Town Councilors shall be so arranged that the terms of three of the Councilors shall expire at each annual Town election.

Section 2. Bridgewater Town Council

- A. Composition and authority. There shall be 9 members of the Bridgewater Town Council, one Councilor elected from each district and the remaining elected at-large. The Bridgewater Town Council shall exercise all of the legislative powers of the Town.

Article III. Multiple Member Appointive Bodies

Section 1. Offices and Standards

- I. Eligibility for service. Unless otherwise defined within this Administrative Code, any registered voter of the Town of Bridgewater, except those who are: (1) an elected official; (2) whose written contract with the Town bars them from holding any other elected or appointed position with the town; or (3) who would be ineligible to serve under Massachusetts General Laws c. 268A and/or the Town of Bridgewater Town Charter, are eligible for appointment to Multiple Member Appointive Bodies. An eligible candidate for a Multiple Member Appointive Body as stated in sentence one herein, shall not serve on more than one Multiple Member Appointive Body at a time unless that candidate has been: (1) recommended by the Town Manager to the Town Council to do so; and (2) is then ratified by the Town Council. Membership on a multiple member appointive body shall terminate forthwith upon the members ceasing to be a resident of the Town or otherwise ceasing to be a registered voter. Unless otherwise noted, members shall serve without compensation

Section 12. Elder Affairs Commission

- A. Term of Office. There shall be an Elder Affairs Commission consisting of nine regular members and two associate members appointed for three year staggered terms. The associate members may serve on committees, but have no voting privileges if a regular member is absent.
- B. Authorities and responsibilities. The purpose of the Elder Affairs Commission is to advocate on behalf of older adults residing in the Town of Bridgewater. The Elder Affairs Commission is dedicated to ensuring that the older adult population lives and ages well in their community of choice. The Elder Affairs Commission helps identify goals and objectives and supports staff in implementing and promoting the Elder Affairs Commission's mission.

The Elder Affairs Commission assists in the collection of facts and statistics affecting the health and welfare of older adults; encourages the development of programs for older adults; identifies the pertinent needs of the community's older adult population; educates and to enlist the support of the community on the needs of older adults; performs such other duties as may be prescribed by law, or as directed by the Town Manager.

C. Interrelationships.

(1) Director of Elder Affairs: The Elder Affairs Commission interacts primarily with the Director of Elder Affairs. The Elder Affairs Commission provides advisory information to the Director of Elder Affairs concerning program and services for older adults. The Director of Elder Affairs provides information to the Elder Affairs Commission about the Department can community needs.

(2) Town Manager: The Elder Affairs Commission interacts with the Town Manager and the administrative organization primarily through the Director of Elder Affairs. The Director of Elder Affairs regularly apprises the Town Manager of current activities and concerns of the Elder Affairs Commission and the elderly population. The Director of Elder Affairs works with the Town Manager to develop policies and legislation concerning the issues and needs facing the town's elderly. The Director of Elder Affairs regularly apprises the Town Manager about the status of the Senior Center as well as short and long term capital needs. The Director of Elder Affairs works with the Town Manager to develop policies and legislation concerning the Department and the Senior Center building.

(3) Town Council: The Town Manager keeps the Town Council apprised of the needs and concerns of the older adult population. The Town Manager introduces policies or legislation to the Town Council for action when appropriate.

Reference: MGL c. 40, Section 8B

Section 17. Historical Commission

A. Term of office. There shall be a Historical Commission consisting of five regular members and two alternate members. The alternate members may serve on committees, and shall be voting members in the absence of a regular member.

B. Authorities and responsibilities.

(1) The purpose of the Historical Commission is to preserve, protect, and develop the historical and archaeological assets of the Town. The Commission may conduct research for places of historic and archaeological value, and shall cooperate with the State Archaeologist in conducting such research. It seeks to coordinate the activities of unofficial bodies organized for similar purposes and may, subject to appropriation and approval by the Town Manager, advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which it deems necessary for its work.

(2) The Historical Commission, for the purpose of protecting and preserving such places may make such recommendations as it deems necessary to the Town Council, and, subject to the approval of the Town Council, to the Massachusetts Historical Commission, that any such place be certified as an historical or archaeological landmark.

(3) The Historical Commission may hold hearings, may recommend to the Town Manager execution of contracts with individuals, organizations and institutions or services furthering the objectives of its program, may recommend to the Town Manager execution of contracts with local or regional associations for cooperative endeavors furthering its program, and may, with the approval of the Town Council, accept gifts, contributions and bequests of funds from individuals, foundations and from federal, state or other governmental bodies for the purpose of furthering its programs. The Commission may recommend to the Town Manager acquisition of property by gift, purchase, grant, bequest, devise, lease or otherwise a fee or lesser interest in real or personal property of significant historical value and, upon approval by the Town Manager, may be directed to manage the same, may make and execute any agreement and may do and perform any and all acts which may be necessary or desirable to carry out the purposes of this section.

(4) The Historical Commission surveys and compiles a listing of all historical sites and buildings within the Town, public and private; determines the functions and structures of all historical organizations within the Town; and holds correlative seminars with historical organizations. It further determines the requirements for repair, reconstruction, and protection of historical landmarks and assists and cooperates with public commissions in the conduct of public historical events.

(5) The Historical Commission is an advisory and ministerial committee of the Town.

C. Interrelationships.

(1) Town Council: The Historical Commission interacts with the Town Council to advise the Council on policies and legislation concerning the preservation, protection and development of historical or archaeological assets in the Town.

(2) Town Manager: The Historical Commission interacts with the Manager primarily for the purposes outlined to effectuate publication of its activities and/or acquisition of interests in historical properties within the Town. The Commission receives such assistance through the Library Department of the Administrative Branch.

(3) Other Bodies: The Historical Commission shall, with respect to matters or actions affecting the historical or archaeological assets of the Town, coordinate with state boards and agencies, including, but not limited to, the Massachusetts Historical Commission, the State Archaeologist and interact with Town multiple member bodies existing now or in the future, as necessary to better coordinate the activities of these bodies in instances where properties of either a historical or archaeological value are under consideration by these bodies.

Reference: MGL Chapter 40, section 8D

Section 19. Housing Partnership Committee

Delete entire section.

Section 20. Master Plan Committee

Delete entire section.

Section 26A. Tree Committee

A. Establishment and Term of Office. There shall be a Tree Committee consisting of seven members: five voting members and two non-voting members. The Town Manager shall, based upon recommendation from the respective committees, appoint the following voting members: one member of the Planning Board; one member of the Open Space Committee; and one member of the Bridgewater Improvement Association. The Town Manager shall appoint two voting members-at-large, at least one of which shall be a certified arborist, landscape architect, or an individual with comparable experience and training. The seat held by the certified arborist, landscape architect, or an individual with comparable experience and training may be filled by a non-resident if no qualified resident is available and willing to fill the seat. The Bridgewater Tree Warden and the Bridgewater Roadways Superintendent, or his designee, shall serve as non-voting members.

B. Authorities and Responsibilities. The Committee shall advise town officials, multiple member appointive bodies, and the general public to promote activities that encourage the planting, care, and management of all existing and new public trees. The Committee shall advise town officials and the Town Council, as the appropriating authority, on the use of monies collected through any tree cutting mitigation funds the Town may receive.

C. Interrelationships.

(1) Town Manager: The Tree Committee interacts with the Town Manager to communicate recommendations on Town procedures and policies.

(2) Town Council: The Committee reports its activities to the Council through the Town Manager.

(3) Other Bodies: As necessary, the Committee interacts with other multiple member bodies within the Town on issues of mutual concern, including the Agricultural Commission, Community Preservation Committee, Energy Committee, Conservation Commission, Parks and Recreation Commission, Planning Board, Transportation Committee, and Zoning Board of Appeals.

Section 27. Water and Sewer Board

A. Term of office. There shall be a Water and Sewer Board consisting of three members who have engineering or public health experience. The members shall serve for staggered three year terms.

B. Authorities and responsibilities. The Water and Sewer Board is responsible for recommending improvements to the municipal water pollution control facilities and water treatment and distribution facilities in the Town, and serves as an advisory board to the Public Works Director for establishment of rules and regulations governing the operation of all Town water pollution control facilities and water treatment and distribution facilities. The Water and Sewer Board recommends user rates to the Town Manager subject to Town Council ratification. The Water and Sewer Board is an advisory committee of the Town.

C. Interrelationships.

(1) Town Council: The Water and Sewer Board interacts with the Town Council concerning policies and legislation governing operation of water pollution control and collection facilities and the water treatment and distribution facilities.

(2) Town Manager: The Water and Sewer Board interacts with the Town Manager concerning implementation of the rules and regulations referenced, as well as ensuring that adequate administrative personnel are available to ensure the effective operation of such facilities.

(3) Other Bodies: The Water and Sewer Board interacts with other multiple member appointive bodies as necessary to accomplish its purposes.

Part II. Administrative Code

Chapter 2. Operational Entities

Article II Town Council Rules and Procedures

Section 14. Citizen Comments

The Bridgewater Town Council encourages citizens to attend its meetings and welcomes their views on issues of import. A Citizen Open Forum will be placed on each Council agenda, and a citizen comment period will be included at the end of each agenda. Anyone may comment at this time for up to three minutes. Comments and/or inquires should be made in a respectful manner and not cast aspersions on individual council members or the council as a whole. To strictly comply with the Open Meeting Law, inquires shall be responded to when deemed necessary, at a future meeting of the Town Council where the inquiry response has been added to the agenda under Town Manager's Report or Announcements from the President.

Non-residents may speak only with the approval of a vote of the Council. A non-resident of the Town desirous of an opportunity to address the Town Council during a "Citizen Open Forum" or "Citizen Comments" period of a meeting of the Town Council shall be permitted to do so, subject to compliance with the following provisions:

1. Not less than six (6) hours prior to the designated time of commencement of the meeting of the Town Council at which the non-resident wishes to speak, a written request to address the Town Council must be received by the Town Council Clerk from such non-resident via email (addressed to towncouncilclerk@bridgewaterma.org , which shall include:
 - a) The name and street address of said non-resident.
 - b) The name and street address of a resident of the Town who shall be deemed to have invited the non-resident to address the Town Council.
 - c) A brief description of the subject matter upon which the non-resident shall speak.
 - d) If applicable, a non-resident may include a brief statement of the educational, occupational or other training, experience or qualification upon which basis the non-

resident professes information, knowledge or expertise, if any, to opine on the subject matter.

2. Within six (6) hours prior to the designated time of commencement of the specific meeting of the Town Council at which the non-resident wishes to speak, but in no case less than two (2) hours prior to such designated time, the Town Council Clerk shall electronically forward to each member of the Town Council a copy of the written request received from such non-resident.
3. During the "Citizen Open Forum" or "Citizen Comments" periods of the meeting, the Town Council assembled shall consider a motion, duly made and seconded, to permit said non-resident to address the Council. An affirmative vote by a majority of the Council members present and voting shall be required to permit the non-resident to address the Council.

Business Owners and Real Property Owners

Notwithstanding the foregoing, the owner of record of a business, real property or leasehold interest in real property located within the Town who is a non-resident of the Town shall be permitted to address the Town Council.

All other provisions of this Section 14 shall be applicable to non-residents.



Bridgewater Town Council

Introduced By:	Paul Murphy
Date Introduced:	8/27/2024
First Reading:	8/27/2024
Second Reading:	9/10/2024
Amendments Adopted:	
Third Reading:	10/1/2024
Date Adopted:	10/1/2024
Date Effective:	11/1/2024

Proposed Ordinance D-FY25-005: An Ordinance Establishing the Process for Hiring a Town Manager

WHEREAS, the Town of Bridgewater desires to establish a transparent and efficient process for hiring a qualified Town Manager; and

WHEREAS, the Town Council recognizes the importance of a clear and consistent procedure to ensure the selection of a Town Manager who is capable of effectively administering the operations of the Town;

NOW, THEREFORE, be it ordained by the Town Council of the Town of Bridgewater, as follows:

Section 1. Purpose

The purpose of this ordinance is to establish a formal process for the recruitment, selection, and hiring of both an Acting (where necessary) and/or permanent Town Manager pursuant to Article IV, Section 4-6 of the Town Charter, to ensure that the most qualified individual is appointed to manage the Town's affairs.

This Section in no way applies to or amends the process set forth in Article IV, Section 4-7 of the Town Charter applicable to Temporary Absences of the Town Manager.

Section 2. Position of Town Manager

The position of Town Manager is established and governed by Article IV of the Town Charter.

Section 3. Qualifications

The town manager shall be a person of proven administrative ability, especially qualified by education and training with prior experience as a city or town manager or an assistant city or town manager or the equivalent public or private sector level experience. The town council may from time to time establish additional qualifications as deemed necessary and appropriate. The town manager shall devote full-time to the duties of the office and shall not hold any other elective or appointive office in the town, nor shall the town manager engage in other business unless such business is approved in advance by a majority vote in public session of the town council. The town manager need not be a resident of the town, but must be a United States citizen.

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Section 4. Recruitment Process

1. Announcement of Vacancy & Ad-hoc Committee:

Upon vacancy or notice of impending vacancy, the Town Council shall:

1. First, establish a five-member Preliminary Screening Ad-hoc Committee. Said Preliminary Screening Ad-hoc Committee shall consist of no more than four members of the Town Council and shall be appointed pursuant to Article III, Section 1(B)(2) of the Town of Bridgewater's Administrative Code.
2. Once established, the Preliminary Screening Ad-hoc Committee will prepare a detailed job description and qualifications for the Town Manager position.

The position shall be advertised through appropriate channels, including local and regional publications, professional associations, and online job boards.

2. Application Submission:

Interested candidates shall submit a cover letter, resume, and any other required documentation by the deadline specified in the job announcement to the Town Council Clerk.

The Town Council may engage a professional recruitment firm to assist with the process, including the initial screening of candidates. This decision will be made by a majority vote of the Preliminary Screening Ad-hoc Committee (see below).

Section 5. Selection Process

1. Initial Screening and Selection of Finalists:

The Preliminary Screening Ad-hoc Committee, shall review all applications and select no more than five finalists to be presented to the full Council based upon an individuals qualifications, experience, and suitability for the position to present to the entire Town Council.

The Preliminary Screening Ad-hoc Committee will ensure that the proper background checks have been completed for all finalists.

The Preliminary Screening Ad-hoc Committee may consider and interview candidates pursuant to G.L. c. 30A, Section 21(a)(8).

2. Interview Process:

The finalists as selected by the Preliminary Screening Ad-hoc Committee will then participate in one or more interviews conducted by the Town Council in accordance with G.L. c. 30A.

3. Selection of Town Manager:

Following the interview process, the Town Council will deliberate and vote to determine if any of the finalists for the position of Town Manager will be ratified.

Section 6. Appointment and Employment Agreement

1. Appointment:

The selected finalist shall be ratified by a majority vote of the Town Council.

When the Town Council ratifies a candidate for the position of Town Manager, they then shall negotiate the terms of employment, including salary, benefits, and contract length pursuant to Massachusetts General Laws. Regardless of ratification, employment of the ratified finalists is contingent upon the execution of an employment contract.

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Should the Town Council be unable to negotiate an employment contract with the ratified finalist, it shall return to the list of other candidates interviewed during the hiring process and consider offering the position to a second choice. If no suitable alternative candidates are available, consider reopening the search for a Town Manager.

Section 7. Effective Date

Pursuant to Article II, Section 2-7(a), this measure relates to internal operational procedures of the town council and procedures relating to election, appointment, removal, discharge or other personnel action pursuant to Article VIII, Section 8-4 of the Town Charter and becomes effective immediately upon its passage.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none">Rules & Procedures	<ul style="list-style-type: none">9/9/24: Voted 3-0 to recommend with amendments.

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 15, 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

Introduced By: Kevin Perry, Councilor
Date Introduced: 9/17/2024
First Reading: 9/17/2024
Second Reading: 12/3/2024
Amendments Adopted:
Third Reading: 12/17/2024
Date Adopted: 12/17/2024
Date Effective: 1/17/2025

Proposed General Ordinance D-FY25-007: Acceptance of MGL c.33, Section 59 Military Service on Salary, Seniority and Leave Allowances for Public Employees

Whereas, Town employees serving in the armed forces or a reserve component of the armed forces of the United States, shall be entitled to receive pay during service in the uniformed services or annual training; and

Whereas, the Town Council wishes to adopt a mechanism to grant public employees the appropriate state law provision to compensate all active reserve military service members; and

Whereas, the provisions of MGL c.33, Section 59 compensates all active reserve military service members up to 40 days per year.

ORDERED that pursuant to Article II, Section 2-2 of the Bridgewater Town Charter, the Town Council accepts the provisions of MGL c.33, section 59 and further authorizes the Town Manager to carry out the provisions contained therein.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none">• Town Council	<ul style="list-style-type: none">• 9/17/24: Referred to Rules & Procedures
<ul style="list-style-type: none">• Rules & Procedures	<ul style="list-style-type: none">• 11/13/24: Voted 3-0 to recommend
<ul style="list-style-type: none">• Town Council	<ul style="list-style-type: none">• 12/3/24: Referred to Advertising

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

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, December 17, 2024, to approve the aforementioned Ordinance, by a Roll-call vote 8-0-0.

A TRUE COPY ATTEST:

Debra Ward, Town Council Clerk

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING



Bridgewater Town Council

Introduced By:	Kevin Perry, Councilor
Date Introduced:	10/15/2024
First Reading:	10/15/2024
Second Reading:	12/17/2024
Amendments Adopted:	12/17/2024
Third Reading:	1/21/2025
Date Adopted:	1/21/2025
Date Effective:	2/21/2025

Ordinance D-FY25-009: Veterans Volunteer Services Program (Work-off)

WHEREAS, the Veterans Volunteer Services Program pursuant to MGL c. 59, Sec. 5N, (the “Program”) provides a mechanism to allow veterans resident in a Massachusetts municipality (or the spouse of such veteran, in the case where the veteran is deceased or has a service-connected disability), to volunteer services to the municipality in exchange for a reduction of the assessed real property tax obligations applicable to the domicile of the veteran (or spouse, if applicable), subject to a maximum reduction not to exceed \$1,500 for any single tax period; and

WHEREAS, the Program would allow an approved representative to provide such services on behalf of and in place of a veteran physically unable to offer such services to the municipality.

NOW, THEREFORE, be it ordained that the Town Council of the Town of Bridgewater, duly assembled, vote the acceptance of Massachusetts General Laws, Chapter 59, Section 5N, subject to such rules of eligibility as follow, all such provisions to be deemed effective and applicable to assessed real property taxes commencing in fiscal year 2026.

a) Rules of Eligibility:

1. An applicant must be qualified as a veteran under MGL, c. 4, Sec. 7, Clause 43; and
2. An applicant veteran must be a recipient of an Honorable Discharge.; and
3. An applicant veteran (or eligible spouse, if applicable) must have ownership of residential real estate property in the Town of Bridgewater; and
4. An applicant veteran (or eligible spouse, if applicable) must occupy the residence for which tax relief is sought as his/her primary residence and legal domicile; and
5. An applicant veteran (or eligible spouse, if applicable) shall not be eligible for relief under this Ordinance during any period for which such person is approved for relief under MGL c. 59, Section 5K (the “SAVE” tax credit for property owners over 70 years of age); and

VOICE VOTE REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

6. In the event that there are more qualified applicants for participation in the Program than the Town has budgeted for or has a need for in any particular year, priority shall be given to applicants in the order of application.

b) Administration of the Program:

1. The Veterans Service Officer of the Town shall determine eligibility of an applicant under Rule (a)1 and Rule (a)2.
2. The Assessor of the Town shall determine eligibility of an applicant under Rule (a)3, Rule (a)4 and Rule (a)5.
3. The Board of Assessors of the Town shall adopt any further rules as are not inconsistent with the foregoing and which are consistent with the intent of MGL c. 59, Section 5N to aid in the administration of this Ordinance.

Explanation:

This ordinance is equivalent to the Senior Associates Volunteer Program (SAVE) that the Town of Bridgewater adopted which has proven to be successful. The program will provide a valuable source of volunteer labor to the Town of Bridgewater while providing a beneficial reduction in the Veteran's tax bill.

Committee Referrals and Dispositions:

Disposition(s)	
<ul style="list-style-type: none">Rules & Procedures	<ul style="list-style-type: none">12/2/24: Voted 3-0 to continue12/12/24: Voted 3-0 to recommend with Amendments
<ul style="list-style-type: none">Town Council	<ul style="list-style-type: none">12/17/24: Voted 8-0 to refer to advertising with amendments.

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 21, 2025, to approve the aforementioned Ordinance by a Roll-call vote 8-0-0.

A TRUE COPY ATTEST:

Debra Ward, Town Council Clerk



Bridgewater Town Council

Introduced By: Mary McGrath
Mark Linde, Councilor
Date Introduced: 10/15/2024
First Reading: 10/15/2024
Second Reading: 6/3/2025
Amendments Adopted: 6/3/2025
Third Reading: 7/15/2025
Date Adopted: 7/15/2025
Date Effective: 8/15/2025

Proposed Ordinance D-FY25-010: Proposed Amendment to Chapter 157, Article II, Section 1

WHEREAS, in the spirit of Federal Public Law; 116-67, the National POW/MIA Flag Act, which states; The POW/MIA flag is required to be displayed at specified locations to all days on which the U.S. flag is displayed.

WHEREAS, tens of thousands of American veterans have been held captive or are believed missing in action, arising from wars over the course of many decades: and

WHEREAS, the Town of Bridgewater is committed to showing respect and gratitude to those Americans who are classified as prisoners of war or missing in action by flying the POW/MIA flag at the Academy Building at all times.

ORDERED, that the Town Council assembled votes to amend Chapter 157, Article II, Section 1 “Flag Raising” as follows:

4. Flag of the United States and POW/MIA: During any Period of Display at the Town Academy Building, a flag approved for public display in the manner permitted hereby shall be flown beneath the flag of the United States and POW/MIA, which both shall be continuously flown, in a manner consistent with the United States Code (4 U.S.C. Section 7).

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none">Rules & Procedures	<ul style="list-style-type: none">5/27/25: Voted 3-0 to recommend

VOICE VOTE - REFER TO ADVERTISING
REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

<ul style="list-style-type: none"> • Town Council 	<ul style="list-style-type: none"> • 6/3/25: Referred to Advertising
<ul style="list-style-type: none"> • Town Council 	<ul style="list-style-type: none"> • 7/15/25: Public Hearing held. Voted and approved.

Attachments: 1. General Code - Flag Raising on Town Property

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, July 15, 2025to approve the aforementioned Ordinance by a Roll Call vote (9-0).

A TRUE COPY ATTEST:

Debra Ward, Town Council Clerk

Chapter 157. Parades and Public Gatherings

Article I. Permit Required

Section 1. Parades

No person shall form or conduct any parade in any public street, public sidewalk or public way within the town, or form or conduct for the purpose of display or demonstration, any procession or assembly of people, except a military funeral or funeral parade or procession, within such public street, sidewalk or way, without first obtaining a written permit from the Chief of Police; and no person shall take part in any such parade, procession or assembly which is not authorized by such a permit.

Section 2. Public Address

No person shall give any public address, speech or harangue in any public street, public square or public park within the town, without a written permit from the Chief of Police.

Article II. Flag Raising on Town Property

Section 1. Flag Raising

The Town of Bridgewater, acting through its Town Council, may allow the raising of a flag on the flagpole located at the Academy Building in observance of an event or occasion, subject to this ordinance (the "Ordinance") and the attached rules appended to this Ordinance (the "Rules"), each as may be amended by the Town Council from time-to-time.

1. Request Procedure. An organization or individual (in either case being resident in the Town of Bridgewater) may request that the Town raise a particular flag by written request presented to the Town Council Clerk. Such request must be received by the Town Council Clerk sufficiently in advance of a regularly scheduled meeting of the Town Council to conform with public notice requirements. The requested period of display (the "Period of Display") may commence no sooner than thirty (30) days following receipt of the request by the Town Council Clerk.

The Town Council will consider approval of the request in accordance with all rules and procedures applicable to matters before the Town Council. A decision to approve or deny the raising of a flag is made in the sole and complete discretion of the Town Council.

2. Appropriate Events. The events and occasions for which a request pursuant to this Ordinance may be considered are limited to events or occasions designated within a formal proclamation duly issued by a governmental authority, as follows:
 - a) A Proclamation issued by the President of the United States;
 - b) A Proclamation issued by the Congress of the United States;
 - c) A Proclamation issued by the Governor of the Commonwealth of Massachusetts; or
 - d) A Proclamation issued by the Town Council of Bridgewater, Massachusetts.
3. Period of Display. The Period of Display of a flag to commemorate an event or occasion above-described shall be limited in the following manner:

- a) A flag raising intended to coordinate with a proclamation designating one (1) day of honor, recognition, celebration or remembrance shall be limited in duration to one (1) day of public display to take place on the date set-forth within the proclamation;
- b) A flag raising intended to coordinate with a proclamation designating one week of honor, recognition, celebration or remembrance shall be limited in duration to one (1) week of public display to commence and cease in accordance with the dates specified within the proclamation, or as closely thereto as practicable; and
- c) A flag raising intended to coordinate with a proclamation designating one (1) month of honor, recognition, celebration or remembrance shall be limited in duration to no less than one (1) week and no longer than (1) month of public display, such period to commence in accord with the earliest date set-forth within the proclamation, or as closely thereto as practicable.

4. Flag of the United States **and POW/MIA**: During any Period of Display, a flag approved for public display in the manner permitted hereby shall be flown beneath the flag of the United States and **POW/MIA, which both shall be continuously flown**, in a manner consistent with the United States Code (4 U.S.C. §7).

Section 2. Rules Governing Flag Raising

The Flag Raising Ordinance of the Town of Bridgewater (the “Ordinance”) shall be administered in accordance with the following rules (the “Rules”):

- 1. At no time will the Town of Bridgewater display a flag deemed to be inappropriate or offensive in nature, or a flag supporting discrimination, prejudice or reference to any religious movement. A determination of impropriety in this regard shall be rendered by the Town Council in its sole discretion.
- 2. A flag proposed for public display shall be considered for approval which features words, symbols, designs or colors customarily associated with the event or occasion to be commemorated and which does not otherwise, in the determination of Town Council, convey or suggest policies, positions or proposals beyond the intended scope of the proclamation with which it is purported to correspond.
- 3. A photograph of the actual flag proposed for display under this Ordinance shall be provided to the Town Council Clerk together with the written request for display and shall be deemed to constitute a necessary component of the request.
- 4. A flag proposed for display under this Ordinance shall be clean and serviceable, and corresponding in size with the flag of the United States beneath which it will be flown.
- 5. Flag raisings must occur on a normal business day during regular business hours as may be determined appropriate by Town administration. Requests outside of normal business days hours cannot be accommodated.

6. A flag delivered for public display must be presented to the Town Council Clerk during normal business days and regular business hours and, following the Period of Display, promptly retrieved from the Town Council Clerk. Neither the Town nor the Town Council Clerk shall bear responsible for flags not promptly retrieved.
7. If the President or other appropriate authority orders that the U.S. Flag be flown at half-staff, no other flag may be flown therewith during the pendency of such order.
8. The Town of Bridgewater shall bear no responsibility for the loss of or any damage to a flag presented for public display under this Policy.
9. The Town Council may amend or rescind this Policy or the Rules hereunder at any time and any authorization for display made pursuant to this policy may be amended or withdrawn upon appropriate action by the Town Council for any reason.

Chapter 160. Peace and Good Order

Article I. Profane or Obscene Language

Section I. Disorderly Conduct

No person shall behave himself in a rude or disorderly manner, nor use any indecent, profane or insulting language, in any public way or place in the town.

Article II. Public Nudity

Section I. Nude Bathing

No person shall bathe in any water of this town, in a state of nudity, in places exposed to public view, or in immediate sight of the occupants of any dwelling.

Article III. Public Nuisance

Section I. Dangerous Conduct

No person shall throw balls, snowballs, or other missiles nor unnecessarily make any alarming or tumultuous noise, not make or light bonfires, or other fires, not ride upon the hind part of any vehicles without leave, not play at football or other games in any street, public way or square of this town.

Article IV. Impeding a Public Way

Section 1. Obstruction of a Public Way

No person shall loiter or continue to stand on any sidewalk or public place in the town as to obstruct the passage of or to impede or in any matter annoy other persons; nor shall any person in a street or way stand or loiter after being directed by a police officer to move on. No person being a member of an assembly of three or more persons shall disturb the peace by using obscene or profane speech in any public place, or obstruct and interfere with the free passage of foot traffic.



Bridgewater Town Council

Introduced By:	Mark Linde, Councilor
Date Introduced:	11/12/2024
First Reading:	11/12/2024
Second Reading:	1/7/2025
Amendments Adopted:	
Third Reading:	2/18/2025
Date Adopted:	2/18/2025
Date Effective:	3/18/2025

General Ordinance D-FY25-011: General Ordinance - Amend Chapter 300, Article II, "Truck Exclusions"

WHEREAS, the Town of Bridgewater conducted a Heavy Vehicle Exclusion (HCVE) Study in September of 2023 for High Street, and

WHEREAS, the HCVE Study showed the percentage to be over 5.0% which met Warrant 1 of a heavy vehicle exclusion, and

WHEREAS, the Town of Bridgewater submitted a request in June 2024 to MassDOT for the approval of a 24 hour heavy duty truck exclusion for High Street; and

WHEREAS, the 24 hour heavy duty truck exclusion was approved by the MassDOT on September 25, 2024, it is therefore,

ORDERED, that the Town Council assembled votes to amend Chapter 300, Article II, "Truck Exclusions" to read as follows:

Part III. General Ordinances

Chapter 300. Vehicles

Article II. Truck Exclusion; violations and penalties

Section 1. Definition. Any heavy commercial vehicle having a carrying capacity of more than 2 ½ tons.

Section 2. Restrictions. The use and operation of heavy commercial vehicles having a carrying capacity of more than 2 ½ tons are hereby restricted 24 hours per day on the following named streets or parts thereof:

Hayward Street: from the northern town line to High Street

High Street: from Broad Street to Route 104 (Plymouth Street)

Section 3. Exemptions. Section 1 shall not apply to heavy commercial vehicles going to or coming from places

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

upon said streets for the purpose of making deliveries of goods, materials, or merchandise to or similar collections from abutting land or buildings or adjoining streets or ways to which access cannot otherwise be gained; or to vehicles used in connection with the construction, maintenance and repair of said streets or public utilities therein; or to federal, state, municipal or public service corporation owned vehicles.

Section 4. Violations and Penalties. The penalty for violation of this section shall not exceed \$75 for the first offense and each successive offense. The enforcement officer of this section shall be the Police Department.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none">Town Council	<ul style="list-style-type: none">11/12/24: Referred to Rules and Procedures Committee
<ul style="list-style-type: none">Rules and Procedures	<ul style="list-style-type: none">12/12/24: Voted 3-0 to recommend
<ul style="list-style-type: none">Town Council	<ul style="list-style-type: none">1/7/25: Referred to Advertising
<ul style="list-style-type: none">Town Council	<ul style="list-style-type: none">2/18/25: Public Hearing held. Voted 8-0 to approve.

Attachments: 1. BridgewaterHighStHaywardSt9.25.2024 - signed
 2. eastbridgewaterast.haywardst9.25.2024_-_signed

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 18, 2025, to approve the aforementioned Ordinance, by a Roll-call vote 8-0-0.

A TRUE COPY ATTEST:

Debra Ward, Town Council Clerk



Maura Healey, Governor
Kimberley Driscoll, Lieutenant Governor
Monica Tibbitts-Nutt, Secretary & CEO
Jonathan L. Gulliver, Highway Administrator



September 25, 2024

Mr. Michael Dutton
Town Manager
Town of Bridgewater
66 Central Square
Bridgewater, MA 02324

Dear Mr. Dutton:

This is in reference to the Town's recent request for a twenty-four (24) hour heavy commercial vehicle exclusion (HCVE) of vehicles in excess of two and one half (2 ½) ton capacity on High Street and Hayward Street in Bridgewater.

Please be advised that both our District 5 Traffic Engineering Section and our Boston Office Regulations Section are in agreement that High Street/Hayward Street meets the warrants for a 24-hour, 2 ½ ton HCVE. At your earliest convenience, please forward to this office of the official adoption of this regulation into the Town's Traffic Rules and Orders, signed by the Select Board to Richard.Wilson@dot.state.ma.us so that we may issue the appropriate permit accordingly.

Thank you in advance for your attention to this matter.

Sincerely,

James Danila
State Traffic Engineer

RFW/
Cc: Dist. 5 Traffic



Maura Healey, Governor
Kimberley Driscoll, Lieutenant Governor
Monica Tibbitts-Nutt, Secretary & CEO
Jonathan L. Gulliver, Highway Administrator



September 25, 2024

Mr. Charles Seelig
Town Administrator
Town of East Bridgewater
175 Central Street
East Bridgewater, MA 02333

Dear Mr. Seelig:

This is in reference to the Town's recent request for a twenty-four (24) hour heavy commercial vehicle exclusion (HCVE) of vehicles in excess of two and one half (2 ½) ton capacity on East Street and Hayward Street in East Bridgewater.

Please be advised that both our District 5 Traffic Engineering Section and our Boston Office Regulations Section are in agreement that East Street/Hayward Street meets the warrants for a 24-hour, 2 ½ ton HCVE. At your earliest convenience, please forward to this office of the official adoption of this regulation into the Town's Traffic Rules and Orders, signed by the Select Board to Richard.Wilson@dot.state.ma.us so that we may issue the appropriate permit accordingly.

Thank you in advance for your attention to this matter.

Sincerely,

James Danila
State Traffic Engineer

RFW/
Cc: Dist. 5 Traffic



Bridgewater Town Council

Introduced By:	Kevin Perry, Councilor
Date Introduced:	12/17/2024
First Reading:	12/17/2024
Second Reading:	2/4/2025
Amendments Adopted:	
Third Reading:	3/4/2025
Date Adopted:	3/4/2025
Date Effective:	4/4/2025

Proposed Ordinance D-FY25-013: Proposed Amendment to Part II – Administrative Code: Chapter 290, Article I, Section 1 Shade Trees

WHEREAS, in accordance with the provisions of Section 2-06 of the Bridgewater Home Rule Charter relative to amendments to the Town ordinances, it is therefore:

ORDERED, that the Town Council assembled votes to amend the Administrative Code, Chapter 290, Article I, Section 1 as follows:

Chapter 290. Shade Trees

Article I. Shade Trees

Section 1. Purpose and Definitions

This Ordinance is based on MGL, Chapter 87, Shade Trees, and MGL, Chapter 242, Waste and Trespass. It is meant to provide further clarification, implementation and enforcement of procedures applicable to the Town of Bridgewater.

Bridgewater is committed to maintaining and protecting its natural resources in order to enhance the quality of life of its citizens. It is a well established fact, that Trees, Shrubs, and Plants moderate the negative effects of pollution, temperature and water runoff. The trees and other vegetation growing along its roads contribute to the health of its citizens and beauty of the environment. Wildlife habitats are sustained and the rural character of the community differentiates it from more urban surroundings. In concert with the Master Plan, and Town ordinances, the economic value of the landscape along its roads, appeals to one's aesthetic sensitivity and connotes a sense of stability in commercial and residential areas.

The following definition shall apply:

Hazardous Tree: A tree with structural defects likely to cause failure to all or part of the tree, which could strike a target such as a person, vehicle, utility lines, structures, or block public ways.

Public Tree: Any tree on public land, including public shade trees.

Public Shade Tree: A tree growing within or on the boundary of the public right-of-way and subject to the

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

Provisions of MGL, Chapter 87. In Bridgewater a tree may also be considered to be in the public way if either its root system or its branches extend into the public way as determined by the Tree Warden, Highway Department or Planning Board. A tree on a private way that has been laid out such that it will remain open to the public.

Tree Warden: The **elected (change to Appointed)** town official responsible for implementing and enforcing state and town laws and policies regarding trees subject to appeal to the Hearings Officer as herein provided.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none">Town Council	<ul style="list-style-type: none">12/17/24: Referred to Rules and Procedures Committee
<ul style="list-style-type: none">Rules and Procedures Committee	<ul style="list-style-type: none">1/15/25: Voted 3-0 to recommend
<ul style="list-style-type: none">Town Council	<ul style="list-style-type: none">2/4/25: Public Hearing Held. Voted 6-2 to approve.

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 4, 2025, to approve the aforementioned Ordinance by a Roll-call vote 6-2.

A TRUE COPY ATTEST:

Debra Ward, Town Council Clerk



Bridgewater Town Council

Introduced By: Kevin Perry, Councilor
Date Introduced: 1/7/2025
First Reading: 1/7/2025
Second Reading: 4/22/2025
Amendments Adopted:
Third Reading:
Date Adopted: 4/22/2025
Date Effective: 5/22/2025

Proposed Zoning Ordinance D-FY25-014: Zoning Amendment for Accessory Dwelling Units

ORDERED, pursuant to MGL, Chapter 40A that the Town Council assembled voted to amend Zoning Ordinance amendment pursuant to Accessory Dwelling Units and Amend Section 3.3.3, Section 4.1, creation of Section 4.5, amendments to Definitions and Table of Uses and Footnote 3, Table of Dimensional Requirements as attached:

Explanation:

For the last few months, the CED Department and Planning Board have worked on language for an amendment for Council consideration based around the Section 8 of the Affordable Homes Act amends the Zoning Act to allow ADUs up to 900 square feet to be built by right in single-family zoning districts within Massachusetts. Currently, Bridgewater utilizes language called "Expanded Living Area in Place" which caps the square footage at 800 sq. ft and requires unrestricted passage. The law goes into effect February 2, 2025.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none">Town Council	<ul style="list-style-type: none">1/7/25: Referred to Planning Board and Community and Economic Development
<ul style="list-style-type: none">Planning Board	<ul style="list-style-type: none">2/19/25: Public Hearing held - Voted to recommend with amendments.

VOICE VOTE- REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

<ul style="list-style-type: none">• Community and Economic Development	<ul style="list-style-type: none">• 4/7/25 and 4/16/25: Public hearing held. Voted 3-0 to recommend.
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- Attachments:
1. ADU 11-18-24
 2. Expanded Living Area in Place - Bridgewater (3)
 3. Zoning Act Reforms in Housing Bond Bill of 2024
 4. Ordinance D-FY25-013 - PB Recommendation to Town Council

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 22, 2025, to approve the aforementioned Ordinance, by a Roll-call vote 8-0

A TRUE COPY ATTEST:

Debra Ward, Town Council Clerk

Zoning Amendment for Accessory Dwelling Units

Amendments to Section 3.3.3, Section 4.1, creation of Section 4.5, amendments to Definitions and Table of Uses and Footnote 3, Table of Dimensional Requirements

3.3.3 Residential Accessory Uses.

The following accessory uses are specifically permitted as of right or by special permit in the Residence Districts, as set forth herein:

1. Boarders in Single-Family Dwelling. The renting of rooms and/or furnishing of board to not more than two persons in a single-family dwelling by the owner/occupant thereof shall be a permitted accessory use.
2. Accessory Dwelling Units (as defined in these ordinances) in single family houses. Accessory Dwelling Units shall follow dimensional requirements as noted in Section 4.5.

4.4 Accessory Structures

4.4.1 Dimensional Requirements and Location. Except as otherwise provided herein, the following dimensional rules shall apply to accessory structures:

1. Accessory structures or buildings with a footprint of 150 – 300 square feet or less may be located within five (5) feet of a rear or side property line.
2. Accessory structures or buildings with a footprint larger than 300 – 900 square feet may be located within ten (10) feet of a front, rear or side property line after issuance of a special permit from the Board of Appeals
3. Accessory structures or buildings with a footprint larger than 900 square feet shall require a special permit and shall be set back from side or rear property lines in accordance with the provisions of the Table of Dimensional Requirements.
4. An accessory building attached to its principal building or within ten (10) feet of it shall be considered an integral part thereof and as such shall be subject to the front, side, and rear yard requirements applicable to the principal building.
5. Accessory structures and buildings shall be located on the same lot as the principal structure on the premises.

4.5 Accessory Dwelling Units (ADU)

- 1.) Accessory Dwelling Units (conversion, attached, or detached) shall be subject to the General Regulations (Section 4.1) & Table of Dimensional Requirements and applicable to the principal building within the Zoning District.
- 2.) Applicability of Other Regulations. Nothing in this Section shall limit the applicability of G.L. c. 131, s. 40 or the following (where applicable): 1. 780 CMR Massachusetts State Building Code; & 310 CMR 15, Title V, Minimum Requirements for Subsurface Disposal of Sanitary Sewage (DEP).
- 3.) ADUs shall be limited to only Single Family Dwellings and limited to one Accessory Dwelling Unit per lot.
- 4.) Accessory Dwelling Units shall be prohibited from short-term rental use as defined in section one of M.G.L. Chapter 64G.
- 5.) The principal dwelling or the Accessory Dwelling Unit cannot be sold or otherwise conveyed or transferred separately from the other.
- 6.) Prior to the issuance of a Building Permit, a floor plan shall be submitted showing both existing and proposed changes to the interior and exterior of the building. The exterior of the structure shall in the opinion of the Building Inspector retain the characteristics of a single family residence.

Definitions:

“Accessory dwelling unit”, a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality, including, but not limited to, additional size restrictions and restrictions or prohibitions on short-term rental, as defined in section 1 of chapter 64G; provided, however, that no municipality shall unreasonably restrict the creation or rental of an accessory dwelling unit that is not a short-term rental.

Use, Accessory: A use incidental and subordinate to the principal use of a structure or lot, as identified in 6.30 Table of Use Regulations, i. Accessory Uses and Off-Street Parking. An accessory use by area shall not exceed 50 percent of the total area of the structure(s) in which such use is located. Only one accessory use shall be allowed by right for each lot.

Table of Uses Changes:

I.	ACCESSORY USES AND OFF-STREET PARKING	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC	PC
13	Adult social day care home	PB	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N	D
14	Expanded living space (in-law living area) in single family dwelling	Y	Y	Y	BA	BA	BA	Y	Y	BA	BA	BA	BA	BA	N/A
15	Rooftop Solar Photovoltaic Panels, in all districts except the Historic District, roof top solar photovoltaic panels are allowed by-right subject to a height restriction of five (5) feet above the roof.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A

I.14 would change to Accessory Dwelling Unit in single family dwelling. Nothing would change the table.

Table of Dimensional Requirements Footnote (3)

On lots abutting more than one street (corner lots) the front yard setback requirements shall apply to BOTH of the abutting streets. Corner lot has a front yard along each abutting way and no rear yard. The corner lot may have one or more side yards.

Essential Services: Services provided by public utility or governmental agencies through erection, construction, alteration, or maintenance of underground or overhead gas, electrical, steam, or water transmission or distribution systems and collection, communication, supply, or disposal systems, excluding power plants or transfer stations. Facilities necessary for the provisions of essential services include poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith. Specifically excluded from this definition are buildings necessary for the furnishing of adequate service by such public utility or governmental agencies for the public health, safety and general welfare.

Expanded Living Space (In-law living area): Shall be limited to one bedroom of no more than 200 square feet or two bedrooms of no more than 150 square feet each. Total living area for expanded living space including bath, kitchen, living room, bedroom shall not exceed 900 square feet of living area. Unrestricted passage must be maintained on each floor level between units.

Family: A group of persons related to each other by marriage or blood, or not more than three unrelated individuals, living together under a single roof and comprising a household.

Fast Food and Ice Cream Stands: An establishment whose principal business is the sale of pre-prepared or rapidly prepared food or ice cream for sale directly to the customer in a ready to consume state for consumption either within the restaurant building, in the parking lot, or off premises and generally requiring ordering food at a counter with no interior seated dining area.

Fast Order Food: Food which is (a) primarily intended for immediate consumption; (b) available upon a short waiting time; (c) packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold; (d) served on disposables or in paper containers, consumed with plastic utensils; and (e) of a self-service nature, that is, no waitresses or waiters are involved. Patrons place their order at a counter or remotely and take it to a table on the premises or leave the premises.

Fast Order Food Establishment: An establishment whose primary business is the sale of fast order food for consumption on or off the premises.

Front Yard: An area extending the entire width of a lot from side lot line to side lot line and from the street line to the front line of a building for the required front yard distance as established under Section 4.0.

Funeral Home: Facility for the conducting of funerals and related activities such as embalming.

General Service Establishment: Shop for lawn mower or small appliance repair, upholstery or furniture repair, bicycle repair person, shoe repair, printer, blacksmith, builder, carpenter, caterer, electrician, lawn mower service person, mason, painter, plumber or roofer.

Greenhouse: A structure and establishment for the growing of plants for wholesale or retail sale, otherwise not exempt as an agricultural use pursuant to G.L. c. 40A, s. 3.

[illegible]

Zoning Act Reforms in Housing Bond Bill of 2024

Compiled by Jeff Lacy, Rural Planning Associates

Definition and Exemptions for Accessory Dwelling Units

SECTION 7. Section 1A of chapter 40A of the General Laws, as appearing in the 2022 Official Edition, is hereby amended by striking out the definition “Accessory dwelling unit” and inserting in place thereof the following definition:-

“Accessory dwelling unit”, a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality, including, but not limited to, additional size restrictions and restrictions or prohibitions on short term rental, as defined in section 1 of chapter 64G; provided, however, that no municipality shall unreasonably restrict the creation or rental of an accessory dwelling unit that is not a short-term rental.

SECTION 8. Section 3 of said chapter 40A, as so appearing, is hereby amended by adding the following paragraph:-

No zoning ordinance or by-law shall prohibit, unreasonably restrict or require a special permit or other discretionary zoning approval for the use of land or structures for a single accessory dwelling unit, or the rental thereof, in a single-family residential zoning district; provided, that the use of land or structures for such accessory dwelling unit under this paragraph

may be subject to reasonable regulations, including, but not limited to, 310 CMR 15.000 et seq., if applicable, site plan review, regulations concerning dimensional setbacks and the bulk and height of structures and may be subject to restrictions and prohibitions on short-term rental, as defined in section 1 of chapter 64G. The use of land or structures for an accessory dwelling unit under this paragraph shall not require owner occupancy of either the accessory dwelling unit or the principal dwelling; provided, that not more than 1 additional parking space shall be required for an accessory dwelling unit; and provided further, that no additional parking space shall be required for an accessory dwelling located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station. For more than 1 accessory dwelling unit, or rental thereof, in a single-family residential zoning district there shall be a special permit for the use of land or structures for an accessory dwelling unit. The executive office of housing and livable communities may issue guidelines or promulgate regulations to administer this paragraph.

Renumbering

SECTION 9. Section 3A of said chapter 40A is hereby amended by striking out the words “section 27”, as appearing in section 152 of chapter 7 of the acts of 2023, and inserting in place thereof the following words:- section 27½.

Exemption to the “Merger Doctrine” for Certain Lots in Common Ownership

SECTION 10. Section 6 of said chapter 40A, as appearing in the 2022 Official Edition, is hereby amended by inserting after the fourth paragraph the following paragraph:-

Adjacent lots under common ownership shall not be treated as a single lot for local zoning purposes if, at the time of recording or endorsement, the lots: (i) conformed to then existing requirements of area, frontage, width, yard or depth, where each such lot has not less than 10,000 square feet of area and 75 feet of frontage; and (ii) are located in a zoning district

that allows for single-family residential use. Any single-family residential structure constructed on said lot shall not exceed 1,850 square feet of heated living area, shall contain not less than 3 bedrooms and shall not be used as a seasonal home or short-term rental.

Making Appeals of Zoning Decisions More Difficult

SECTION 11. The first paragraph of section 17 of said chapter 40A, as so appearing, is hereby amended by inserting after the fourth sentence the following sentence:-

If the complaint is filed by someone other than the original applicant, appellant or petitioner, then each plaintiff, whether or not previously constituting parties in interest for notice purposes, shall also sufficiently allege and must plausibly demonstrate that measurable injury, which is special and different to such plaintiff, to a private legal interest that will likely flow from the decision through credible evidence.

SECTION 12. Said section 17 of said chapter 40A, as so appearing, is hereby further amended by striking out the third paragraph and inserting in place thereof the following paragraph:-

The court, in its discretion, may require a plaintiff in an action under this section appealing a decision to approve a special permit, variance or site plan to post a surety or cash bond in an amount of not more than \$250,000 to secure the payment of and to indemnify and reimburse damages and costs and expenses incurred in such an action if the court finds that the harm to the defendant or to the public interest resulting from delays caused by the appeal outweighs the financial burden of the surety or cash bond on the plaintiffs. The court shall consider the relative merits of the appeal and the relative financial means of the plaintiff and the defendant. Nothing in this section shall require bad faith or malice of a plaintiff for the court to issue a bond under this section.

SECTION 13. Said section 17 of said chapter 40A, as so appearing, is hereby further amended by striking out the sixth paragraph and inserting in place thereof the following paragraph:-

Costs, including reasonable attorneys' fees, in an amount to be fixed by the court may be allowed against the party appealing from the decision of the board or special permit granting authority if the court finds that the appellant or appellants acted in bad faith or with malice in making the appeal to court.

Option for Preferences for Veterans in Certain Housing Developments

SECTION 14. Said chapter 40A is hereby further amended by adding the following section:-

Section 18. (a) Notwithstanding any general or special law to the contrary, a city or town that permits or adopts inclusionary zoning, incentive zoning, a density bonus ordinance or by-law pursuant to this chapter or a housing production plan submitted to the executive office of housing and livable communities may enter into an agreement with a housing developer or residential development owner to provide a preference for affordable housing to low- or moderate-income veterans, as defined in clause Forty-third of section 7 of chapter 4. The preference shall be for up to 10 per cent of the affordable units in a particular development.

(b) The preference under this section shall be established in the applicant selection process for available affordable units. Applicants who are veterans and who apply within 90 days of the initial marketing period of the development shall receive preference for the rental of up to 10 per cent of the affordable units. After the first 90 days of the initial marketing period, if any of the units subject to the preference remain available, applicants from the general public shall be considered for occupancy. Following the initial marketing period, qualified applicants who are veterans shall be placed on a waiting list for the preference-occupied units for veterans and on any general waiting list. The veterans on the preference-occupied waiting list shall be given

preference for affordable units, as the units become available, whenever the percentage of preference-occupied units falls below 10 per cent.

(c) Any agreement to provide affordable housing preferences for veterans pursuant to this section shall not affect a municipality's ability to receive credit for the unit for affordable housing pursuant to chapter 40B or any other law. The agreement may be monitored by a third party assigned by the municipality.

(d) This section shall not require an increase in the existing amount of affordable units set by the city or town.

(e) The city or town may require proof of veteran status and income eligibility as the city or town.



Community & Economic Development Division
Economic Development/Planning

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0950

February 26, 2025

Kevin Perry, President
Bridgewater Town Council
Academy Building
66 Central Square
Bridgewater, MA 02324

RE: Ordinance D-FY25-013 Zoning Ordinance – Zoning Amendments for Accessory Dwelling Units, pursuant to Accessory Dwelling Units and Amend Section 3.3.3, Section 4.1, creation of Section 4.5, amendments to Definitions and Table of Uses and Footnote 3, Table of Dimensional Requirements.

Dear President Perry & Members of the Council:

At its meeting February 19, 2025, the Bridgewater Planning Board held a public hearing on the above reference ordinance. The Planning Board voted in favor (5-0) to **recommend** the zoning amendment to Town Council regarding Zoning Amendments for Accessory Dwelling Units with the following recommendations to the Ordinance:

- Typo under 4.5.2 Accessory Dwelling Units where there is a 1. In front of 780 CMR Massachusetts State Building Code that can be removed.

Please do not hesitate to contact me with any questions you may have.

Sincerely,

Shane O'Brien

Shane O'Brien
Town Planner

Cc: Patrick Driscoll, Planning Board Chair



Bridgewater Town Council

Introduced By:	Kevin Perry, Councilor
Date Introduced:	3/4/2025
First Reading:	3/4/2025
Second Reading:	6/17/2025
Amendments Adopted:	
Third Reading:	8/12/2025
Date Adopted:	8/12/2025
Date Effective:	9/12/2025

Proposed Zoning Ordinance D-FY25-018: ZONING MAP AMENDMENT: Business B and Residence C Districts In the Bedford Street, Winter Street and Flagg Street Area

ORDERED that pursuant to M.G.L., Chapter 40A, Section 5; the Town Council of the Town of Bridgewater, Massachusetts in Town Council assembled vote to amend the Bridgewater Zoning Map in the Bedford, Winter, Flagg Street, and Flaggstone Place Areas as follows:

- Amend the depth of the Business B boundary relative to Bedford Street to remove properties currently residential in use or as approved by subdivision.
- The amended line will follow a more logical and defined course along property lines, where possible and reduce the conflict currently posed by the uniform offset definition, currently defining the limit of the Business B zone.
- The proposed change will begin at the northerly limit of Map 75, Lot 21, where the line will turn to the west along the southerly limit of Map 63, Lot 2 to the intersection with Map 75, Lot 91 and continue southerly at the easterly limit of that parcel and the following lots of land:

Map 75, Lot 58; Map 75, Lot 80; Map 75, Lot 57; thence crossing the easterly portion of Map 75, Lot 19, and westerly along the southerly border of Map 75, Lot 19; to and along the easterly limit of Map 75, Lot 17; across Winter Street.

The new boundary will then follow the easterly limit of Map 75, Lot 14; and the easterly and southerly limits of Map 75, Lot 12; where it turns and follows the easterly limit of Map 88, Lot 42; across Flagg Street, to the northerly limit of Map 88, Lot 33; and the current Business B zone line.

- The proposed changes will result in a more realistic limit of the Business B zone of the current land uses by redesignating homes and residentially approved land to the Residential C zoning district.
- The proposed changes would protect residential uses in these areas from being converted into Business (B) uses.

VOICE VOTE FOR APPROVAL

REQUIRES A MAJORITY OF THOSE PRESENT AND VOTING

- The proposed changes are illustrated on the attached “Proposed Zoning Change “ plan dated January 15, 2025, as prepared by Silva Engineering Associates.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none"> • Town Council 	<ul style="list-style-type: none"> • 3/4/25: Referred to Community and Economic Development and Planning Board
<ul style="list-style-type: none"> • Planning Board and Community and Economic Development 	<ul style="list-style-type: none"> • 4/16/25: Joint Public Hearing Held. Planning Board voted 5-0 to recommend and Community and Economic Development voted 3-0 to recommend.
<ul style="list-style-type: none"> • Town Council 	<ul style="list-style-type: none"> • 6/3/5: Amendment made to change sponsor from Fred Chase to Dr. Perry.
<ul style="list-style-type: none"> • Town Council 	<ul style="list-style-type: none"> • 6/17/25: Referred to Advertising

Attachments: 1. BusBZoningChangePlan 2025

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 12, 2025, to approve the aforementioned Ordinance, by a Voice vote 8-0.

A TRUE COPY ATTEST:

Debra Ward, Town Council Clerk

VOICE VOTE FOR APPROVAL
REQUIRES A MAJORITY OF THOSE PRESENT AND VOTING

