



# Board of Selectmen

65 North Main Street  
West Bridgewater, MA 02379  
Telephone (508) 894-1267  
Fax (508) 894-1269

## Open Session Agenda Wednesday, April 2, 2025

Eldon F. Moreira Board of Selectmen Meeting Room – 2<sup>nd</sup> Floor  
6:30 p.m.

*The listing of matters is those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items may, in fact, be discussed and other items not listed may be brought up for discussion to the extent permitted by law. This meeting may be recorded for use on the internet.*

For more detailed information regarding agenda topics, please visit the Agenda & Minutes section of the Board of Selectmen's page at [www.westbridgewaterma.org](http://www.westbridgewaterma.org) to view the meeting packet. (Posted by 5 p.m. the day of the meeting.)

## PUBLIC HEARINGS

**6:30 p.m. Vote to Approve the Annual All Alcohol On-Premise Liquor License transfer from Verra Catering Inc. dba. Grand Slam Pizza & Pub to Goat City Pub, Two, LLC dba. Goat City Pub.  
Located at 115 South Main Street. (3-48)**

- Vote to Approve Common Victualler License Application
- Vote to Approve Entertainment License Application

## APPOINTMENTS

### 1. Warrants/Board of Selectmen Business:

- a. Site Plan Review / Special Permit – Planning Board – Place of Worship – 278 North Main Street (49-55)
- b. Review Proposed General and Zoning By-Law Amendments for Inclusion on Warrant for Annual Town Meeting (56-81)
- c. Review Heroes Act; Current Real Estate Exemption/Allowances and Possible Vote (82-84)
- d. Vote to Approve and Layout Road for Lamp Post Lane (85-94)
- e. Review and Vote on FY26 Budget for Annual Town Meeting (95-100)
- f. Vote on Articles to be Placed on Warrant for Annual Town Meeting (101-122)
- g. Vote to Approve the Garage Repair License for KGK Group Inc. dba. Center Auto Group located at 435 East Center Street (123-130)
- h. Vote to approve the One-Day Entertainment License for Barrett's Ale House located at 674 West Center Street for August 19, 2025 (131-132)
- i. Vote to Approve Application for One Day Liquor License for Old Colony Brewing for WBYAA Field Day on April 27, 2025 (133-140)

- j. Vote on New England Novelty's Transient Vendor Application: April 19, 2025, April 20, 2025, May 10, 2025, May 11, 2025 (141-145)
  - k. Review and Vote on Second Half of Calendar Year 2025 Board of Selectmen Meetings / Important Dates (146)
  - l. Accept Capital Budget Meeting Minutes of March 17, 2025 for Review (147-148)
  - m. Approve the Meeting Minutes of March 5, 2025 (149-152)
  - n. Accept the Meeting Minutes of March 19, 2025 for Review (153-157)
- 2. Communications and Reports from Boards, Commissions and Town Officials:**
- a. Vote to Appoint Maia Hay to the Agricultural Commission (158-159)
  - b. Vote to Accept Bob Anderson's Retirement from the DPW on June 20, 2025 (160)
- 3. Correspondence from the Public to Determine a Course of Action:**
- 4. Public Comment Period:**
- 5. Town Administrator's Report:**
- a. FYI – Request to Use Transfer Station and Public Roads – Toll Road Fundraiser – May 3, 2025 (161-162)
  - b. FYI - River Street - Permanent Sidewalk and Wall Easement; Vote to Ratify Right of Entry (163-170)
  - c. FYI – Q4 2024 Municipal Electrical Aggregation Savings Report (171)
  - d. FYI – Town Clean-Up Day April 12<sup>th</sup> (172)
  - e. Next Meeting – April 16, 2025
- 6. Executive Session**
- a. Pursuant to MGL Chapter 30A, Section 21 (a) Exception 3, to discuss strategy with respect to ongoing litigation, specifically, National Prescription Opioid Litigation



# Board of Selectmen

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## TOWN OF WEST BRIDGEWATER PUBLIC HEARING BOARD OF SELECTMEN

Pursuant to Chapter 138 and Chapter 140 of the Massachusetts General Laws, a public hearing will be held on Wednesday, April 2, 2025 at 6:30 p.m. in the Eldon F. Moreira Board of Selectmen Meeting Room, Town Hall, 65 North Main Street, West Bridgewater, MA on the application for transfer of an Annual All Alcohol Liquor License from Verra Catering Inc. dba. Grand Slam Pizza & Pub to Goat City Pub, Two, LLC dba. Goat City Pub. Located at 115 South Main Street, West Bridgewater, MA. Interested parties are invited to be present and to be heard.

Board of Selectmen  
Jeffrey P. Ryan, Chairman

**[Please publish under West Bridgewater News, March 21, 2025]**



West Bridgewater Police Department  
Incident Report

Page: 1  
03/12/2025

Incident #: 25-87-OF  
Call #: 25-3069

Date/Time Reported: 03/12/2025 1035  
Report Date/Time: 03/12/2025 1550  
Status: No Crime Involved

Reporting Officer: Sergeant Russell Regan

Signature: \_\_\_\_\_

#	INVOLVED	SEX	RACE	AGE	SSN	PHONE
1	SILVI, BREANNE MARIE	F	W			603-498-4753

Military Active Duty: N

BODY: NOT AVAILABLE

DOB:

LICENSE NUMBER:

COMPLEXION: NOT AVAILABLE

PLACE OF BIRTH: NOT AVAILABLE

ETHNICITY: NOT HISPANIC

[CONTACT INFORMATION]

Home Phone

(Primary)

603-498-4753

# EVENTS(S)

LOCATION TYPE: Government/Public Building      Zone: East  
WEST BRIDGEWATER POLICE DEPARTMENT  
99 WEST CENTER ST  
WEST BRIDGEWATER MA 02379

1 Liquor License Application Review

#	PERSON(S)	PERSON TYPE	SEX	RACE	AGE	SSN	PHONE
1	REGAN, RUSSELL F 99 WEST CENTER ST WEST BRIDGEWATER MA 02379 DOB: NOT AVAILABLE	REPORTING PARTY	M	W	00	NOT AVAILABLE	

EMPLOYER: WEST BRIDGEWATER POLICE DEPARTMENT

CONTACT INFORMATION:

Home Phone	(Primary)	000-000-0000
Home Phone		508-586-2525
Home Phone		508-728-0055
Work Phone	(Primary)	508-586-2525
Work Phone	(Primary)	508-894-1292



**Report: 3/12/2025**

**RE: Background report for Alcohol/Liquor license transfer from Verra Catering, INC. (DBA: Grand Slam Pizza and Pub) to Goat City Pub, Two, LLC (DBA: Goat City Pub)**

**Applicant:**

Goat City Pub, Two, LLC

Breanne Silvi (Director/LLC Manager, 100% ownership)

**Overview:**

I received a request to conduct a background review for the above listed alcohol/liquor license transfer from the board of selectmen's office. I proceeded to review the application request. The transaction involves the sale of the current business, including the alcohol/liquor license. The current owner/operator (Verra Catering, DBA: Grand Slam Pizza and pub) is looking to sell to (Goat City Pub, Two, LLC, DBA: Goat City Pub).

The current business is operated as a family style restaurant/pub, with a full liquor license and entertainment license. The prospective buyer/business, reports they will operate a similar style business at the location. Goat City Pub will be purchasing the restaurant/pub rights and associated goods (furniture, inventory, etc...) Verra Catering INC. will maintain ownership of the real estate property and lease the space to Goat City Pub. See full financial disclosures in finances subsection below.

**Financials:**

The total sale price for Verra Catering, Inc. to Goat City Pub, Two, LLC is listed in the agreement as \$1,400,000.00. This includes sales of assets such as:

- A) Furniture, fixtures, equipment and accessories
- B) Goodwill
- C) Non-Compete clause
- D) Leasehold improvements

The financing of the money for this purchase is coming from a private party that is said to have

no financial stake in the establishment, other than being paid back his loan on a monthly basis. That party is identified as "John Conners" the father-in-law of Breanne Silvi. Mr. Conners is providing these monies (1.39 million) from his personal account with Fidelity Investments, in which the account has, more than sufficient funds to cover the loan. Breanne Silvi is providing \$40,000 of personal funds towards the cost of the business.

Goat City Pub, Two, LLC will then rent/lease the property on a monthly basis from Verra Catering, INC., for a prospective 10 years. The monthly lease rates are dictated as follows:

**Year 1: minimum rent of \$120,000**

**Year 2: \$123,600**

**Year 3: \$127,308**

**Year 4: \$131,127.24**

**Year 5: \$135,061.06**

**Year 6: \$139,112.89**

**Year 7: \$143,286.28**

**Year 8: \$147,584.87**

**Year 9: \$152,012.42**

**Year 10: \$156,572.79**

#### **Applicant Interview:**

I was able to meet with Breanne Silvi in person and conduct an interview with her. Ms. Silvi was very transparent and detailed about her concepts for the establishment. She wishes to keep it a family style restaurant and pub and be a positive partner with the community. She would look to keep the hours of operation similar to the current business at the location and is applying for an entertainment license from the town.

Ms. Silvi currently owns/operates two other licensed liquor establishments in Norton, MA. They are (Hillside Jonny's and Goat City Pub). I was able to contact both the town of Norton administrative offices and police department to inquire about the two business. They stated both are reputable establishments, with no issues of concern. Ms. Silvi is TIPS certified and

will be using staff from her current business to help run the establishment. She is also hoping to retain current staff from the Grand Slam Pub.

I provided Ms. Silvi with a copy of the town's Alcohol Policy and gave her time to review it. Once she did, I asked if she understood it. She stated she did and had no questions about it at that time. She signed the acknowledgment page of the policy.

**Criminal Background:**

There is no criminal history of concern with Ms. Silvi or otherwise pertaining to this review.

**Recommendation:**

Based upon my background review of this application and the above information, I believe the applicant has met all requirements necessary for issuance/transfer of the alcohol/liquor license. I recommend that it be forward to the Board of Selectmen for final determination.

*Russell F Regan*

Sergeant Russell F Regan III



## Board of Selectmen

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### Alcohol Policy and Rules and Regulations for Liquor License Holders in the Town of West Bridgewater ("Policy")

Adopted: January 1998

Updated: October 18, 2023, December 19, 2018 (effective January 18, 2018), March 15, 2017, January 4, 2017, September 3, 2014, May 7, 2014, May 22, 2012, February 7, 2012, May 23, 2006

#### I. Liquor Licenses – General Information

The Board of Selectmen is the Local Licensing Authority ("LLA") under Massachusetts General Laws Chapter 138 with the power to grant, renew, restrict, suspend, revoke or deny any and all licenses, consistent with the law and the best interests of the Town of West Bridgewater ("Town"). The issuance of liquor licenses and the sale of all alcoholic, wine, and malt beverages in the Town is governed by the Town's Alcohol Policy, the Rules and Regulations of the Alcoholic Beverages Control Commission ("ABCC"), MGL Chapter 138 and 204 CMR (collectively, "Policies"). The licensee is responsible for enforcing and complying with the Policies. The license, as well as a copy of this Policy, must be posted in a conspicuous location within the licensed premises, clearly visible and accessible to the public.

This Policy summarizes the license application process, licensee non-compliance and hearings, penalties, and certain obligations. It also outlines the Selectmen's policy regarding dispensing liquor to minors. This document will be provided to all applicants and licensees at time of application. This Policy may be amended from time to time pursuant to the Board's authority under MGL Chapter 138.

Pursuant to the authority granted to the Board by M.G.L. Chapter 138 and 204 CMR, the local licensing authority has the authority to restrict licenses and have them classified as not personal property. See Opinion of the Justices, 349 Mass. 794 (1965). M.G.L. Chapter 138, Section 23 allows licenses to be pledged for a loan to be treated as personal property; however, that allowance is subject to the approval of the local licensing authority. Therefore, the local licensing authority herein establishes that the issuance of a license pursuant to M.G.L. Chapter 138 will not be considered as personal property and may not be pledged as a loan under any circumstances.

#### A. Application for a License

1. There are three classifications of licenses: On Premise, Off Premise and Special. There are five specific types of On-Premise: hotel, restaurant, club, tavern and general on premises. Off-Premise, or "package store", licenses may be issued for sale of either all-alcoholic or wine and malt beverages for off-premise consumption.
2. Hours and days of operation are determined by the LLA within the limits of state law. Licensees may request the LLA to allow special holiday operating hours. Sale of alcoholic beverages is prohibited between the hours of 1:00 a.m. and 8:00 a.m. on secular days, unless otherwise amended by a vote of the Board of Selectmen.
3. The number of licenses is limited by statute, except that veterans' organizations may be granted licenses outside the quota limits, and licenses may be granted through special legislation. Additional seasonal licenses may also be granted if the seasonal population increases.
4. A completed ABCC Licensing Authority Certification form or its equivalent and a vote of the LLA are required for a new license, transfer of license, transfer of stock, new officers/directors/stockholders, change of location, alteration of premises, pledge of license/stock, change of corporate name or d/b/a, seasonal to annual, change of manager, change of hours, and change of license type, or any other amendment to the license as directed by the ABCC. Each transaction may have additional requirements under the law or Regulations. It is the responsibility of the applicant to comply with specific requirements for the contemplated transaction, including notifying the LLA prior to enacting the change at the establishment. Failure to do so may result in revocation of the license.
5. For those transactions requiring an advertised public hearing, the Town will place the advertisement. It is the applicant's responsibility to pay for the advertisement. Applicants are responsible for notifying abutters by registered mail, according to the provisions of Chapter 138, Section 15A of the General Laws. Applicants must submit evidence of such notification to the LLA.
6. All licenses expire on December 31<sup>st</sup> of each year, and are not valid until approved by the ABCC and signed by a majority of the Selectmen. All licenses shall be in operation within ninety (90) days of issuance of a license. A license may be granted one additional ninety (90) day extension upon approval of the Selectmen.
7. All renewal license applications are due in the LLA's office on or before November 15<sup>th</sup> annually. In accordance with Massachusetts General Law and ABCC regulation, failure to return a renewal license application by November 30<sup>th</sup> will be considered a failure to renew, and will require applicants to follow the procedures for obtaining a new license.

## **B. Required Liquor License Liability Insurance/No Property Right in License**

A license holder is required to at all times maintain insurance coverage required by applicable laws and regulations, as such laws and regulations are updated from time to time. As of 2010, under MGL Chapter 138, Section 12, establishments holding on premise liquor licenses must provide proof of coverage under a liquor legal liability insurance policy for bodily injury or death at a minimum limit of \$250,000 on account of injury to or death of one person, and \$500,000 on account of any one accident resulting in injury to or death of more than one person. Insurance certificates must be provided as part of applications for any transaction listed under Section A-4 of this Policy or for renewal applications.

## **C. Licensee Non-Compliance**

1. A license holder shall be entitled to notice of a hearing to determine possible action by the LLA. Said notice shall specify the nature of the alleged violation and specify the date, time and place of the hearing. During any hearing, a licensee will be provided an opportunity to speak on his or her own behalf or to contest findings.
2. Licensees may contest any findings of the Liquor License Agent hereunder by providing written notice of its desire to do so the LLA.
3. The LLA shall use the below guidelines to: 1) determine whether a violation of Policies has occurred; and 2) to determine penalties in the event the LLA determines that a violation occurred. The following guidelines are not intended to restrict the LLA from imposing any penalty it may deem just:

### **Non-Egregious Incidents**

Non-Egregious Incidents shall include all incidents of non-compliance with Policies identified by the LLA or Liquor License Agent not listed in the Egregious Incident list below or considered to be Egregious by the LLA. For purposes of determining penalties, the number of Non-Egregious Incidents will be calculated by reviewing any violations that were determined by the LLA to have occurred within the immediately preceding twenty-four (24) month period for a given licensee ("Non-Egregious Incident Period").

- a. First Non-Egregious Incident Occurring within the Non-Egregious Incident Period: The Liquor License Agent shall issue a letter to the licensee advising what he or she considered to be a potential violation, and that the licensee must remedy the non-compliance immediately if possible, but in any event within thirty (30) days. Each individual member of the LLA will receive a copy of this letter and the applicable police report(s).
- b. Second Non-Egregious Incident Occurring within the Non-Egregious Incident Period: The Liquor License Agent shall issue a letter to the licensee advising of what he or she considered to be a potential violation, and that the licensee must



remedy the non-compliance immediately if possible, but in any event within ten (10) days. Each individual member of the LLA will receive a copy of this letter and the applicable police report(s).

- c. Third Non-Egregious Incident Occurring within the Non-Egregious Incident Period: The Liquor License Agent shall issue a letter to the licensee advising of what he or she considered to be a potential violation, and that the licensee must remedy the non-compliance immediately if possible, but in any event within ten (10) days, and that the licensee will be notified to appear before the LLA during a public hearing to discuss all Egregious and Non-Egregious Incidents that occurred during the Non-Egregious Incident Period. The LLA will receive a copy of this letter and the applicable police report(s), and will send notification to the licensee of a hearing date and time. During this hearing the LLA will determine whether any Non-Egregious Incidents to date constituted violations. The LLA will also determine action against the licensee, if any.
- d. Fourth and Subsequent Non-Egregious Incidents Occurring within the Non-Egregious Incident Period shall be considered Egregious Incidents subject to the Egregious Incident penalties set forth in the following section.

### **Egregious Incidents**

There are certain incidents that are severe in nature, such that LLA involvement will automatically be triggered ("Egregious Incidents").

For purposes of determining penalties, the number of Egregious Incidents will be calculated by reviewing any Egregious Incidents that occurred within the immediately preceding sixty (60) month period for a given licensee ("Egregious Incident Period").

Notwithstanding anything in this Policy, an unauthorized closure beyond two consecutive weeks shall be sufficient grounds for the LLA to commence revocation proceedings. Further, the Liquor License Agent may immediately temporarily close an establishment in the event of multiple Egregious Incidents and or if he or she believes there is a threat to public-safety. In the event of a temporary closure, the Liquor License Agent will advise the Police Chief, Town Administrator and Chairman of the Board of Selectmen. The Chairman of the Board of Selectmen will determine when the establishment may reopen. Each member of the LLA will be advised of any temporary closure by the Town Administrator.

Egregious Incidents shall include but are not limited to:

- Sale of alcohol or service of alcohol to minors
- Sale of alcohol, or having served alcohol out past closing time
- Serving more than two drinks to a patron at one time
- Licensee participating in criminal activities
- Over-serving
- Knowingly allowing intoxicated patrons into licensed premises
- Unauthorized extended closure of licensed premise

- Fourth and subsequent Non-Egregious Incidents as set forth in 2.d. above.
- Possessing or serving alcohol not allowed under license.
- Failure to immediately report an incident occurring on the premises in which bodily harm or damage to personal property occurs

### **Egregious Incidents Process**

The Liquor License Agent shall issue a letter to the licensee advising of what he or she considered to be a violation, and that the licensee will be required to appear before the LLA during a public meeting to discuss all Egregious and Non-Egregious Incidents and violations that have occurred during the Egregious Incident Period. The LLA will receive a copy of this letter and applicable police report(s), and will send notification to the licensee of hearing date and time. During this hearing, the LLA will determine whether the incident constituted a violation and render a decision regarding action against the licensee. Such action will include a minimum two-day suspension and up to revocation of license.

4. Additional penalties, such as limitations on hours or requirements for security personnel, may be imposed. Days of suspension may be consecutive unless the licensee's days of business are not consecutive. Any suspension or revocation shall be implemented within twenty (20) days from the date of the decision.

### **D. Dispensing Liquor to Minors**

1. It is the express policy of the Board of Selectmen as the Local License Authority, to take all legally permissible action against the sale and/or serving of alcoholic beverages to minors. Any licensee who, after a duly constituted hearing, is found to have violated MGL Chapter 138, Section 34B, or any other law relating to selling or serving of alcohol to minors will be subject to the Egregious Incident violation penalties set forth above.
2. Licensees are further encouraged to consider implementation of restrictive policies to further discourage alcohol consumption by minors, such as: requiring multiple means of identification; setting a higher minimum drinking age; posting highly visible notices that purchase and/or consumption of alcohol by minors, and aiding or abetting such activities or those that encourage or result in alcohol consumption by minors, will result in the maximum penalties provided by law.
3. To make sure that all applicants for, or holders of alcoholic beverage licenses are aware that we expect them to perform at the highest standards of personal responsibility and public trust, in the strictest conformance with the provisions of the Policies, each applicant or licensee will be required to sign a statement indicating that they have read, understand, and agree to abide by this Policy.

## **II. License Regulations**

### **A. Alcohol Server Training**

1. An individual licensee or principal representative of the licensee, the manager of record and any person who serves alcoholic beverages to be drunk on or off the premises to the public are required to be trained on Responsible Beverage Service (TIPS, TEAM, SAFE SERVICE CHIEF, or other Board of Selectmen approved programs). Live classes are preferred, though online classes are accepted. Training by a 100% of servers of alcohol must be completed within 30 days of their date of hire. Each such person must be successfully retrained when the certification period ends.
2. The licensee shall, at any time upon the request of the Licensing Authority or its Agent, provide the names, dates of hire, and copies of training certificates of all persons subject to this section.

### **B. Manager**

The Town will approve a manager of record. The manager of record must be at least 21 years of age, be a U.S. citizen, and of good moral character per Mass. General Law. At no time shall the premises be open without a duly appointed manager or alternate manager in charge and on the premises.

### **C. Employee Consumption**

No Manager, Alternate Manager or employee of the licensee shall consume any alcoholic beverages while on duty or after the official closing hour at the licensed premises, with the exception of minor alcoholic consumption for staff training and product selection purposes under the supervision of the manager on duty.

### **D. Incident Reporting**

The licensee will insure that a manager, alternate manager or some member of the staff report immediately to the West Bridgewater Police Department any altercation, criminal activity or medical emergency that occurs on the premises, including in the parking lot or exterior of the building.

### **E. Access to Premises by Police and Agents**

1. Licensees shall grant access to the premises to the members of the LLA, their agents or members of the Police Department. Management and employees will fully cooperate with the members of the LLA, their agents or members of the Police Department.

### **F. Hours of Operation**

1. Hours of operation must be posted conspicuously. Any change in the hours of operation must be approved by the LLA.

2. No patron shall be on the licensed premises prior to the official opening hours, except in the case of planned events. No alcoholic beverages are to be served at the planned events until the official opening time. All patrons shall be off the licensed premises at the closing hour.
3. All sales/delivery of alcoholic beverages shall cease 30 minutes prior to the closing hour. All alcoholic beverage drinks shall be cleared 15 minutes prior to the closing hour. (Refers to On-Premise licenses only.)
4. The licensee will notify the Police Department if any employee(s) will be remaining on the premises more than 90 minutes after the closing hour.

#### **G. Licensee Patron Contact**

1. Employees and security personnel are not to make bodily contact with a patron unless to protect other patrons or themselves from bodily harm. Employees shall call the police to have unruly patrons removed from the premises if they refuse to do so upon verbal command.
2. All security personnel or employees acting in any way as security will wear matching uniforms that are clearly marked as "SECURITY" or "STAFF" or similar. Any jackets worn shall be matching and marked in the same manner.

#### **H. Privacy Booth or Curtained Area**

Licensees must obtain permission from the LLA before providing any privacy booth or curtained area within their establishment.

#### **I. Dress Requirements**

A sign must be posted at the entrance stating dress requirements or restrictions. Patrons must wear a shirt and shoes inside. Shoes are optional outdoors at the discretion of the licensee. Patrons are not permitted to wear gang-affiliated colors or clothing that may incite violence.

#### **J. Noise**

Licensees must control noise or disturbance by patrons exiting premises or by patrons while outside the premises.

#### **K. Police Details**

1. The Chief of Police and/or the LLA shall have the right to order any licensee to engage as many private detail police officers as in their judgment are necessary to maintain law and order upon the premises and the immediately adjacent areas.

2. License holders shall notify the Chief of Police of any special events or circumstances whereby the licensee may reasonably anticipate hosting a significantly larger gathering than usual. Special events with live entertainment must be approved by the LLA unless the licensee is authorized to hold such events under an annual Entertainment License granted by the Board of Selectmen or, in the case of Sunday Entertainment, granted by the Board of Selectmen and the Massachusetts Department of Public Safety.

**L. False IDs**

1. Any confiscated ID will be immediately turned over to the Police Department. If possible, the Police will be called to confirm the validity of any questionable ID and respond appropriately to the establishment.

**III. Liquor License Agent**

The Board of Selectmen may annually appoint at the recommendation of the Police Chief a Liquor License Agent. The Board of Selectmen may annually appoint a Licensing Coordinator.

**A. Duties of Liquor License Agent**

1. Reviews all applications for new liquor licenses, transfers, transfers of ownership of liquor licenses, changes in stockholders of a liquor license, and new officers or directors of a liquor license, and submits a written report to the LLA at least five days in advance of public hearings.
2. Conducts compliance inspections of all liquor licenses periodically and/or at least annually and enforces the Policies.
3. Forwards findings of inspections to the LLA or Licensing Coordinator as applicable under this Policy.
4. Generally, coordinates with the Police Department, the Licensing Coordinator and LLA on matters related to licenses.
5. Coordinates with the Police Department, Licensing Coordinator, and LLA regarding conducting periodic stings.

**B. Duties of Licensing Coordinator**

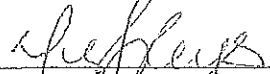
1. Reviews all applications for new liquor licenses, transfers of ownership of a liquor license, change in stockholders of a liquor license, and new officers or directors of a liquor license and prepares them for submission to the LLA.
2. Coordinates with the Police Chief, Liquor License Agent, Building Inspector/Inspectional Services, Board of Health, Fire Department, and others as necessary.
3. Provides findings, as applicable, to the LLA.

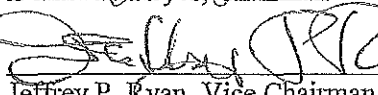
#### IV. Duties of Inspectors

The Building Inspector/Inspectional Services, Board of Health, and Fire Department will coordinate with the Liquor License Agent and Licensing Coordinator and issue any findings no less than five days in advance of any public hearings or public meetings scheduled hereunder.

The Licensing Authority reserves the right to modify or amend the above Policy, Rules and Regulations, or to adopt such other, additional Policies, Rules and Regulations as the said Authority may deem necessary.

#### BOARD OF SELECTMEN

  
\_\_\_\_\_  
Denise R. Reyes, Chairman

  
\_\_\_\_\_  
Jeffrey P. Ryan, Vice Chairman





## Board of Selectmen

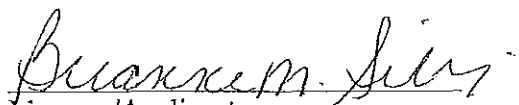
65 North Main Street  
West Bridgewater, MA 02379  
Telephone (508) 894-1267  
Fax (508) 894-1269

### TOWN OF WEST BRIDGEWATER ACKNOWLEDGEMENT OF RECEIPT OF ALCOHOL POLICY AND POLICY ON DISPENSING ALCOHOL TO MINORS

I understand that it is the express policy of the Board of Selectmen, serving as the Local Licensing Authority, to take all legally permissible action to eliminate the sale and/or serving of alcoholic beverages to minors, and that any licensee who, after a duly constituted hearing, is found to have violated any law relating to the sale or serving of alcohol to minors will be subject to suspension or revocation of said license forthwith.

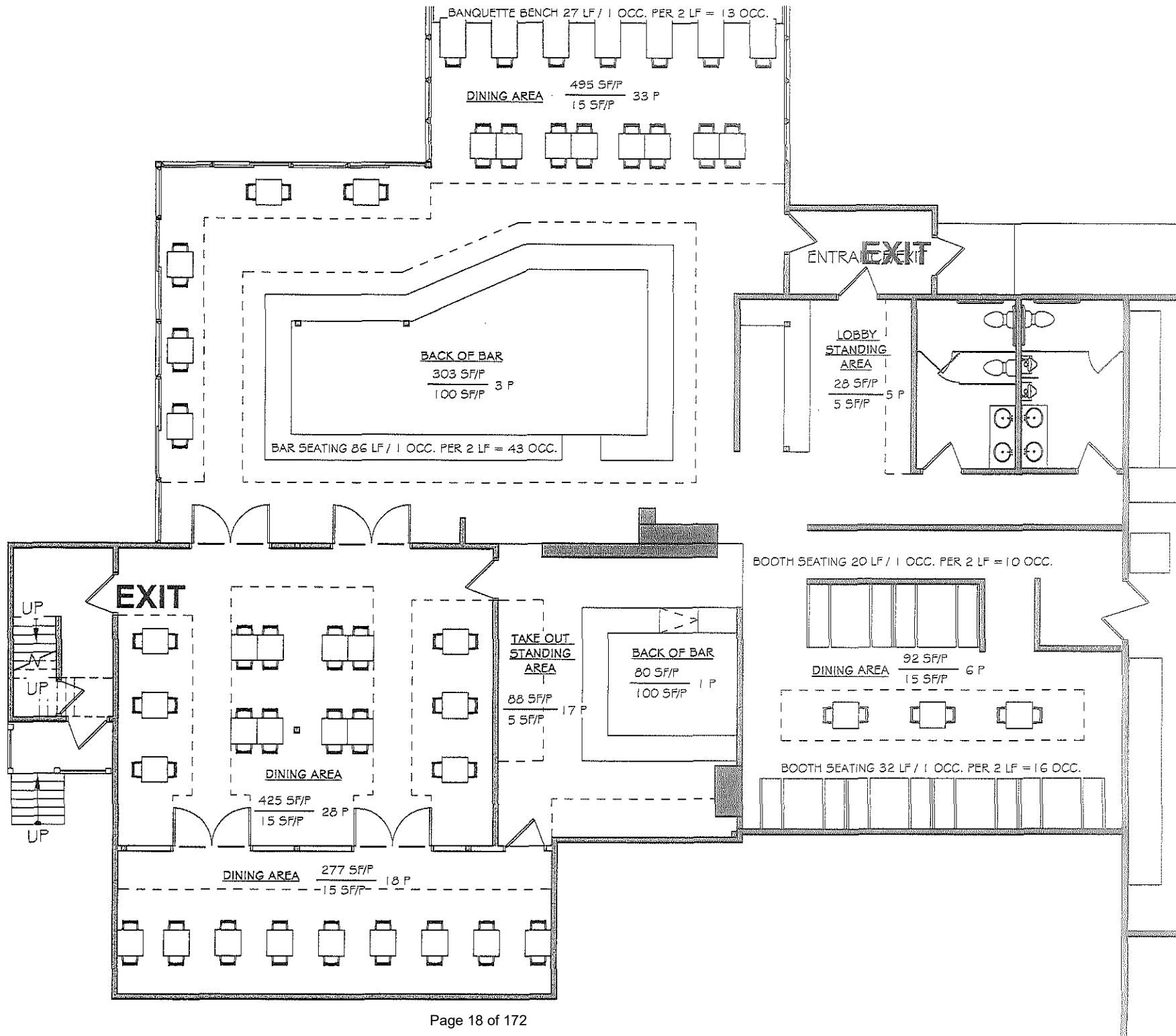
I am also aware that licensees are further encouraged to consider implementation of restrictive policies to further discourage alcohol consumption by minors, such as requiring multiple means of identification, setting a higher minimum drinking age, and posting highly visible notices that purchase and/or consumption of alcohol by minors, and aiding or abetting such activities or those that encourage or result in alcohol consumption by minors, will result in the maximum penalties provided by law.

I acknowledge receipt of the Alcohol Policy and Rules and Regulations for Liquor License Holders in the Town of West Bridgewater. Further, I agree to perform at the highest standards of personal responsibility and public trust, in the strictest conformance with the provisions of this policy and Chapter 138 of the General Laws, and therefore acknowledge receipt and support of this statement by signing it below.

  
\_\_\_\_\_  
Licensee/Applicant

  
\_\_\_\_\_  
Date

Receipt of Policy Updated: October 18, 2023





November 8, 2023

Grand Slam Pizza & Pub  
115 South Main Street  
West Bridgewater, Massachusetts 02379

RE: Occupancy Load Calculations

Dear Tony:

The review of the allowable occupant load in your facility has been completed. The occupant load noted below is based upon the 2015 International Building Code and Mass 780 CMR 9<sup>th</sup> Edition amendments. The calculations are based on the existing condition drawings provided by the client. Additionally, the occupant loads listed below are based on a code-approved automatic fire sprinkler system installed within the building.

*Note: Based on MA Building Code (780 CMR Section 430.5), The main exit on this building does not comply with the required exit width to have live music with an occupant load of 50 or greater. A new main entrance egress system must be provided in conformance with Section 430.5 if live music is permitted for the establishment.*

The following are the occupancy and exit width calculations for the facility:

Area	Floor Area (SF)	Occupant Load Factor	Occupant Load
Dining Room			
Booths	79 (LF)	1 occ. per 2 (LF)	39
Seats			
Non-fixed			86
Bar Counter	86 (LF)	1 occ. per 2 (LF)	43
Back of Bar	303 (SF)	100 SF/pp	3
Kitchen/Prep	1708 (SF)	200 SF/pp	8
Office	145 (SF)	100 SF/pp	1
Take-Out			
Standing	88 (SF)	5 SF/pp	17
Back of Bar	80 (SF)	100 SF/pp	1
Foyer			
Standing	28 (SF)	5 SF/pp	5
<b>Total Occupant Load=</b>			<b>203</b>

Exit Width Calculation

Occupant Load: 203 occupants – Minimum two exits required

Exit Path Width: 203 occ x 0.2 inch per occupant = 40.6 inches (code req'd min = 32")

2 exit doors provide 70 inches of clear width: OK

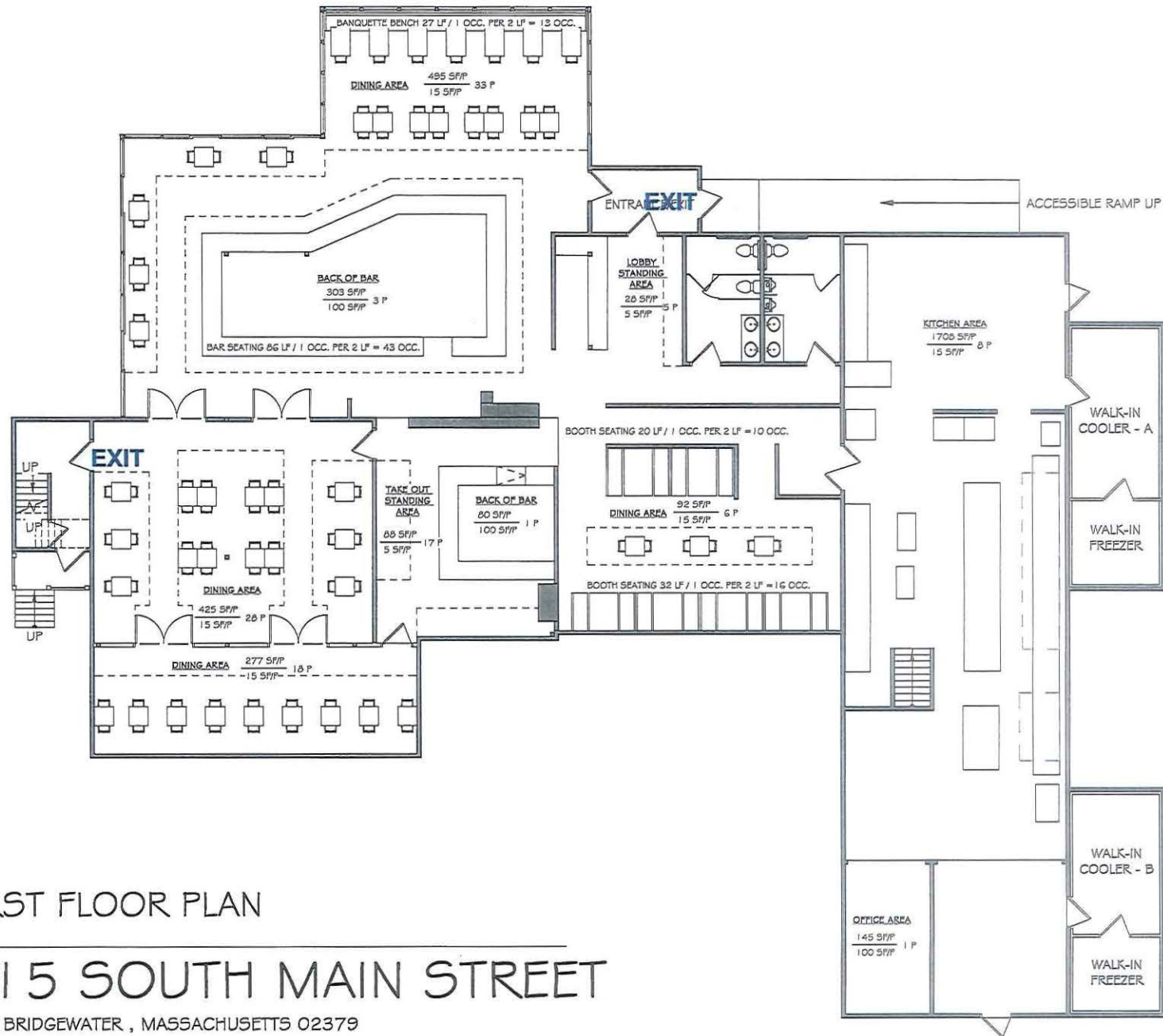
Please feel free to contact me with any questions regarding the above calculations.

Sincerely,



Dennis J. Swart, AIA

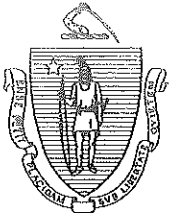
Registered Architect - MA Reg #20027



FIRST FLOOR PLAN

115 SOUTH MAIN STREET

WEST BRIDGEWATER, MASSACHUSETTS 02379



*The Commonwealth of Massachusetts*  
*Alcoholic Beverages Control Commission*  
*95 Fourth Street, Suite 3, Chelsea, MA 02150-2358*  
*www.mass.gov/abcc*

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION  
MONETARY TRANSMITTAL FORM**

**APPLICATION FOR A TRANSFER OF LICENSE**

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL  
LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: ABCC PAYMENT WEBSITE

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE  
PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN  STATE  ZIP CODE

For the following transactions (Check all that apply):

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> New License                                   | <input type="checkbox"/> Change of Location   | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal)         | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input checked="" type="checkbox"/> Transfer of License                | <input type="checkbox"/> Alteration of Licensed Premises  | <input type="checkbox"/> Change of License Type (i.e. club / restaurant)  | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock)    |
| <input type="checkbox"/> Change of Manager                             | <input type="checkbox"/> Change Corporate Name  | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement               |
| <input type="checkbox"/> Change of Officers/<br>Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest<br>(LLC Members/ LLP Partners,<br>Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder       | <input type="checkbox"/> Change of Hours                              |
|  | <input type="checkbox"/> Other <input type="text"/>   |   | <input type="checkbox"/> Change of DBA                                |

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS  
APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL

**Alcoholic Beverages Control Commission**  
**95 Fourth Street, Suite 3**  
**Chelsea, MA 02150-2358**





## CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



VERRA CATERING INC

### *Why did I receive this notice?*

The Commissioner of Revenue certifies that, as of the date of this certificate, VERRA CATERING INC dba:VERRA CATERING INC/GRAND SLAM PIZZA & PUB is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

**This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.**

### *What if I have questions?*

If you have questions, call us at (617) 887-6400, Monday through Friday, 9:00 a.m. to 4:00 p.m.

### *Visit us online!*

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief  
Collections Bureau



**Certificate of Compliance**

Date: February 6, 2025

Letter ID: L0004908401

Employer ID (FEIN):

VERRA CATERING INC  
269 N MAIN ST  
WEST BRIDGEWATER MA 02379-1201

Certificate ID: I

FEIN:

The Department of Unemployment Assistance certifies that as of 05-Feb-2025, VERRA CATERING INC is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L. c. 149, § 189.

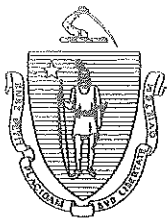
This certificate expires on 07-Mar-2025 .

Sincerely,

Katie Dishnica, Director  
Department of Unemployment Assistance

**Questions?**

Revenue Enforcement Unit  
Department of Unemployment Assistance  
Email us: Revenue.Enforcement@mass.gov  
Call us: (617) 626-5750



*The Commonwealth of Massachusetts*  
*Alcoholic Beverages Control Commission*  
*95 Fourth Street, Suite 3, Chelsea, MA 02150-2358*  
*www.mass.gov/abcc*

**APPLICATION FOR A TRANSFER OF LICENSE**

Municipality

West Bridgewater

**1. TRANSACTION INFORMATION**

☒ Transfer of License

☐ Alteration of Premises

☐ Change of Location

☐ Management/Operating Agreement

☐ Pledge of Inventory

☐ Pledge of License

☐ Pledge of Stock

☐ Other

☐ Change of Class

☐ Change of Category

☐ Change of License Type  
(\$12 ONLY, e.g. "club" to "restaurant")

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Transfer of a Section 12 Restaurant All Alcohol License from Verra Catering, Inc to Goat City Pub, Two, LLC for the business known as Grand Slam Pizza and Pub located at 115 South Main Street, West Bridgewater, MA 02379. The applicant, Goat City Pub, Two, LLC is comprised of one Manager/Member, Breanne Silvi, who is also the proposed Manager of the License. No alterations to the location.

**2. LICENSE CLASSIFICATION INFORMATION**

ON/OFF-PREMISES

TYPE

CATEGORY

CLASS

On-Premises-12

\$12 Restaurant

All Alcoholic Beverages

Annual

**3. BUSINESS ENTITY INFORMATION**

The entity that will be issued the license and have operational control of the premises.

Current or Seller's License Number 00051-RS-1366

FEIN

Entity Name

Goat City Pub, Two, LLC

DBA

Goat City Pub

Manager of Record

Breanne Silvi

Street Address

115 South Main Street, West Bridgewater, MA 02379

Phone

(603) 498-4753

Email

goatcitybree@gmail.com

Add'l Phone

N/A

Website

N/A

**4. DESCRIPTION OF PREMISES**

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. If this application alters the current premises, provide the specific changes from the last approved description. You must also submit a floor plan.

The premises consists of one floor, 7,800 square feet across six rooms. There is one entrance and four exits.

Total Sq. Footage

7,800

Seating Capacity

202

Occupancy Number

256

Number of Entrances

1

Number of Exits

4

Number of Floors

1

**5. CURRENT OFFICERS, STOCK OR OWNERSHIP INTEREST**

Transferor Entity Name Verra Catering, Inc. By what means is the license being transferred? Purchase

List the individuals and entities of the current ownership. Attach additional pages if necessary utilizing the format below.

Name of Principal	Title/Position	Percentage of Ownership
Pluton Verra	President, Treasurer, Secretary, Director	100%

**6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST**

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLC Members, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:  
**On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers** - At least 50% must be US citizens;  
**Off Premises (Liquor Store) Directors or LLC Managers** - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB	Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
Breanne Silvi				Manager/Member	100%	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
						<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
						<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
						<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

# APPLICATION FOR A TRANSFER OF LICENSE

## 6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST (Continued...)

Name of Principal	Residential Address	SSN	DOB
<div></div>	<div></div>	<div></div>	<div></div>
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
<div></div>	<div></div>	<div><input type="radio"/> Yes <input type="radio"/> No</div>	<div><input type="radio"/> Yes <input type="radio"/> No</div>

Name of Principal	Residential Address	SSN	DOB
<div></div>	<div></div>	<div></div>	<div></div>
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
<div></div>	<div></div>	<div><input type="radio"/> Yes <input type="radio"/> No</div>	<div><input type="radio"/> Yes <input type="radio"/> No</div>

Name of Principal	Residential Address	SSN	DOB
<div></div>	<div></div>	<div></div>	<div></div>
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
<div></div>	<div></div>	<div><input type="radio"/> Yes <input type="radio"/> No</div>	<div><input type="radio"/> Yes <input type="radio"/> No</div>

Additional pages attached? 

☐ Yes ☒ No

### CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☒ No

### 6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes ☒ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality
Breanne Silvi	Sec.12 All Alcohol	Goat City Pub, Inc.	Norton
Breanne Silvi	Sec. 12 All Alcohol	Hops on the Hill LLC	Norton

### 6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	

# APPLICATION FOR A TRANSFER OF LICENSE

## 6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled?

Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

## 7. CORPORATE STRUCTURE

Entity Legal Structure

LLC

Date of Incorporation

12/4/2024

State of Incorporation

Massachusetts

Is the Corporation publicly traded?

☐ Yes

☒ No

## 8. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Lease

Landlord Name

PT Verra Trust/Pluton Verra

Landlord Phone (

)

Landlord Email

Landlord Address

Lease Beginning Date

5/1/2025

Rent per Month

\$10,000

Lease Ending Date

4/30/2035

Rent per Year

\$120,000

Will the Landlord receive revenue based on percentage of alcohol sales?

☐ Yes

☒ No

## 9. APPLICATION CONTACT

The application contact is the person who the licensing authorities should contact regarding this application.

Name:

Matthew S. Porter

Phone:

(508) 238-2510

Title:

Attorney

Email:

mporter@clozers.com



**10. FINANCIAL DISCLOSURE**

A. Purchase Price for Real Estate	N/A
B. Purchase Price for Business Assets	\$1,400,000
C. Other* (Please specify)	\$30,000
D. Total Cost	\$1,430,000

\*Other: (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

**SOURCE OF CASH CONTRIBUTION**

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Breanne M. Silvi	\$40,000
Total	\$40,000

**SOURCE OF FINANCING**

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
John Conners	\$1,390,000	Unsecured Loan	<input type="radio"/> Yes <input checked="" type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

**FINANCIAL INFORMATION**

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

The amount listed in 10C above is the estimated amount of inventory. John Conners will provide an unsecured loan in the amount of \$1,390,000 (note attached). The sole shareholder of the applicant, Breanne Silvi, will be providing the remaining funds.

**11. PLEDGE INFORMATION**

Please provide signed pledge documentation.

Are you seeking approval for a pledge? ☐ Yes ☒ No

Please indicate what you are seeking to pledge (check all that apply) ☐ License ☐ Stock ☐ Inventory

To whom is the pledge being made?

## 12. MANAGER APPLICATION

### A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name  Date of Birth  SSN

Residential Address

Email  Phone

Please indicate how many hours per week you intend to be on the licensed premises

### B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?\* ☒ Yes ☐ No \*Manager must be a U.S. Citizen

If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime? ☐ Yes ☒ No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

### C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
2/2022	Present	Owner/Manager	Goat City Pub, Inc.	Self-employed
10/2023	Present	Owner/Manager	Hops on the Hill LLC	Self-employed
1/2013	4/2017	Bar Manager	The Garage on Motor	James Connors
10/2018	1/2022	Bartender	Dave Barry	Dave Barry

### D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? ☐ Yes ☒ No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature  Date

### 13. MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement?

☐ Yes ☒ No

If yes, please fill out section 13.

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

**IMPORTANT NOTE:** A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does not pertain to a liquor license manager that is employed directly by the entity.*

#### 13A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone
<div></div>	<div></div>	<div></div>

Name of Principal	Residential Address	SSN	DOB
<div></div>	<div></div>	<div></div>	<div></div>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<div></div>	<div></div>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<div></div>	<div></div>	<div></div>	<div></div>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<div></div>	<div></div>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<div></div>	<div></div>	<div></div>	<div></div>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<div></div>	<div></div>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<div></div>	<div></div>	<div></div>	<div></div>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<div></div>	<div></div>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

#### CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?

☐ Yes ☐ No

If yes, attach an affidavit providing the details of any and all convictions.

### 13B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 13A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

### **13C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE**

Has any individual or entity identified in question 13A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

### **13D. PREVIOUSLY HELD MANAGEMENT AGREEMENT**

Has any individual or entity identified in question 13A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

### **13E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION**

Have any of the disclosed licenses listed in question section 13B, 13C, 13D ever been suspended, revoked or cancelled?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

### **13F. TERMS OF AGREEMENT**

a. Does the agreement provide for termination by the licensee?

Yes ☐ No ☐

b. Will the licensee retain control of the business finances?

Yes ☐ No ☐

c. Does the management entity handle the payroll for the business?

Yes ☐ No ☐

d. Management Term Begin Date

e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

☐ \$ per month/year (indicate amount)

☐ % of alcohol sales (indicate percentage)

☐ % of overall sales (indicate percentage)

☐ other (please explain)

**ABCC Licensee Officer/LLC Manager**

Signature:

Title:

Date:

**Management Agreement Entity Officer/LLC Manager**

Signature:

Title:

Date:



# APPLICANT'S STATEMENT

I, Breanne Silvi the: ☐ sole proprietor; ☐ partner; ☐ corporate principal; ☒ LLC/LLP manager  
Authorized Signatory  
of Goat City Pub, Two, LLC  
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:

Breanne M. Silvi

Date:

2/25/2025

Title:

Manager

## CORPORATE VOTE

The Board of Directors or LLC Managers of

Goat City Pub, Two, LLC

Entity Name

duly voted to apply to the Licensing Authority of

West Bridgewater

City/Town

and the

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on

2/18/2025

Date of Meeting

For the following transactions (Check all that apply):

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> New License                                   | <input type="checkbox"/> Change of Location   | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal)         | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input checked="" type="checkbox"/> Transfer of License                | <input type="checkbox"/> Alteration of Licensed Premises  | <input type="checkbox"/> Change of License Type (i.e. club / restaurant)  | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock)    |
| <input type="checkbox"/> Change of Manager                             | <input type="checkbox"/> Change Corporate Name  | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement               |
| <input type="checkbox"/> Change of Officers/<br>Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest<br>(LLC Members/ LLP Partners,<br>Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder       | <input type="checkbox"/> Change of Hours                              |
|  |   | <input type="checkbox"/> Other <input type="text"/>                       | <input type="checkbox"/> Change of DBA                                |

"VOTED: To authorize

Breanne Silvi

Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint

Breanne Silvi

Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,



Corporate Officer /LLC Manager Signature

Breanne M. Silvi

(Print Name)

For Corporations ONLY

A true copy attest,

\_\_\_\_\_  
Corporation Clerk's Signature

\_\_\_\_\_  
(Print Name)

**The Commonwealth of Massachusetts, William Francis Galvin  
Corporations Division**

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

**Certificate of Organization**

(General Laws, Chapter 156C, Section 12)

Filing Fee: \$500.00

Identification Number: 001855381 (number will be assigned)

1. The exact name of the limited liability company is:

GOAT CITY PUB, TWO, LLC

2. The address in the Commonwealth where the records will be maintained:

Number and street: 115 SOUTH MAIN STREET

Address 2:

City or town: WEST BRIDGEWATER State: MA Zip code: 02379

Country: UNITED STATES

3. The general character of business (if the limited liability company is organized to render professional service, this form must be filed by fax, mail or in person):

RESTAURANT

4. The latest date of dissolution, if specified: (mm/dd/yyyy)

5. The name and address of the Resident Agent:

Agent name: JIM CONNERS

Number and street: 163 NORTH AVENUE

Address 2:

City or town: ATTLEBORO State: MA Zip code: 02703

I JIM CONNERS,

resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Name	Address

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Name	Address

9. Additional matters:

10. This certificate is effective at the time and on the date approved by the Division, unless a later effective date not more than ninety (90) days from the date of filing is specified:

Later Effective Date (mm/dd/yyyy):                      Time (HH:MM)

SIGNED UNDER THE PENALTIES OF PERJURY, this 14 Day of December, 2024,

JIM CONNERS

, Signature of Authorized Signatory.



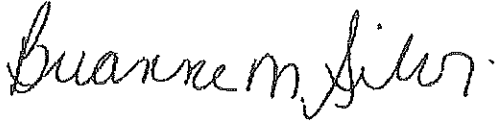
Date: December 13, 2024

Re: GOAT CITY PUB, TWO, LLC

Dear Representative,

I authorize the use of Goat City Pub's name to be used for Goat City Pub Two, LLC. I own 100% of Goat City Pub, Inc.'s stock.

Breanne M. Silvi

A handwritten signature in black ink that reads "Breanne M. Silvi". The signature is written in a cursive, flowing style.

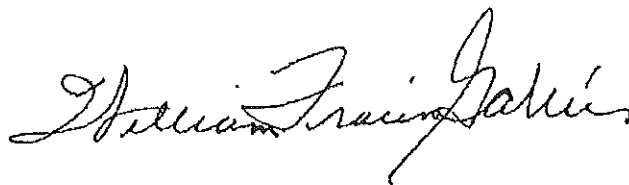
President

Goat City Pub, Inc.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

December 14, 2024 11:44 AM

A handwritten signature in cursive script, reading "William Francis Galvin". The signature is written in dark ink and is positioned above the printed name and title.

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*



# Board of Selectmen

The Commonwealth of Massachusetts

Town of West Bridgewater

Application for Common Victualler License

M.G.L Chapter 140 Section 2

No:

Fee: 50.00

Business Premises Location Information: 115 South Main Street

To the Licensing Authorities: Goat City Pub, Two, LLC

The undersigned hereby applies for a License in accordance with the provisions and Statutes relating thereto a **COMMON VICUTALLER LICENSE**

Hours and Days of Operation: Mon - Sat 11am to 12:30am, Sun 12pm to 10pm

Have you been refused a license in any city or town at any previous time: ☐ Yes ☒ No

What other business, if any, is to be conducted on the premises for which this license is requested:



Entertainment



Public Amusement

Is the business to be conducted Cafeteria Style



Dining style



Counter Style



Seating Capacity: 202

Are you acquainted with the rules and regulations of the West Bridgewater Board of Health concerning Common Victualler Licenses: ☒ Yes ☐ No

Serve Sate Certificate in Place:  
(Please attached copy to application)



Yes



No

Do you own ☒ lease ☐ the premises. If leasing, please provide a copy of the lease agreement or if purchasing a copy of the purchase and sales agreement.

Legal Name of Business: If a Corporation names must be exactly as filed with the Secretary of State's Office:

Corporate Officers, Partners and Stockholders (Please attach Articles of Organization from the Secretary of State's Office):

Last Name: Silvi

First Name: Breanne

Title: Manager

%Stock Owned : 100

Home Address: . . . . .

City,State & Zip Code . . . . .

2025

## Town of West Bridgewater

### Licensee General Information Form

License Number & Type: 00051-RS-1366 Section 12 Restaurant All Alcoholic Beverages

Business Name: Goat City Pub, Two, LLC

Business Address: 115 South Main Street, West Bridgewater, MA 02379

Business Mailing Address: Same

Days/Hours of Operation Mon-Sat 11am to 12:30am, Sun 12pm to 10pm

Name of Licensee: Breanne Silvi Phone Number \_\_\_\_\_

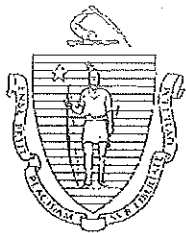
Home Address: \_\_\_\_\_

Email (\*Required): goatcitybree@gmail.com

If different from above,

Name of Manager: \_\_\_\_\_ Phone Number (\_\_\_\_) \_\_\_\_\_

Address: \_\_\_\_\_



The Commonwealth of Massachusetts  
Department of Industrial Accidents  
Office of Investigations  
Lafayette City Center  
2 Avenue de Lafayette, Boston, MA 02111-1750  
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

**Applicant Information**

**Please Print Legibly**

Business/Organization Name: Goat City Pub, Two, LLC

Address: 115 South Main Street

City/State/Zip: West Bridgewater, MA 02371

Phone #: (603) 498-4753

**Are you an employer? Check the appropriate box:**

1. ☐ I am a employer with \_\_\_\_\_ employees (full and/ or part-time).\*
2. ☐ I am a sole proprietor or partnership and have no employees working for me in any capacity.  
[No workers' comp. insurance required]
3. ☐ We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]\*\*
4. ☐ We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

**Business Type (required):**

5. ☐ Retail
6. ☐ Restaurant/Bar/Eating Establishment
7. ☐ Office and/or Sales (incl. real estate, auto, etc.)
8. ☐ Non-profit
9. ☐ Entertainment
10. ☐ Manufacturing
11. ☐ Health Care
12. ☐ Other \_\_\_\_\_

\*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

\*\*If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

**I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.**

Insurance Company Name: \_\_\_\_\_

Insurer's Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Policy # or Self-ins. Lic. # \_\_\_\_\_

Expiration Date: \_\_\_\_\_

**Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).**

Failure to secure coverage as required under § 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

**I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.**

Signature: Duane M. Sur

Date: \_\_\_\_\_

Phone #: \_\_\_\_\_

**Official use only. Do not write in this area, to be completed by city or town official.**

City or Town: \_\_\_\_\_

Permit/License # \_\_\_\_\_

Issuing Authority (check one):

1. ☐ Board of Health 2. ☐ Building Department 3. ☐ City/Town Clerk 4. ☐ Licensing Board  
5. ☐ Selectmen's Office 6. ☐ Other \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone #: \_\_\_\_\_

Gentlemen:

Request is hereby made for the approval of the following individual as manager of this corporation in accordance with the formal vote stated below:

This is to certify that at a meeting of the directors of

Goat City Pub, Two, LLC

Name of Corporation

At its quarters at 115 South Main Street, West Bridgewater,  
(address where meeting was held)

Massachusetts, held on March 12, 2025, it was voted  
(date held)

To appoint: Breanne Silvi

(Name of Individual) Appointed as Signatory for License

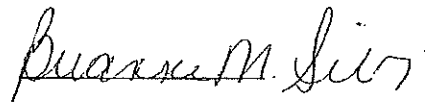
(Address) } (Date of Birth) 1

A citizen of the United States, as Manager of said corporation, with a full authority and control of the licensed premises and of the conduct of all business therein relative to a

The foregoing statements are made under the penalty of perjury.

3/12/2025

Date



Clerk of Corporation

This statement must be filed in duplicate with the West Bridgewater Board of Selectmen immediately upon the appointment of any person as Manager

Last Name: Silvi

First Name: Breanne

Title: Manager/Member

% Stock Owned: 100%

Home Address:

City, State & Zip Code -

Last Name:

First Name:

Title:

% Stock Owned:

Home Address:

City, State & Zip Code

(Please be advised any change in ownership or corporation must be filed with the Board of Selectmen's Office)

E-Mail Address: goatcitybree@gmail.com

Business Address: 115 South Main Street

City/State: West Bridgewater, MA 02379

Business Telephone Number:

Home Address:

City/State: , , 02379

Home Telephone Number:

Business Telephone Number:

I certify under the penalties of perjury that I to the best of my knowledge and belief, I have filed all State tax Returns and paid all state and local taxes required under law.

GOAT CITY PUB, Two  
LLC

Signature of Applicant

Breanne M. Silvi  
Manager  
By: Corporate Officer

Federal ID Number

This license will not be issued unless this certification clause is signed by the applicant

## FOR THE TABLE

### SKILLET CORNBREAD

Sweet and savory cornbread served with whipped cinnamon butter. Share with your friends! \$9

### NACHOS LOCOS

A healthy dose of nachos covered in cheddar jack cheese, queso blanco, pico de gallo, a banana and cherry pepper blend, cotija cheese, scallions and pickled red onions. Topped with sour cream. \$13

Add ons:

Guacamole \$3, Chili, Buffalo Chicken, Grilled Chicken or Pulled Pork \$6  
Steak Tips \$10

### PICKLES FRITTI

Sounds fancy, but it's just breaded and fried pickle chips served with a side of southwest ranch for dipping. \$10

### CRISPY PARMESAN GNOCCHI

Potato gnocchi sautéed in seasoned olive oil and tossed in parmesan cheese until crispy. Served with marinara for dipping. \$12

### PORK POT STICKERS

These pan-seared pork pot stickers are served with a side of sweet soy dipping sauce. \$13

### MOONS OF MOZZARELLA

Breaded and deep-fried moons of gooey mozzarella served with Gram's Marinara aka the greatest sauce of all time. \$11

### ROASTED BRUSSELS SPROUTS

Oven roasted and then flash fried until crispy, tossed in chili honey and sprinkled with sliced almonds and scallions. Served on top of a creamy goat cheese spread. \$12

### TERIYAKI STEAK QUESADILLA

Warm flour tortilla filled with gooey Monterey Jack cheese, caramelized onions, and teriyaki steak tips. Served with pineapple salsa. \$17  
Chicken and cheese Quesadilla \$11  
Add Guacamole \$3

### PRETZEL TIME

Soft & chewy pretzel bites served with beer cheese & honey mustard for dipping. \$13

### HUMMUS BOARD

House made hummus drizzled with balsamic and served with pita bread, crisp vegetables, kalamata olives, and mozzarella pearls. \$11

### LOADED TOTS

ONE POUND of crunchy later tots smothered with queso sauce, topped with crispy bacon and sprinkled with scallions. \$13

### SPOONER ST. QUAHOG

Local quahog with a savory clam stuffing made from a blend of spices, veggies and sausage packed into a large shell, served with a side of lemon and butter. \$9 for one, \$13 for two.

### BUFFALO CHICKEN DIP

Hot and bubbly with a kick! Topped with seasoned panko crumbs and a diced cherry pepper blend. Served with tortilla chips. \$11

### EGG ROLLS COMBO

Two Crispy Fried Steak n Cheese Egg Rolls and Two Santa Fe Chicken Egg Rolls served with horseradish cream and chipotle ranch for dipping. \$15  
(Want a single flavor, no problem, just ask!)

## NORTH SHORE STYLE ROAST BEEF

Just like Jay Leno, there's a lot to love about the North Shore. Slow cooked for 8 hours for full flavor and tenderness, sliced thin & served medium rare. Piled high on a Brioche or Onion Roll. Served the three-way with James River BBQ sauce, mayo & American cheese. Substitute regular mayo for either Creamy Horseradish or Garlic Aioli  
Regular ~ 8 Oz. \$16 I'm Stahhvin' ~ 12 Oz. \$18



## WINGYS

### CHICKEN WINGS

Crispy wings served in your choice of sauce or dry rub. 8 piece or 16 piece. \$14 / \$24

### CHICKEN TENDERS

Tender pieces of hand-breaded chicken. Sauce em' up or you can get em' rubbed. \$13

Sauces: Buffalo, Gold Fevah, Goat Sauce, Mango Habanero, Spare Rib Sauce, BBQ, Garlic Parmesan, Spicy Garlic Parmesan  
Dry Rubs: House Rub, Maple Bourbon Rub, or Lemon Pepper

\*We are unable to offer all flats or all drums.

## GREENS ARE GOOD

### GOAT CITY COBB

There is a lot going into this delicious cobb salad with crisp romaine, applewood bacon, avocado, cherry tomatoes, hard-boiled egg, crumbled bleu cheese, crispy chickpeas & red onion. With a dressing of your choice. \$17

### ASIAN CRUNCH SALAD

Mixed greens, purple cabbage, mandarin oranges, sliced bell peppers, peanuts, carrots, and crispy wonton strips, tossed in a thai peanut dressing \$16  
Add Grilled Teriyaki Chicken. \$6

### HONEY MUSTARD CHICKEN SALAD

Mixed greens, cherry tomatoes, cucumbers, cheddar jack cheese, bacon bits, and sesame noodles tossed in honey mustard dressing and topped with grilled or crispy chicken, tortilla strips, and sesame seeds. \$18

### KEEP IT SIMPLE

Romaine & iceberg blend, cherry tomatoes, cucumbers, cheddar jack cheese, red onion, and croutons. \$13

### CAESAR SALAD

Crisp romaine tossed in our creamy Caesar dressing, shaved parmesan cheese and garlicky pretzel croutons. \$13

### APPLE CRANBERRY SALAD

Mixed greens with dried cranberries, diced apple, candied walnuts and goat cheese tossed in a sherry vinaigrette. \$14

### ADD TO ANY SALAD

Grilled or crispy chicken \$6 Steak tips \$10  
Salmon \$9 Shrimp \$8

### DRESSINGS AVAILABLE

Italian • Thai Peanut • Honey Mustard • Ranch • Sherry Vinaigrette • Balsamic Vinaigrette • Chipotle Ranch • Bleu Cheese • Caesar • Greek

## SOUPS & STUFF

### GCP HOUSE MADE CHILI

Slow-simmered chili with red beans, melted cheddar jack & topped with scallions. Served with tortilla chips. \$8  
With Cornbread (no chips) \$9

### CLAM CHOWDAH

This New England staple is made from the freshest ingredients. You will not be disappointed with this creamy and delicious local favorite. \$7

### FRENCH ONION SOUP

This house made comfort classic is rich and bubbly and sure to heal all that ails you. \$7



# BURGERS/TACOS

## GOAT CITY PUB BURGER

Fresh hand-formed half-pound patty charbroiled to your liking served with shredded lettuce, tomato and onion. \$14

## COWBOY-UP BURGER

This half-pound burger is seasoned and char-broiled served with melted cheddar cheese, crisp applewood bacon, fried onion strings and drizzled with BBQ sauce. Topped with shredded lettuce and tomato. \$16

## BRUSCHETTA TURKEY BURGER

Juicy and flavorful house made turkey burger topped with fresh mozzarella and piled high with tomato bruschetta, then drizzled with balsamic glaze, and served on toasted focaccia bread. \$16

## PULLED PORK TACOS

3\* soft flour tortillas filled with house made pulled pork, cheddar jack cheese, buttermilk coleslaw, and pineapple salsa. \$16

\*NO MIX AND MATCH

## MIGUEL'S FISH TACOS

3\* soft flour tortillas filled with crispy breaded Cod, topped with lettuce, cheddar jack cheese, pico de gallo, avocado, and drizzled with chipotle ranch. \$17

## BIG PAPI'S BURGER

Two half-pound patties seasoned and charbroiled topped with American, Swiss & cheddar cheese. Piled high with applewood bacon, lettuce, tomato, onion, and slathered with horseradish sauce. \$20

## APPLE BBQ SMASH BURGER

Our hand pressed burger smashed with bacon and onions, smothered with housemade apple BBQ sauce and topped with cheddar cheese on grilled country white bread \$16

Add ons/Substitutes:

American, Cheddar or Swiss cheese \$1.50  
Mushrooms, sautéed onions, or peppers \$1.50  
Applewood bacon \$2.00  
Substitute gluten-free roll \$1.50  
Substitute veggie patty \$2.00

## CARIBBEAN SHRIMP TACOS

3\* soft flour tortillas filled with jerk seasoned shrimp, topped with mango habanero slaw, pineapple salsa, cotija cheese, and Tajin aioli. \$18

All tacos served with one side of your choice

# PUB PIZZA

10" Pizzas on fresh dough or Cauliflower crust for \$3

## CHICKEN BACON RANCH PIZZA

Ranch dressing base, shredded mozzarella, crispy or grilled chicken, crumbled bacon, drizzled with more buttermilk ranch & sprinkled with green onions. \$13

## HANOVER ST. SPECIAL

Red sauce base, shredded mozzarella, our house-made meatballs and whipped ricotta cheese. \$13

## BUFFALO CHICKEN PIZZA

Buffalo sauce base with crispy or grilled chicken, red onions, shredded mozzarella and drizzled with more buffalo sauce. (In no way affiliated with the Buffalo Bills or Sabres) Served with ranch. \$13  
Make it a BBQ chicken pizza instead!

## AVAILABLE PIZZA TOPPINGS:

\$2.00 each for Veggies \$2.50 each for Meats and Cheeses  
Meats: Pepperoni • Meatballs • Chicken (Crispy or Grilled) • Hamburger • Crumbled Italian sausage • Salami • Bacon.  
Veggies: Onions • Bell Peppers • Mushrooms • Garlic • Spinach • Tomatoes • Jalapenos • Black Olives • Kalamata Olives • Banana Peppers • Pineapple.  
Cheeses: Ricotta • Fresh Mozzarella • Bleu Cheese Crumbles • Vegan Cheese • Extra Cheese

## WICKED GARLICKY PIE

Garlic oil base, shredded mozzarella, ricotta cheese, fresh spinach, extra garlic. Drizzled with balsamic reduction. \$13

## FIG AND PROSCIUTTO PIZZA

Fig spread base, fresh mozzarella, crispy prosciutto, topped with arugula & balsamic glaze. \$15

## CLASSIC CHEESE PIZZA

Red sauce, shredded mozzarella. \$10

## ITALIAN GRINDER FLATBREAD

Italian dressing base, shredded mozzarella, salami, pepperoni, pickles, red onions, banana peppers and fresh mozzarella. Topped with cool shredded lettuce, oil & vinegar, and oregano. \$14

# MASS SANDWICHES

(NOT TO BE CONFUSED WITH SANDWICH, MASS.)

## CHICKEN BACON RANCH

Just like Bird, McHale & Parish, this is our Big 3. Crispy fried chicken breast, cheddar cheese, applewood bacon, lettuce, tomato, buttermilk ranch dressing, served on toasted brioche bun. \$16

## MEATBALL SANDWICH

Meatballs with a blend of beef, & pork, simmering in Gram's Marinara and topped with melted mozzarella and served on our scall roll. \$16

## CHICKEN PARM SANDWICH

Crispy chicken breast, Gram's Marinara, & melted mozzarella, served on our own scall roll. \$16

## CAPRESE PANINI

Sliced tomato, fresh mozzarella, arugula, basil pesto and balsamic glaze panini pressed on a country white bread \$13  
Add chicken \$6 Add prosciutto \$5

## CHICKEN WRAP

Grilled or crispy chicken tossed in your choice of wing sauce or honey mustard with shredded lettuce, tomatoes, cheddar jack cheese, and bacon wrapped in a tortilla and pressed. \$14

## THE MONSTAH TBLT

Grilled scall roll with oven roasted turkey, crispy bacon, crisp lettuce, tomato and mayo. \$17 Omit the turkey and go BLT only. \$13

## PULLED PORK SANDWICH

Slow-roasted, pulled pork slathered in our signature BBQ sauce, topped with buttermilk coleslaw, dill pickles, and thinly sliced pickled red onions, served on a toasted brioche bun. \$16

## MEDITERRANEAN WRAP

Pressed tortilla filled with hummus, goat cheese, roasted red peppers, arugula, and cucumbers with a drizzle of mediterranean dressing. \$13  
Add grilled or crispy chicken \$6

All Burgers & Sandwiches served w/side of pickle chips and a choice of french fries or coleslaw.

# MAIN EVENTS

## CAPTAIN QUINT'S FISH N' CHIPS

This is the perfect storm of flavors made with beer-battered New England cod, fried light and crispy. Served with charred lemon, coleslaw, tartar sauce and french fries. \$19

## BAKED COD

This fresh cod is baked the New England way with white wine, butter, lemon juice, and buttery Ritz cracker crumble. Served with your choice of two sides. \$19

## J&J'S SALMON

Fresh salmon topped with an orange-balsamic glaze and cooked to perfection. Served with your choice of two sides. \$23

## MEDITERRANEAN TURKEY TIPS

Tender mediterranean marinated turkey tips grilled to perfection and served with two sides of your choice. \$20

## HALF RACK OF RIBS

St. Louis style pork ribs slow roasted all day and served with French fries, buttermilk coleslaw, and cornbread. \$26

## CHICKEN AND BROCCOLI ALFREDO

Tender chicken and fresh broccoli in a light cream sauce tossed with your choice of pasta and topped with parmesan cheese and served with a garlic breadstick. \$22

## CHICKEN PARMESAN

Chicken breast cutlet pounded thin and breaded in Italian seasonings. Topped with Gram's Marinara, along with melted mozzarella and shaved parmesan served over linguini. \$20

## CHICKEN & WAFFLES

Golden fried chicken breast dusted with our maple bourbon dry rub. Served over a soft & crispy Belgian waffle. Topped with whipped cinnamon butter, Vermont maple syrup drizzle and hot honey teardrop peppers garnish. \$20

## BUILD YOUR OWN SKILLET MAC AND CHEESE

Start with our house made velvety cheese sauce topped with panko crumbs \$16 (Panko crumbs optional, just let your server know)  
Add to your mac: Bacon \$4 Broccoli \$4 Chicken \$6 Pulled pork \$6

## HOUSE STIR FRIED NOODLES

Tender Yakisoba noodles with fresh vegetables tossed in a sweet and spicy stir fry sauce. \$16  
Add some protein: Chicken \$6 Shrimp \$8 Steak Tips \$10

## SHRIMP AL FRESCO

Jumbo shrimp sautéed in garlic and olive oil tossed with sundried tomatoes, fresh spinach, artichokes & linguini pasta in a white wine lemon sauce. \$19

## EGGPLANT STACK

Crispy Italian breaded eggplant piled high and layered with mozzarella, fresh ricotta cheese and basil. Served on a bed of Gram's Marinara and sprinkled with parmesan. \$18  
Comes w/choice of pasta and marinara on the side. Add prosciutto \$5

## STEAK TIPS

ONE POUND of our hand-cut, signature marinated steak tips grilled to your liking and served with two sides of your choice. \$28

SIDELINES: Mashed Potatoes • French Fries • Coleslaw • Broccoli • Rice Pilaf • Jasmine Rice • Baked Potato (Thurs-Sun)

## PREMIUM SIDES

(There is an upcharge for these items.)  
Sweet Potato Fries • Tots • Onion Strings • Brussels Sprouts • Corn Bread • Side Caesar • Side House Salad • Side of Penne, Linguini, or Elbows w/butter or Gram's Marinara



# ServSafe® CERTIFICATION

## BREANNE SILVI

for successfully completing the standards set forth for the ServSafe® Food Protection Manager Certification Examination, which is accredited by the ANSI (American National Standards Institute) National Accreditation Board (ANAB)–Conference for Food Protection (CFP).

26075405

CERTIFICATE NUMBER

5682

EXAM FORM NUMBER

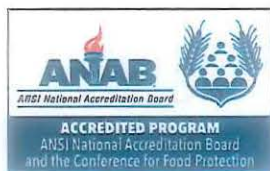
8/12/2024

DATE OF EXAMINATION

8/12/2029

DATE OF EXPIRATION

Local laws apply. Check with your local regulatory agency for recertification requirements.



#0655

A handwritten signature in blue ink that reads "Sherman L. Brown".

Sherman Brown  
Executive Vice President, Business Services





# Board of Selectmen

65 North Main Street  
West Bridgewater, MA 02379  
Telephone (508) 894-1267  
Fax (508) 894-1269

## APPLICATION FOR MONDAY – SATURDAY ENTERTAINMENT LICENSE

DATE: 3/12/2025

NAME OF APPLICANT: Goat City Pub, Two, LLC

TELEPHONE: HOME \_\_\_\_\_ BUSINESS \_\_\_\_\_

EMAIL: goatcitybree@gmail.com

PLACE OF BUSINESS: 115 South Main Street, West Bridgewater, MA 02379

HOURS OF ENTERTAINMENT: Mon-Sat 11am-- 12:30am ,

Entertainment must cease one half hour prior to closing.

The undersigned hereby makes application for a license to conduct entertainment in connection with the ordinary course of business as described above, under Section 183A of Chapter 140 of the General Laws.

### TYPE OF ENTERTAINMENT FOR WHICH LICENSE IS SOUGHT:

#### LIVE:

\_\_\_\_\_ Orchestra \_\_\_\_\_ pieces

☒ Vocalist(s) \_\_\_\_\_

☒ Dancing by Patrons

17 Number of Televisions

\_\_\_\_\_ Dancing by Performers

\_\_\_\_\_ Disc Jockey

\_\_\_\_\_ Karaoke

☒ Jukebox/Radio/Stereo/Piped-in

(Please specify)

\_\_\_\_\_ Floor Show (Describe) \_\_\_\_\_

☒ Other (Describe) Acoustic Live Music and Trivia Nights

As part of the above entertainment, will any entertainer, employee or person on the licensed premises be permitted to be unclothed or in such attire as to expose to view any portion of the areola of the female breast or any portion of the pubic hair, cleft, buttocks or genitals? \_\_\_\_\_ Yes ☒ No

\*I understand that the use of theatrical special effects/or pyrotechnic displays is regulated under 527 CMR and Mass General Laws Chapter 148. I understand that the use of these devices at the above listed business location may not occur until, and unless, permitted to do so by the head of the West Bridgewater Fire Department.

Are you requesting a permit for Theatrical Special Effects or Pyrotechnic Display? \_\_\_\_\_ Yes ☒ No

Please signify that you have read the above statement and will adhere to all regulations as described.

SIGNATURE: \_\_\_\_\_

*Quinn M. Sullivan*

State Fee, \$ 100  
Municipal Fee, \$ \_\_\_\_\_

THE COMMONWEALTH OF MASSACHUSETTS  
OF \_\_\_\_\_



# LICENSE

For

**PUBLIC ENTERTAINMENT ON SUNDAY**

The Name of the Establishment is Goat City Pub, Two, LLC in or on the property at No. 115 South Main Street, West Bridgewater, MA 02379 (address)

The Licensee or Authorized representative, Breanne Silvi in

accordance with chapter 136 of the General Laws, as amended, hereby request a license for the following program or entertainment:

DATE	TIME	Proposed dancing or game, sport, fair, exposition, play, entertainment or public diversion
<u>Sunday</u>	<u>12-10pm</u>	<u>Acoustic Live Music, Dancing and Trivia Nights</u>
<u>Sunday</u>	<u>12-10pm</u>	<u>televisions/Piped-in Stereo/Jukebox.</u>

Hon. Jeffrey P. Ryan Mayor/ Chairman of Board of Selectman, West Bridgewater (City or Town)

Fees per occurrence (Individual Sunday(s)): Regular Hours (Sunday 1:00pm – Midnight): \$2.00 Special Hours (Sunday 12:00 am- Midnight): \$5.00. Annual Fee (For Operating on every Sunday in calendar year): Regular Hours (Sunday 1:00pm – Midnight): \$50.00 Special Hours (Sunday 12:00 am- Midnight): \$100.00

This license is granted and accepted, and the entertainment approved, upon the understanding that such entertainment that the licensee shall comply with the laws of the Commonwealth applicable to licensed entertainments, and also to the following terms and conditions: The licensee shall at all times allow any person designated in writing by the Mayor, Board of Selectmen, or Commissioner of Public Safety, to enter and inspect his place of amusement and view the exhibitions and performances therein; shall permit regular police officers, detailed by the Commissioner of Public Safety or Chief of the local Police Department to enter and be about this place of amusement during performances therein; may employ to preserve order in his place of amusement only regular or special police officers designated therefore by the Chief of Police, and shall pay to said Chief of Police for the services of the regular police officers such amount as shall be fixed by him; shall permit at all times to enter and be about his place of amusement such members of the Fire Department as shall be detailed by the Chief of the Fire Department to guard against fire; shall keep in good condition, go as to be easily accessible, such standpipes, hose, axes, chemical extinguishers and other apparatus as the fire department may require; shall allow such members of the fire department in case of any fire in such place, to exercise exclusive control and direction of his employees and of the means and apparatus provided for extinguishing fire therein; shall permit no obstruction of any nature in any aisle, passageway or stairway of the licensed premises, nor allow any person therein to remain in any aisle passageway or stairway during an entertainment; and shall conform to any other rules and regulations at any time made by the Mayor or Board of Selectmen. This license shall be kept on the premise where the entertainment is to be held, and shall be surrendered to any regular police officer or authorized representative of the Department of Public Safety. This license is issued under the provisions of Chapter 136 of the General Laws, as amended, and is subject to revocation at any time by the Mayor, Board of Selectmen, or Commissioner of Public Safety.

Do not write in this box

This application and program must be signed by the licensee or authorized representative of entertainment to be held. No Change to be made in the program without permission of the authorities granting and approving the license.

**THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES**





## Planning Board

RECEIVED  
TOWN CLERK

2025 FEB 13 AM 9:06

FILE NO. \_\_\_\_\_  
WEST BRIDGEWATER, MA

65 North Main Street  
West Bridgewater,  
Massachusetts 02379  
Telephone (508) 894-1200  
Fax (508) 894-1210

### TOWN OF WEST BRIDGEWATER

#### NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to M.G.L. Chapter 40A Sections 9 and 11 and the West Bridgewater Zoning By-Laws Sections 4.4 Table of Use Regulations, Religious Uses #2. Churches or other places of worship, 4.6 Water Resource Protection District, 7.2 Site Plan and 7.5 Special Permit, that an application was submitted by Applicant, Pastor **David Ortiz**, to operate a **place of worship**, at **728 North Main Street** in the Business and Water Resource Protection Districts. The West Bridgewater Planning Board will hold a public hearing on Wednesday, **March 19, 2025**, beginning at 6:30 p.m. in the MacDonald-Brown conference room at Town Hall. The intent of the plan is to operate a church (a non-profit religious organization associated with the Latin American Council of the Pentecostal Church of God). A special permit is required for activity in the Water Resource Protection District. A site plan review is part of the special permit process.

A copy of the plan is available at the office of the Town Clerk for review.

All interested parties are invited to attend.

West Bridgewater Planning Board  
Hugh Hurley  
Howard Anderson  
Gerald Stetson  
Anthony Kinahan  
James Noyes



To be published in the Enterprise on March 3, 2025 and March 10, 2025  
and at [ma.mypublicnotices.org](http://ma.mypublicnotices.org)



# Town of West Bridgewater

65 North Main Street  
West Bridgewater, MA. 02379

## Application for:

2025 JAN 29 PM 2:37

\*\*\*\* Official Use Only \*\*\*\*

Hearing before the



Planning Board



Zoning Board of Appeals

Type of Submittal:



Special Permit



Site Plan Approval



Variance



Appeal the decision of the Building Commissioner

Please Print Clearly & Legibly

Name of Applicant or Appellant: Daniel Ortiz Date: 1/21/2025

Street Address: \_\_\_\_\_ City/Town: \_\_\_\_\_

State: MA Zip: 02382 Phone #: \_\_\_\_\_

Email: anewhopechurch@yahoo.com Cell #: \_\_\_\_\_

Location of Property: 728 N Main ST West Bridgewater MA 02379

Plymouth County Registry of Deeds: Book # 46059 Page # 111

Applicant is: ☐ Owner ☒ Tenant ☐ Prospective Purchaser ☐ Licensee

Nature of Application:

Place of Worship (Church)

See attached letter

\*\*\*\* Official Use Only \*\*\*\* Applicable section(s) of The Town of West Bridgewater's Zoning By-laws:

Church is a permitted use however because the structure is in the Water Resource Protection District it will require a Special Permit under sections 4.6.2 and 7.2.2.2

Building Commissioner's Signature: Daniel R. Moore Date of Denial: 1/27/25

I hereby request a hearing before the Site Plan, Permit, Special Permit Granting Authority with reference to the above noted application or appeal.

Printed name of Applicant: Daniel Ortiz Applicant's Signature: [Signature]

Official Use Only Received from the applicant the sum of \$ 150.00 for the filing fee. Check # \_\_\_\_\_

Clerk's Signature: Sharm [Signature] Date: 1/29/25

Abutter notification, engineering review & advertising fees will be Paid by the applicant.



# *Town of West Bridgewater*

## Building Department

65 North Main Street  
West Bridgewater, MA 02379  
Tel: 508-894-1207

David R. Moore  
Interim Building Commissioner  
[dmoore@wbridgewater.com](mailto:dmoore@wbridgewater.com)

January 22, 2025

Daniel Ortiz

Re: 728 N. Main St.

Dear Sir:

I have reviewed your application to utilize the building at 728 N. Main Street as a Place of Worship (church). It is a permitted use however the proposal will have to be reviewed by the Planning Board under Site Plan Review and Special Permit under Sections 7.2.2.2 and 4.6.2 of the Town of West Zoning Bylaws.

If you have any further questions, please contact my office.

Sincerely

David R. Moore  
Acting Building Commissioner

Daniel Ortiz  
Iglesia Una Nueva Esperanza

1/21/2025

Mr. David Moore  
Building Commissioner  
Town of West Bridgewater  
66 Central Square  
Bridgewater, MA 02324

Dear Mr. Moore,

I hope this message finds you well. My name is Pastor Daniel Ortiz, and I represent Iglesia Una Nueva Esperanza, a non-profit religious organization associated with the Latin American Council of The Pentecostal Church of God. For the past 15 years, our congregation has worshipped at 1195 Bedford St in Abington, MA. While we are deeply grateful for the space that has served as our home, our congregation has grown to 80 members, and we are now seeking a place to settle permanently—one that will allow us to continue to serve our community and provide a space for our congregation to flourish.

After a thorough search, we visited the property at 728 N Main St in West Bridgewater and believed that it would be the ideal location for our church. We are particularly interested in using the front space of the building, which offers 3,494 square feet. This area would be perfect for our congregation, allowing us to continue our mission of worship and community service. In addition to hosting our church services, the space would provide us with the facilities needed to support the diverse needs of our congregation, including dedicated areas for children, youth, seniors, and disabled members.

We would greatly appreciate the opportunity to discuss the property further with you and explore any steps required to proceed with this potential relocation. Should you have any questions or require additional information, please do not hesitate to contact me directly at 774-274-1757 or via email at [anewhopechurch@yahoo.com](mailto:anewhopechurch@yahoo.com).

Thank you for your time and consideration. We look forward to hearing from you and to the possibility of continuing our mission in West Bridgewater.

God bless you,

Pastor Daniel Ortiz



RECEIVED  
JAN 29 2015

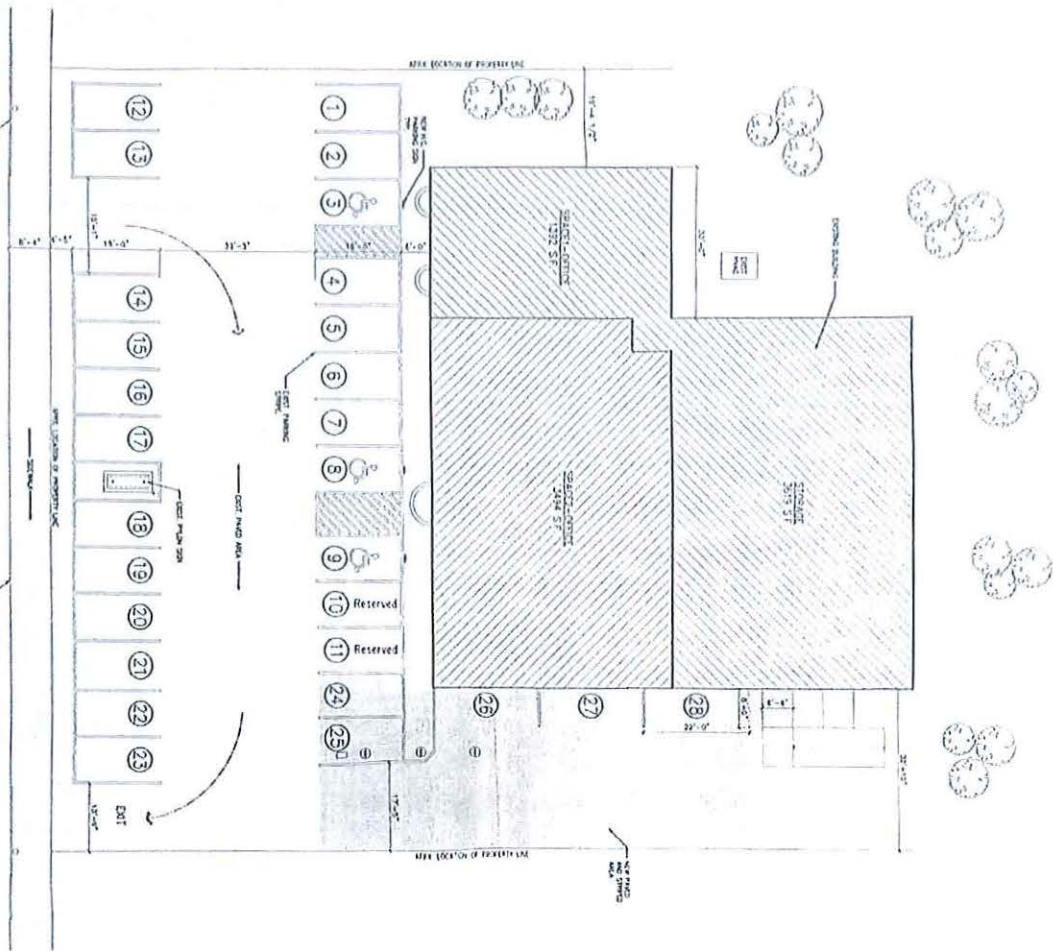
JAN 29 PM 2:05

31101 GARDEN, MA

EXISTING PARKING LAYOUT  
SCALE: 3/32"=1'-0"

16 MAIN STREET

STREET LINE



THE NEW PARKING REQUIREMENT, GRANT  
WEST BUDGETARY ZONING BY-LAW SECTION 6.4.1

SPACE	USE	AREA S.F.	PERCENT AGE	REQ.
1	OFFICE	1,392	1/200	7
2	STORAGE	3,619	1/1000	4
	OFFICE	3,694	1/200	17
	TOTAL			28

EXIST: 23 NEW: 5 EXIST. H.C. 3

THIS DRAWING IS PREPARED BASED ON THE  
FIELD MEASUREMENT OF EXISTING PARKING  
LAYOUT, CURB CUTS, SIDEWALK AND STREET  
LINE AND THE ARCHITECTURAL DRAWING #1  
PREPARED BY JAY S. TRACY, R-ARCHITECT  
DATED 11/24/2015

728  
N Main

CI	EXISTING AND NEW PARKING LAYOUT	DATE	DRAWING ISSUED:		
	INTERNATIONAL CAR PART 770 NORTH MAIN STREET WEST BUDGETARY, MA 03119 DATE: 06/10/14 BY: 2014	06/10/14	SCALE: 3/32"=1'-0" FOR CLIENTS USE		

BOARD OF ASSESSORS  
65 North Main Street  
West Bridgewater, MA 02379

RECEIVED

JAN 29 25

WB Board of  
Assessors

mf  
\$410  
#405

**ABUTTER LIST REQUEST FORM**

Please allow ten (10) days for processing – reserving the right for an extension, if needed

Please check one

- ☐ 10' - MFA  
☒ 300' - Zoning & Conservation  
☐ 500' - Subdivision  
☐ Other \_\_\_\_\_

MAP 18 LOT 105

PARCEL LOCATION (PARCEL ADDRESS) 728 N main st

OWNER OF RECORD 728 N main st LLC

REQUESTING BOARD/AGENCY Zoning

REASON FOR REQUEST \_\_\_\_\_

CONTACT PERSON Daniel Ortiz TEL # 774-274-1757

SIGNATURE [Signature] DATE 1-29-25

**COST \$40.00 – Includes 3 Sets of Mailing Labels  
(PLUS \$5.00 FOR EACH ADDITIONAL ABUTTING PARCEL REQUESTED)  
Due at Time of Request**

**CERTIFIED LIST OF ABUTTERS**

DATE January 30, 2025

This is to certify that at the time of the last assessment for taxation made by the Town of West Bridgewater, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown as above written are attached hereto.

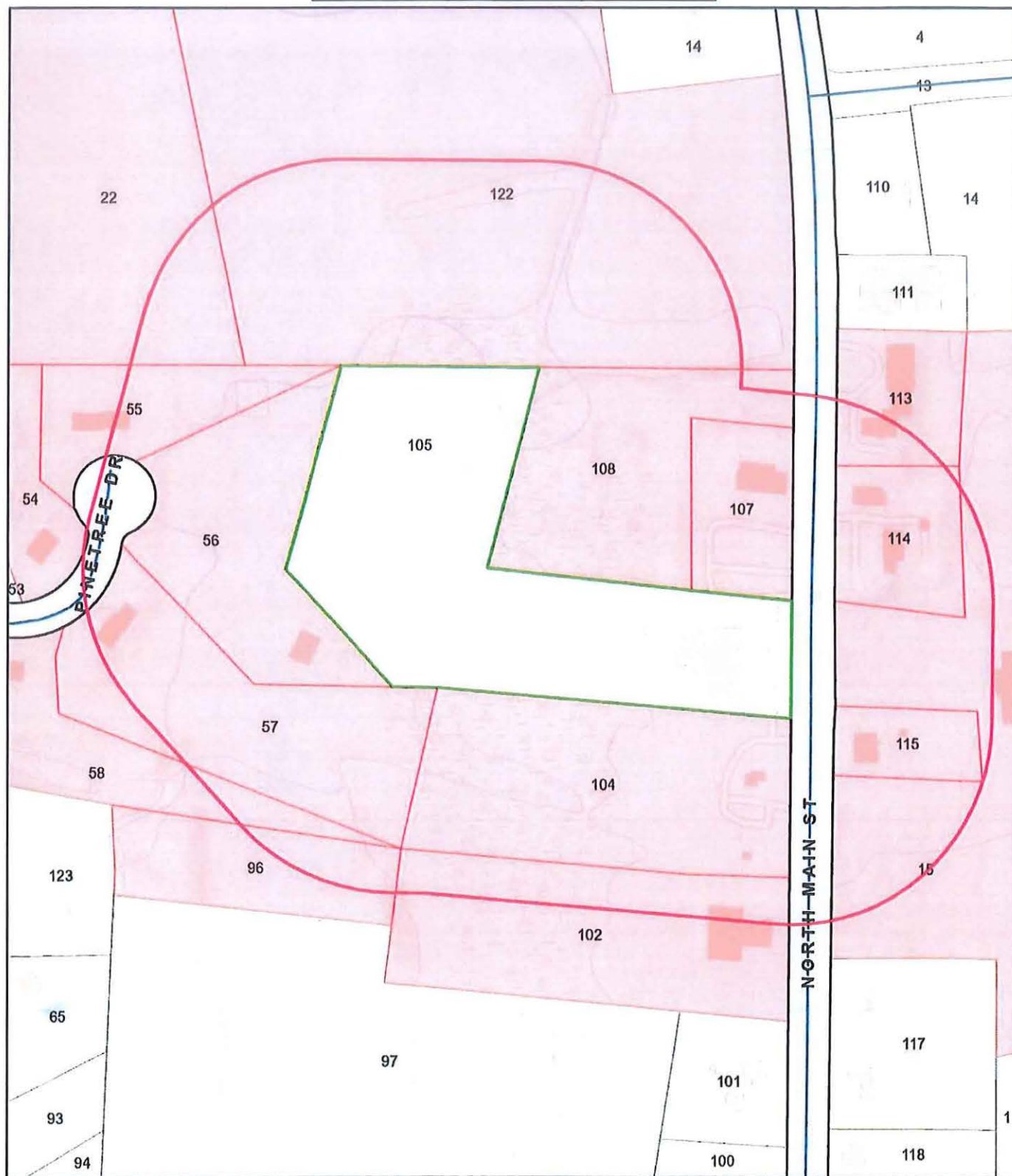
[Signature]  
Authorized Signature  
Board of Assessors



1 inch = 200 Feet

www.cai-tech.com

January 29, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





**Town Planner**  
**Director of Inspectional Services**

Town Hall  
65 North Main Street  
West Bridgewater, MA 02379  
508-894-1200 ext. 7107  
[taltrich@wbridgewater.com](mailto:taltrich@wbridgewater.com)

TO: Honorable Board of Selectmen  
Anne Iannitelli, Town Clerk

CC: David Gagne, Town Administrator  
Linda Torres, Assistant Town Administrator/Human Resources Director  
Christine Eaton, Executive Assistant  
Hugh Hurley, Planning Board and By-Law Study Committee Chair  
Donna Cotter, Planning Board Secretary  
Paula Bunker, By-Law Study Committee Secretary

FROM: Tracy Altrich, Town Planner/Director of Inspectional Services

DATE: March 27, 2025

RE: Proposed General and Zoning By-Law Amendments

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This memorandum, submitted on behalf of the By-Law Study Committee and the Planning Board, serves to notify you of the outcome of the By-Law Study Committee and Planning Board reviews of General By-Law and Zoning By-Law amendment proposals; provide the intent and language of each article; and request certain articles be placed on the 2025 Annual Town Meeting Warrant. Further, this memorandum serves to notify the Town Clerk of proposed amendments, which will be filed with her office today. The full text of proposed articles will be available for review by the public in the Town Clerk's and Town Planner's offices.

**General By-Law Amendment Articles**

After careful review, the By-Law Study Committee voted at their March 12, 2025 and March 26, 2025 meetings to submit the three General By-Law amendment articles below to the Board of Selectmen for inclusion on the Warrant for the 2025 Annual Town Meeting:

**Finance Committee – Current Article 12** – The intent of this Article is to update the General By-Laws, Article 12, Finance Committee, to clarify the process for appointing and re-appointing Finance Committee Members. **See Attachment 1.**

**Animal Control Officers – Current Article 17** – The intent of this Article is to update the General By-Laws, Article 17, Animal Control Officers, by amending Section 4., Definitions, and Section 6., Licensing of Kennels, to comply with M.G.L. Ch. 140 Section 37A. **See Attachment 2.**

**Stormwater Changes – Current Article 54** – The intent of this Article is to lower the land disturbance threshold that will trigger certain provisions of Article 54, West Bridgewater Construction Phase Stormwater Management and Soil Erosion Control, and to make a grammatical correction. **See Attachment 3.**

### **Zoning By-Law Amendment Articles**

After review and recommendation of the By-Law Study Committee at their meeting of March 12, 2025, the Planning Board voted at their meeting on March 19, 2025 to submit the following six Zoning By-Laws articles to the Board in accordance with Chapter 40A, Section 5 of the Massachusetts General Laws for inclusion on the Warrant for the 2025 Annual Town Meeting. A brief description of each article follows.

**Principal Buildings and Uses** – The intent of this article is to clarify the instances where multiple buildings or uses are allowed on a lot. **See Attachment 4.**

**Sheds and Portable Storage** – The intent of this Article is to add a new Portable Storage Building definition to Section 2.0, Definitions; update Section 6.2.2.3, Storage Buildings; amend Section 6.2.3, Number of Accessory Buildings Restricted on Lots, 6.2.3.1; and amend the table in Section 5.2.1, Table of Dimensional and Density Requirements, to clarify when a permit is necessary and to incorporate Portable Storage Buildings where applicable. **See Attachment 5.**

**Fencing, Screening and Landscaping** – The intent of this article is to amend the Zoning By-Laws, Fencing, Screening and Landscaping Section 6.6.4.1. to require a building permit, in compliance with the State Building Code, for fences in excess of six feet four inches (6' 4"). **See Attachment 6.**

**Site Plan** – The intent of this article is to amend the Zoning By-Laws, Site Plan, Section 7.2.1.1.b. to give the Inspector of Buildings authority to review and approve site plans for commercial applications under certain circumstances, instead of requiring Planning or Board of Appeals review in all cases. **See Attachment 7.**

**Accessory Dwelling Units** – The intent of this article is to amend the Zoning By-Laws to comply with the provisions of Sections 1A and 3A of Chapter 40A (the Zoning Act) as modified by § 8 of Chapter 150 of the Acts of 2024 (the Affordable Homes Act), which require accessory dwelling units to be permitted by-right, and to update other regulations reasonably related to the development of accessory dwelling units. **See Attachment 8.**

**MBTA Multi-Family Housing Overlay District** – The intent of this article is to create regulations that would allow multi-family development by-right within in a new overlay district, consisting of approximately 7.7 acres of land on North Main Street, as shown on Assessor's Map as 0 North Main Street, Parcel ID 19-001; 0 North Main Street, Parcel ID 19-002; 683 North

Main Street, Parcel ID 18-120; 685 North Main Street, Parcel ID 18-119; 687 North Main Street, Parcel ID 18-118; 695 North Main Street, Parcel ID 18-117; and 679 Main Street, Parcel ID 25-081 and to update the Zoning Map accordingly as required by Section 3A of the Zoning Act. Please note this article was submitted to the Executive Office of Housing and Livable Communities for preliminary review, which is pending. **See Attachment 9.**

**Proposed Amendments Reviewed but Not Recommended for Placement on the Warrant**

**Contractors Storage Yards** – The BLSC discussed the existing Zoning By-Laws regarding Contractor Storage Yards in the context of mixed uses and decided not to propose changes at this time.

**Superintendent of Streets – Current Article 38** – The BLSC discussed adding a new Section 4 to the General By-Laws, Article 38, Superintendent of Streets, to address fences and obstructions within one foot of the Town way, and to give the Superintendent of Streets enforcement authority for the provision. The BLSC decided to further research this article and not to propose any changes at this time.

Attachments

## ATTACHMENT 1

### GENERAL BY-LAWS ARTICLE Finance Committee

Article: To see if the Town will vote to amend the Town's General By-Laws, Article 12, Finance Committee as follows, or take any other action related thereto:

Item 1: Amend Section 2 as follows:

Section 2. ~~Within sixty days (60) after the annual town meeting the Moderator shall appoint a committee of five members who shall in turn appoint the appointive members of the Finance Committee for the ensuing term. Members of the Moderator's Committee To Appoint the Finance Committee shall serve a one year term and may be reappointed. During the month of September following the Annual Town Meeting, the Board of Selectmen shall call a meeting, requesting the Moderator and the Town Clerk to be present. Collectively they will become the "Appointment Committee" which shall appoint and re-appoint members. No elective officer or employee of the Town shall be eligible for appointment or re-appointment to the Finance Committee or to the committee to appoint the Finance Committee. Finance Committee members must be a resident of the Town at the time of appointment and remain so for the duration of their term.~~

Item 2: Amend Section 3 as follows:

Section 3. The term for each member of the Finance Committee shall be three years, so staggered that three members are appointed for three years; two for two years and two for one year. Terms shall commence on October 1<sup>st</sup> and end on September 30<sup>th</sup>. Members may be re-appointed to subsequent terms. Those wishing to seek appointment or re-appointment, must complete a Volunteer Application and turn in to the Board of Selectmen's office no later than September 1<sup>st</sup>.

## ATTACHMENT 2

### GENERAL BY-LAWS ARTICLE

#### Animal Control Officers

Article: To see if the Town will vote to amend the Town's General By-Laws, Article 17, Animal Control Officers as follows, or take any other action related thereto:

Item 1: Amend Definitions, Section 4. e., as follows:

e. ~~Commercial Kennel. A pack or a collection of dogs on a single premises maintained for sale, commercial breeding, boarding, grooming, training, hunting, or for any other commercial purposes, and including any shop where dogs are on sale.~~  
An establishment with one or more dogs 3 months or older used for boarding, holding, day care, overnight stays or training of animals that are not the property of the owner of the establishment, at which such services are rendered in exchange for consideration and in the absence of the owner of any such animal; provided however that, "commercial boarding or training kennel" shall not include an animal shelter or an animal control facility, a pet shop license under Section 39A of M.G.L. Chapter 129, grooming facility operated solely for the purpose of grooming and not overnight boarding, or an individual who temporarily, not in the normal course of business, boards or cares for animals owned by others.

Item 2: Amend Definitions, Section 4. f., Private Kennel as follows:

f. ~~Private Kennel. A pack or collection of more than four dogs, three months old or over, owned or kept by a person on a single premises and maintained exclusively as domestic pets and not maintained for sale, commercial breeding, boarding, grooming, training, hunting, or for any other commercial purposes.~~

Item 3: Amend Definitions, Section 4. To add a new definition section entitled, j, Kennel, as follows:

j. Kennel: A Commercial or Personal Kennel as defined in Section 4.e and Section 4.f of this bylaw.

Item 4: Amend Section 6. Licensing of Kennels, as follows:

#### Section 6. Licensing of Kennels.

a. Every person maintaining a kennel ~~(Personal or Commercial)~~ shall have a kennel license issued by the Town Clerk. All kennel licenses must specify the type of kennel license and the maximum number of dogs allowed and this number must be on the kennel license. The maximum number of dogs shall be determined by the Animal Control Officer or other authorized designee in accordance with M.G.L. Ch. 140 Section 174G. The licensing period shall begin April first of each year and terminate thereafter on the thirty-first day of March, both dates inclusive. Any owner or keeper of less than four dogs three months old or over who does not maintain a kennel may elect to secure a kennel license in lieu of licensing such dogs under Section 5 hereof and during such time as he does not license such dogs there under shall have a kennel license and shall be subject to this section and other sections and statutes pertaining to kennels to the same extent as though he were maintaining a kennel. The Animal Control Officer shall inspect such kennel prior to the issuance of the license. A kennel license cannot be issued until a passing kennel inspection has been completed by the Animal Control Officer. All kennels must be inspected at least annually. Additional kennel inspections may be done throughout the year. Whoever violates the provisions of this section by



failing to obtain a kennel license by July 1st shall be liable for a demand fine of twenty-five dollars (\$25.00). Whoever violates the provisions of this section by failing to obtain a kennel license by August 1st shall be liable for an additional noncriminal citation of twenty-five dollars (\$25.00) issued as mention in Section 2f of this bylaw.

b. Animal Control Officer may inspect or cause to be inspected any kennel within the Town. If unsanitary or inhumane conditions are found, or if records are not properly kept as required by law, the Animal Control Officer shall recommend to the Board of Selectmen the revocation or suspension of the kennel license.

c. The owner of a kennel shall submit to the Town Clerk proof of a current rabies vaccination a certification that for all adult dogs over 6 months of age that are held more than 30 days on the premises have been properly inoculated. All dogs of 6 months of age that are held more than 30 days on the premises shall be individually licensed. The kennel shall maintain records of individual dog licenses they have in the town.

d. The holder of a kennel license shall cause each dog kept therein to wear, ~~while it is at large,~~ a collar or harness of leather, or other suitable material, to which shall be securely attached a tag upon which shall appear the number of ~~such~~ kennel license, the name of the ~~Town of West Bridgewater~~ registration, and the year of issue.

e. Upon the transfer of a dog from a kennel to an owner, the owner may use a certificate and tag from the kennel in lieu of a license for a period of two (2) weeks. The certificate shall contain the kennel number, date of purchase, and description of the dog. Upon the licensing of the dog, the Town Clerk will sign and return the certificate to the kennel.

f. If the license of any kennel is suspended or revoked, no fee can be recovered. Anyone maintaining a kennel after the license is revoked or during a suspension period shall be fined fifty dollars (\$50.00).

g. Any person found guilty of cruelty to animals shall forfeit his license and will be ineligible for another license until two (2) years from the date of being found guilty. No fee can be recovered.

h. Kennel license fees shall not be required for domestic charitable corporations that are incorporated exclusively for the purpose of protecting animals from cruelty, neglect or abuse and for the relief of suffering among animals.

i. The fee for a kennel license shall be sixty dollars (\$60.00) if not more than five dogs are kept in the kennel, one hundred and five dollars (\$105.00) if more than five but not more than ten dogs are kept therein, and two hundred forty dollars (\$240.00) if more than ten dogs are kept therein.

j. Any person wishing to open or maintain a kennel can only do so with a special permit granted by the Board of Appeals as mention in the West Bridgewater Zoning By-Laws section 4.4 TABLE OF USE REGULATIONS 13a and 13b.

k. All commercial kennels shall report to the Animal Control Officer or other authorized designee injuries to animals or people that occur on their premises and the Town will investigate all reports.

## ATTACHMENT 3

### GENERAL BY-LAWS ARTICLE

#### Construction Phase Stormwater Management and Soil Erosion Control Bylaw

Article: To see if the Town will vote to amend the Town's General By-Laws, Article 54, West Bridgewater Construction Phase Stormwater Management and Soil Erosion Control Bylaw as follows, or take any other action related thereto:

Item 1: Amend Section 2. Definitions, Redevelopment, as follows:

**REDEVELOPMENT:** Any construction, alteration, or improvement exceeding land disturbance of 2,000 ~~5,000~~ square feet, where the existing land use is residential, commercial, industrial, institutional, or multi-family residential.

Item 2: Amend Section 4. Applicability, paragraph 1 as follows:

No person shall alter land within the Town of West Bridgewater without having obtained a Stormwater Management Permit for the property. This bylaw shall be applicable to all new development and redevelopment, including, but not limited to, site plan applications, Special Permit applications, or any activity that will result in an increased amount of stormwater runoff or pollutants flowing from ~~the~~ a parcel of land, or any activity that will alter the drainage characteristics of a parcel of land, unless exempt pursuant to Section 5.B) of this Bylaw. All new development and redevelopment under the jurisdiction of this Bylaw shall be required to obtain a Stormwater Management Permit.

Item 3: Amend Section 4. Applicability, paragraph 1 as follows:

This bylaw shall apply to all activities that result in land disturbance of more than 2,000 ~~5,000~~ square feet of land that drains to the municipal separate storm sewer system or wetland areas subject to protection under M.G.L. c. 131, § 40. Normal maintenance and improvement of land in agricultural, forestry or aqua-cultural use, as defined by the Wetlands Protection Act regulation 310 CMR 10.4, are exempt. Land application of any type of Biosolids on land in agriculture is not exempt under this by-law unless the person applying the Biosolids provides the Stormwater Authority with proof that such use is in compliance with all EPA, MA DEP and MDAR regulations and permits.

Item 4: Amend Section 6. Permits and Procedure, Section A. Application, paragraph as follows:

A completed application for a Stormwater Management Permit shall be filed with the Stormwater Authority. A permit must be obtained prior to the commencement of land disturbing activity that may result in the disturbance of 2,000 ~~5,000~~ S.F. or more and where the land application of Biosolids is proposed. The Stormwater Management Permit Application package shall include:

## ATTACHMENT 4

### **ZONING BY-LAWS ARTICLE Principal Buildings and Uses**

Article: To see if the Town will vote the Town's Zoning By-Laws to amend Section 5.2.2., Other Dimensional and Density Provisions, or take any other action related thereto:

Item 1: Amend Section 5.2.2., Other Dimensional and Density Provisions, 5.2.2.a. as follows:

5.2.2. Other Dimensional and Density Provisions

- a. No more than one principal building or use shall be permitted on a lot except for business or industrial/business development in the Industrial or Business Districts, community facilities, public utilities, Protected ADUs and uses controlled by special permit procedures subject to compliance with this Zoning By-Law. Except for business or industrial development, community facilities, public utilities, and uses controlled by special permit procedures, no more than one principal building shall be permitted on a lot.

## ATTACHMENT 5

### ZONING BY-LAWS ARTICLE Sheds and Portable Storage

Article: To see if the Town will vote to amend the Town's Zoning By-Laws, Section 2.0 Definitions; Section 6.2.2.3, Storage Buildings; Section 6.2.3 Number of Accessory Buildings Restricted on Lots, 6.2.3.1; and Section 5.2.1 Table of Dimensional and Density Requirements as follows, or take any other action related thereto:

Item 1: Add a new Portable Storage Building definition to Section 2. Definitions, as follows:

Portable Storage Building: A portable, completely enclosed storage or shipping container, also referred to as a "cargo box" or "cargo container" that is used for the storage or shipment of household goods, wares, vehicles, building materials or merchandise. This definition shall not include a travel, tractor or camping Trailer, as Trailer is defined in this Section 2.

Item 2: Delete Section 6.2.2.3. Storage Buildings in its entirety and replace with the following:

Storage Buildings (including sheds and Portable Storage Containers as defined in Section 2, Definitions). All buildings used for storage or similar use shall require a building permit and may be located in any portion of the rear yard or side yard, provided they are located in accordance with the setbacks for Accessory Buildings set forth in Section 5.2.1. Table of Dimensional and Density Requirements and these Zoning By-Laws. Where Storage Buildings are located within a Manufactured Housing Community, the requirements of the Manufactured Housing Community shall govern in the event of a conflict between them and this Section 6.2.2.3.

Item 3: Amend Section 6.2.3., Number of Accessory Buildings Restricted on Lots, 6.2.3.1. as follows:

6.2.3.1. There shall not be more than two (2) accessory buildings/Storage Buildings or structures unattached (private garages, ~~sStorage Buildings sheds~~, excluding swimming pools and related equipment) located on a single lot in a General Residential and Farming District.

Item 4: Amend the table in Section 5.2.1 Table of Dimensional and Density Requirements, as follows:

TABLE OF DIMENSIONAL AND DENSITY REQUIREMENTS

District	Use	Min. Lot Area (Sq. Ft.)	Min. Lot Frontage (In Ft.)	Min. Front Setback (In Ft.)	Min. Side Setback (In Ft.)	Min. Rear Setback (In Ft.)	Building Height (In Ft.)	Coverage	Accessory/Storage Building Setbacks (In Ft.)		
GRF	Single Family Dwelling	30,000	150	35	20	35	35	30%	35	15	10
	Two Family Dwelling	60,000	200	35	20	35	35	30%	35	15	10
	Manufactured Home(s)	8,000	70	20	20	20	N/A	N/A	20	10	10
B	Any Permitted Use	18,750	125	35	20	35	40	30%	35	15	10
I	Any Permitted Use	87,120	250	50	40	40	N/A	30%	50	40	40
TC	Any Permitted Use	10,000	75	5 min. and 15 max	10	10	40 or three floors	50% up to 75% by special permit	None allowed	5	5

## ATTACHMENT 6

### ZONING BY-LAWS ARTICLE Fencing, Screening and Landscaping

Article: To see if the Town will vote to amend the Town's Zoning By-Laws, Fencing, Screening and Landscaping Section 6.6.4.1., or take any other action related thereto:

Item 1: Amend Fencing, Screening and Landscaping Section 6.6.4.1., as follows:

6.6.4.1. Boundary ~~fences, walls, or hedges~~ shall be permitted provided that they do not exceed eight (8) feet in height. Boundary hedges shall be permitted. Boundary fences shall not exceed six feet four inches (6' 4") in height without a permit issued by the Inspector of Buildings, except hedges, and provided that no fence shall exceed thirty-six (36) inches in height within twenty (20) feet of the street line, in such a manner that it would obstruct sight distance for motor vehicles and pedestrians. No fence, wall, hedge, bush or tree shall be allowed to block traffic ~~site~~ sight distance within twenty (20) feet of the street.

## ATTACHMENT 7

### ZONING BY-LAWS ARTICLE Site Plan

Article: To see if the Town will vote to amend the Town's Zoning By-Laws, Site Plan, Section 7.2.1.1.b. as follows, or take any other action related thereto:

Item 1: Amend Site Plan, Section 7.2.2.1.b. as follows:

- b. All non-residential uses shall be reviewed by the Inspector of Buildings and, if the submission is complete, either: forwarded to the Planning Board or the appropriate Special Permit Granting Authority for action; ~~or in the case of a variance, forwarded to the Board of Appeals for action; or in the case of a Minor Site Plan, as defined below, acted on by the Inspector of Buildings provided that:~~
  - i. There is no change in use. For clarification, replacement of a use with a like use, such as a restaurant to a different restaurant, shall not be considered a change of use if there is no proposed change in seating capacity, parking spaces, exterior lighting or site access;
  - ii. Use is in compliance with the Zoning By-Laws of the Town of West Bridgewater;
  - iii. The project site is outside of the Water Resource Protection District; and
  - iv. The application is for building maintenance, repair or renovation to a roof, chimney, siding, egress, windows, deck and general exterior maintenance that does not propose a change to existing footprint of structure(s) and interior alterations (each constituting a "Minor Site Plan").

## ATTACHMENT 8

### ZONING BY-LAWS ARTICLE Accessory Dwelling Units

Article: To see if the Town will vote to amend the Town's Zoning By-Laws Section 2.0 Definitions; Section 4.4 Table of Use Regulations; and Section 6.2.4 Accessory Dwelling Units as follows, or take any other action related thereto:

Item 1: Amend Definitions Section 2.1.1.3, Accessory Dwelling Unit as follows:

2.1.1.3. Accessory Dwelling Unit (ADU): A self-contained housekeeping unit incorporated within or attached to a Dwelling, Single Family as defined in Section 2.1.1.16. b. (also referred to in Section 6.2.4 as Single Family Dwelling) that: has its own means of egress; shares a permanent opening through a common wall that is substantially contained within a Dwelling, Single Family; is clearly a subordinate part of the Dwelling, Single Family; provides provisions for living, sleeping, eating, cooking, and sanitation; and that shall not be designed, built, or used as a separate, independent dwelling. 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.

Item 2: Add a new section 2.1.1.17. e., Dwelling, Principal, in the Definitions Section 2.0 as follows:

e. Dwelling, Principal: A structure, regardless of whether it conforms to Zoning, including use requirements and dimensional requirements, such as setbacks, bulk, and height that contains at least one Dwelling Unit and is located on the same Lot as a Protected Use ADU.

Item 3: Add a new section, Protected Use ADU, in the Definitions Section 2.0 as follows:

Protected Use ADU: An attached or detached Accessory Dwelling Unit that is located, or is proposed to be located, on a Lot in the General Residential and Farming District and no other Accessory Dwelling Unit is located on said Lot and which is protected from Prohibited Regulations and Unreasonable Regulations pursuant to M.G.L. c. 40A, s. 3, para. 11 and 760 CMR 71.00.

Item 4: Amend Section 4.4. Table of Use Regulations, Principal Use, Residential Uses, 7. Accessory Dwelling Unit, as follows:

PRINCIPAL USE	GRF	B	I	TC
Residential Uses				
7. Accessory Dwelling Unit (in accordance with Section 6.7, Accessory Dwelling Units)	SA Y/N (Y for Protected Use ADU, subsequently N)	SA N	SA N	SA N

Item 5: Amend Accessory Dwelling Units, Section 6.2.4. a. General, as follows:

6.2.4. Accessory Dwelling Units

~~a. General: Accessory Dwelling Units, as defined in Section 2.0, shall be permitted in all in the General Residential and Farming Districts as set forth in per Section 4.4, Table of Use Regulations, subject to Site Plan review. Only upon issuance of a special permit from the Zoning Board of Appeals (or the Planning Board for properties located within the Water Resource Protection Overlay District in accordance with the Town of West Bridgewater's Zoning By-laws, and in accordance with the additional requirements specified herein.~~

Item 6: Amend Section 6.2.4.1. a. Purpose as follows:

6.2.4.1. Purpose. This By-law has been established for the following purposes:

~~a. Provide a Accessory Dwelling uUnits without significantly adding to the number of buildings in the Town or substantially altering the appearance of the residential property Principal Dwelling and for the purpose of enabling owners of single family dwellings Principal Dwellings to share space and the burdens of homeownership with others while also protecting the stability, property values and residential character of the surrounding neighborhood.~~

Item 7: Amend Accessory Dwelling Units Section 6.2.4.1. c. Purpose as follows:

~~b. To authorize the creation of such Accessory Dwelling Units, or conversion of existing Accessory Dwelling uUnits, and at the same time enable the Town to monitor conversions for code and By-law compliance.~~

Item 8: Delete Accessory Dwelling Units, Conditions and Requirements, Section 6.2.4.2.a. and 6.2.4.2.b. in their entirety and amend Accessory Dwelling Units, Conditions and Requirements, Section 6.2.4.2.c. (new Section 6.2.4.2.a.) as follows:

~~a. A Special Permit shall be required in the General Residential and Farming District for the use of land or structures for an ADU, or rental thereof, on a lot which a Protected Use ADU is already located. Only one Accessory Dwelling Unit may be created within or in connection to a Single Family Dwelling.~~

~~b. The owner(s) of the lot and Single Family Dwelling in which the Accessory Dwelling Unit is located shall occupy one of the dwelling units. Temporary absences of the owner(s) for a period of not more than six months in the aggregate in any twelve (12) month period and active military service of the owner for any length of time shall not be deemed a violation of this requirement.~~

~~a. No fraternities or sororities or more than four (4) occupants shall dwell in an Accessory Dwelling Unit.~~

Item 9: Amend Accessory Dwelling Units Sections 6.2.4.3. through Section 6.2.4.12. as follows:

6.2.4.3. The Accessory Dwelling Unit shall be clearly subordinate to the principal Single Family Principal Dwelling and it shall not exceed 900 gross square feet in area (including additions) or  $\frac{1}{2}$  the gross floor area of the Principal Dwelling, whichever is less. Once an Accessory Dwelling Unit is permitted, no expansion to it shall be allowed unless the permitting board deems it necessary to fulfill the purposes of this By-Law under Section 6.2.4.1.



~~6.2.4.4. There shall not be more than two bedrooms in the Accessory Dwelling Unit. The Accessory Dwelling Unit shall be connected and accessible to the Single Family Dwelling by a permanent opening through a common wall.~~

~~6.2.4.5.4. One (1) Off-street parking spaces should shall be available for use by for an Accessory Dwelling Unit the owner(s) and the occupant(s).~~

~~6.2.4.6.5. If the lot of the proposed Accessory Dwelling Unit is not connected by public sewer, prior to obtaining a building permit, applicant will be required to obtain a certification from the Board of Health stating the septic system is in compliance with Title 5 of the State Environmental Code and the Board of Health's regulations.~~

~~6.2.4.7.6. There shall be no rental of an Accessory Dwelling Unit for a period of less than thirty (30) days.~~

~~6.2.4.7. The utilities serving the Accessory Dwelling Unit shall not be separated from the principal Single Family Dwelling. No additional utility services shall be added.~~

~~6.2.4.8.7. An application for an Accessory Dwelling Unit shall include, in addition to information required for buildings, special permits and site plan review, any information necessary to show proposed interior and exterior changes and to determine compliance with the conditions of these By-Laws, including a certified plot plan, floor plans, and exterior building elevations for any new or existing facade that will be created or altered. To ensure compliance with the requirements of this subsection, the Building Department may require such plans to be prepared and stamped by qualified professionals.~~

~~6.2.4.9. Recorded notarized letter. Prior to the issuance of a building permit, the owner(s) must record at the Plymouth County Registry deeds, a notarized, "Town of West Bridgewater Accessory Dwelling Unit Affidavit", on a form approved by the Building Department, and a copy of the approved Special Permit and Site Plan approval as instructed by the issuing board, and deliver a copy of each with proof of recording to the Building Department. An updated "Town of West Bridgewater Accessory Dwelling Unit Affidavit" shall be recorded annually and owner(s) shall deliver a copy with proof of recording to the Building Department.~~

~~6.2.4.10.9. The approving body/permitting board may require more or other appropriate conditions in order to protect the public health and safety, and the single family character of principal Single Family Dwelling. The approving body/permitting board may also allow deviation from the above conditions where necessary upon a finding that such deviation will not be in conflict with State or Federal laws or be detrimental to the neighborhood nor the intent of these By-Laws.~~

~~6.2.4.11.10. Conditions and requirements: exterior appearance. The Accessory Dwelling Unit shall be designed to maintain the appearances and the essential character of a the Single Family Principal Dwelling with accessory structures, subject further to the following conditions and requirements:~~

~~a. The Accessory Dwelling Unit shall be designed so that the appearance of the Single Family Principal Dwelling remains that of a single family residence. In general, any new entrances shall be located on the side or rear of the Single Family Dwelling Principal Dwelling unless the Accessory Dwelling Unit is detached. Any exterior changes to the Principal Dwelling made must conform with the single family character of the principal Single Family Principal Dwelling. Where two or more entrances exist on the front facade of a Single Family Principal Dwelling, one entrance shall appear to be the principal entrance and the other entrance appear to be secondary.~~

6.2.4.12.11. Application procedure. Where an applicant follows the procedures and meets the requirements described in Sections 6.2.4. and 7.2. 7.4 and 7.54, the approving body/permitting board may permit an Accessory Dwelling Unit. The Building Inspector will review each application to determine if the proposed Accessory Dwelling Unit conforms to applicable building and zoning regulations, and will provide notice of his or her findings to the permitting board prior to the permitting board rendering its decision on the application as described in Sections 6.2.4 and 7.2. and 7.4 and 7.5.

## ATTACHMENT 9

### ZONING BY-LAWS ARTICLE MBTA Multi-Family Housing Overlay District

Article: To see if the Town will vote to amend the Town's Zoning By-Laws and Zoning Map to create a new MBTA Multi-Family Housing District (Overlay) and make associated amendments as follows, or take any other action related thereto:

Item 1: Amend the Table of Contents to add a new Section 4.7 entitled MBTA Multi-Family Housing District.

Item 2: Amend Section 2.1.1.17.c. Dwelling, Multi-Family, Multiple Family House, Apartment or Apartment House, as follows:

- c. ~~Dwelling, Two Multi-Family, Multiple Family House, Apartment or Apartment House.~~ A structure containing two (2) ~~or more~~ separate dwelling units.

Item 3: Add a new Section 2.1.1.17.c. Dwelling, Multi-Family, as follows:

- a. Dwelling, Multi-Family: A structure containing three (3) or more separate dwelling units.

Item 4: Amend Section 3.1.1. to add the MBTA Multi-Family Housing District (Overlay District) as follows:

3.1.1. The Town of West Bridgewater is hereby divided into the following zoning districts:

General Residential and Farming District  
Business District  
Industrial District  
Town Center District  
Flood Plain District (Overlay District)  
Water Resource Protection District (Overlay District)  
MBTA Multi-Family Housing District (Overlay District)

Item 5: Add a new Section 3.1.8. MBTA Multi-Family Housing District, as follows:

3.1.8. MBTA Multi-Family Housing District: The purpose of the Multi-Family Housing District is as an overlay district in a portion of the Business District and as set forth in Section 4.7.1, Multi-Family Housing, Purpose.

Item 6: Update Section 4.3 Use Designations, as follows:

#### 4.3. Use Designations

4.3.1. In each zoning district, land, buildings and other structures may be used as a principal use or any accessory use or as a special permit only as specifically set forth in the Table of Use Regulations, Section 4.4. All uses in the underlying districts are subject to the restrictions set forth in the overlay districts in Sections 4.5., 4.6 and 4.7. Symbols used in the Table of Use Regulations shall mean the following:

GRF - General Residential and Farming District  
B - Business District  
I - Industrial District

TC - Town Center District

MBTA MFH – MBTA Multi-Family Housing District

Y - A use permitted as of right

N - A use not permitted

SA - A use permitted only under a special permit granted by the Board of Appeals (except when use is located within the Water Resource Protection Overlay District, where special permit shall be granted by the Planning Board as set forth in Section 4.4).

SPB - A use permitted only under a special permit granted by the Planning Board under a special permit granted by the Planning Board.

Item 7: Amend Section 4.4, Table of Use Regulations to add a new Section to add a new Section under Principal Use, Residential Uses, 8. as follows:

PRINCIPAL USE	GRF	B	I	TC
<u>8. Multi-Family Housing (in accordance with Section 4.7, MBTA Multi-Family Housing District)</u>	<u>N</u>	<u>N+</u>	<u>N</u>	<u>N</u>
<u>+Prohibited in the Business District unless located within the MBTA Multi-Family Housing District.</u>				

Item 8: Amend Section 4.6.6. Permitted Uses, 4.6.6.1.f. as follows:

- f. residential development, subject to Section 4.6.7, Prohibited Uses; and Section 4.6.8, Uses and Activities Requiring a Special Permit; and Section 4.7, MBTA Multi-Family Housing District (MBTA MFH) of this bylaw, provided however that Multi-Family Housing in compliance with Section 4.7 shall not require a Special Permit but shall be subject to the requirements of Section 7.2, Site Plan;

Item 9: Add a new Section 4.6.9.4 Uses and Activities Requiring Site Plan Approval as follows:

4.6.9.4 Uses and Activities Requiring Site Plan Approval. MBTA Multi-Family Housing development activities consistent with Section 4.7, MBTA Multi-Family Housing District (MBTA MFH), are permitted only upon the issuance of a Site Plan approval by the Site Plan Review Authority under such conditions as they may require per Section 7.2, Site Plan.

Item 10: Add new Sections 4.7 through 4.7.12., to create regulations associated with a new MBTA Multi-Family Housing District (MBTA MFH), as follows:

#### 4.7 MBTA Multi-Family Housing District (MBTA MFH)

4.7.1 Purpose. The purpose of the MBTA Multi-Family Housing District is to allow Multi-Family Housing, as defined in this Section 4.7, as of right in accordance with Section 3A of the Zoning Act, Massachusetts General Laws Chapter 40A, ("Section 3A").

4.7.2 Establishment and Applicability. This MBTA MFH District is an overlay district having a land area of approximately 7.7 acres in size that is superimposed over a portion of the underlying Business District and is shown on the Zoning Map.

- a. Applicability of the MBTA MFH. An Applicant may develop Multi-Family Housing consistent with Section 3A within the MBTA Multi-Family Housing District in accordance with the provisions of this Section 4.7 and these Zoning By-Laws, provided that the total number of Multi-Family Housing units shall not exceed 150.

- b. Underlying Zoning. The MBTA Multi-Family Housing District is an overlay district superimposed on a portion of the underlying Business District. The regulations for use, dimension, and all other provisions of the Zoning By-laws governing the respective underlying Business District shall remain in full force, except for uses allowed as of right or by special permit in the MBTA Multi-Family Housing District.
- c. If any other section of these Zoning By-Laws are interpreted as requiring anything other than As of Right development for Multi-Family Housing, or anything set forth herein is in conflict with the requirements of Section 3A, such requirements shall not apply to Multi-Family Housing developed in compliance with this Section 4.7.

4.7.3 Definitions. In addition to those in Section 2.0, Definitions, for purposes of this Section 4.7, the following definitions shall apply.

- a. Affordable Unit. A Multi-Family Housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
- b. Affordable Housing. Housing that contains Affordable Units as defined by this Section 4.7.
- c. Applicant. A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.
- d. Area Median Income (AMI). The median family income for the metropolitan statistical region that includes the Town of West Bridgewater, as defined by the U.S. Department of Housing and Urban Development (HUD).
- e. As of Right. Development that may proceed under the zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
- f. Building Coverage. The maximum area of the Building Lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
- g. Compliance Regulations. Compliance Regulations of 760 CMR 72.00 for Multi-Family Zoning Districts under Section 3A as further revised or amended from time to time.
- h. Development Standards. Provisions of Section 4.7.9, General Development Standards made applicable to projects within the Multi-Family Housing District.
- i. EOHLC. The Massachusetts Executive Office of Housing and Livable Communities, or any successor agency thereto.
- j. MBTA. Massachusetts Bay Transportation Authority.
- k. Multi-Family Housing. A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

- l. Parking, Structured. A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include Surface Parking or carports.
- m. Parking, Surface. One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space counts as a built structure for the purposes of this definition.
- n. Section 3A. Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A, Section 3A).
- o. Site Plan Review Authority. For purposes of this Section 4.7, the Planning Board shall be the Site Plan Review Authority.
- p. Subsidized Housing Inventory (SHI). A list of qualified Affordable Housing Units maintained by EOHLIC used to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

#### 4.7.4 Permitted Uses

- a. Uses Permitted As of Right. The following uses are permitted as of right within the Multi-Family Housing District:
  1. Multi-Family Housing as defined in this Section 4.7.
  2. Uses permitted As of Right in the underlying Business District pursuant to Section 4.4. Table of Use Regulations.
- b. Uses Permitted by Special Permit. Uses and accessory uses requiring a Special Permit from either the Planning Board or the Zoning Board of Appeals in accordance with Section 4.4. Table of Use Regulations or as otherwise set forth in these Zoning By-Laws.

4.7.5 Dimensional Standards. The dimensional requirements applicable to the MBTA MFH are those applicable to the Business District (B) set forth in Section 5.2.1. Table of Dimensional and Density Requirements.

4.7.6 Multi-Building Lots. In the MBTA MFH, lots may have more than one Principal Building.

4.7.7 Off-Street Parking. Parking requirements in the MBTA Multi-Family Housing District shall be as set forth in the Off-Street Parking Requirements, Residential Use, Section 6.3.1.1.a.

#### 4.7.8 General Development Standards

4.7.8.1 Development standards in the Multi-Family Housing District are applicable to all Multi-Family Housing developments. These standards are components of the Site Plan approval process in Section 7.2. Site Plan.

#### 4.7.8.2. Site Design

1. Connections. Sidewalks shall provide a direct connection among building entrances, the public sidewalk, to bicycle storage, as applicable, and to parking areas.
2. Vehicular Access. Where feasible, curb cuts shall be minimized and shared driveways encouraged.
3. Open Space. There shall be a minimum of 25% Open Space in the MBTA MFH.
4. Screening for Parking. Surface Parking shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than six (6) feet. The buffer may include a fence or wall provided that no fence shall exceed thirty-six (36) inches in height within twenty (20) feet of the street line. No fence, wall, hedge, bush or tree shall be allowed to block traffic site distance within twenty (20) feet of the street.
5. Parking Materials. The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
6. Plantings. Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited. Plantings shall be subject to Tree Warden's review.
7. Lighting. Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.
8. Mechanicals. Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
9. Dumpsters. Dumpsters shall be screened by a combination of fencing and plantings. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.
11. Buildings: General
  - a. Position Relative to Principal Street. The primary building shall have its principal façade and entrance facing the principal street.
  - b. Entries. Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.
12. Buildings, Multiple Buildings on a Lot.
  - a. Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way to (1) one.
  - b. A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other.

- c. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- d. The building(s) adjacent to the public street shall have a pedestrian entry facing the public street.

13. Buildings: Shared Outdoor Space. Multi-Family Housing development shall have common outdoor space that all residents can access. Such space may be located in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement.

14. Buildings: Corner Lots. A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.

- a. Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
- b. All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
- c. Fire exits serving more than one story shall not be located on either of the street-facing façades.

15. Buildings: Principal Façade and Parking. Parking shall be subordinate in design and location to the principal building façade.

- a. Surface Parking. Surface Parking shall be located to the rear or side of the principal building. Parking shall not be located in the setback between the building and any lot line adjacent to the public right-of-way.
- b. Integrated Garages. The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
- c. Parking Structures. Building(s) dedicated to Structured Parking on the same lot as one or more Multi-Family Housing development buildings shall be subordinate in design and placement to the Multi-Family Housing development building(s) on the Lot.

4.7.8.3 Waivers and Finding. Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of this Section 4.7.8, General Development Standards, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the MBTA MFH.

#### 4.7.9 Affordability Requirements.

##### 4.7.9.1 Purpose.

- a. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- b. Provide for a full range of housing choices for households of all incomes, ages, and sizes;



- c. Increase the production of affordable housing units to meet existing and anticipated housing needs; and
- d. Work to overcome economic segregation allowing West Bridgewater to be a community of opportunity in which low and moderate-income households have the opportunity to advance economically.

4.7.9.2 Applicability. This requirement is applicable to all residential developments with ten (10) or more Residential Dwelling Units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion ("Applicable Projects"). No project may be divided or phased to avoid the requirements of this section.

4.7.9.3 Affordability Requirements.

- a. Subsidized Housing Inventory. Units affordable to households earning 80% or less of AMI created in the MBTA MFH under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.

4.7.9.4 Provision of Affordable Housing. In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.

4.7.9.5 Development Standards. Affordable Units shall be:

- a. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
- b. Dispersed throughout the development;
- c. Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
- d. Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
- e. Distributed proportionately among unit sizes;
- f. Distributed proportionately across each phase of a phased development; and
- g. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

4.7.9.6 Administration.

- a. The Inspector of Buildings shall be responsible for administering and enforcing the requirements in this Section 4.7.9.

#### 4.7.10 Site Plan Review

4.7.10.1 Applicability. Site Plan Review is required for a project that proposes a Multi-Family Housing development. An application for Site Plan Review shall be reviewed by the Site Plan Review Authority for consistency with the purpose and intent of Section 4.7.

4.7.10.2 Submission Requirements. As part of any application for Site Plan Review for a project within the MBTA MFH submitted under Section 4.7, the Applicant must submit the following in addition to requirements set forth in Section 7.2, Site Plan:

- a. Site plans that show the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, stormwater management utilities, and landscape treatments, including any screening of adjacent properties.
- b. Elevations of the building(s) showing the architectural design of the building.
- c. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts.
- d. Narrative of compliance with the applicable design standards of this Section 4.7.

4.7.10.3 Site Plan Approval/Conditions. Site Plan approval for uses listed in 4.7.4, Permitted Uses, shall be granted upon determination by the Site Plan Review Authority that the requirements of Section 7.2, Site Plan, as well as the following conditions have been satisfied. The Site Plan Review Authority may impose reasonable conditions, at the expense of the Applicant, to ensure that these conditions have been satisfied.

- a. the Applicant has submitted the required fees and information as set forth in Section 7.2, Site Plan; and
- b. the project as described in the application meets the development standards set forth in Section 4.7.8, General Development Standards.
- c. Project Phasing. No project may be phased solely to avoid the provisions of Section 4.7.9, Affordability Requirements.

4.7.11 Operations and Maintenance Plans. For any Multi-Family Housing developments, Applicant shall submit an Operations and Maintenance Plan together with its application for Site Plan review describing operation of the development and how all common areas will be maintained.

4.7.12 Severability. If any provision of Section 4.7 is found to be invalid by a court of competent jurisdiction, the remainder of Section 4.7 shall not be affected but shall remain in full force. The invalidity of any provision of this Section 4.7 shall not affect the validity of the remainder of the Town of West Bridgewater's Zoning.

Item 11: Amend the table in Section 5.2.1, Table of Dimensional and Density Requirements, as follows:

TABLE OF DIMENSIONAL AND DENSITY REQUIREMENTS

District	Use	Min. Lot Area (Sq. Ft.)	Min. Lot Frontage (In Ft.)	Min. Front Setback (In Ft.)	Min. Side Setback (In Ft.)	Min. Rear Setback (In Ft.)	Building Height (In Ft.)	Accessory Building Setbacks (In Ft.)			
								Coverage	F	S	R
GRF	Single Family Dwelling	30,000	150	35	20	35	35	30%	35	15	10
	Two Family Dwelling	60,000	200	35	20	35	35	30%	35	15	10
	Manufactured Home(1)	8,000	70	20	20	20	N/A	N/A	20	10	10
B	Any Permitted Use	18,750	125	35	20	35	40	30%	35	15	10
MBTA MFH	Any Permitted Use	18,750	125	35	20	35	40	30%	35	15	10

Item 12: Amend Other Dimensional and Density Provisions, Section 5.2.2.a., as follows:

5.2.2. Other Dimensional and Density Provisions

- a. Except for Multi-Family Housing development in the MBTA Multi-Family Housing District, business or industrial development, community facilities, public utilities, and uses controlled by special permit procedures, no more than one principal building shall be permitted on a lot.

Item: 13: Amend Section 6.5.2. Business, Industrial and Town Center Districts Signs as follows:

Business, Industrial, ~~and MBTA MFH~~, and Town Center Districts Signs, which are not flashing are permitted in the Business, Industrial and Town Center Districts as follows:

Item 14: Amend Exterior Lighting, Section 6.6.2.2. and 6.6.2.2.a, as follows:

6.6.2.2. Exterior illumination of buildings or grounds in a General Farming and Residential or Multi-Family Housing Districts, except as may be permitted for required parking areas, shall:

- a. Be shown on a site plan approved by the Inspector of Buildings or the Site Plan Review Authority, as applicable.

Item 15: Add a new Fencing, Screening and Lighting, Section 6.6.4.4 as follows:

6.6.4.4 Additional fencing, screen and landscaping requirements for the Multi-Family Housing District are set forth in Section 4.7.8.

Item 16: Amend Site Plan, Section 7.2.2.1a. and b. Submission Procedure, as follows:

- a. All residential uses except Multi-Family Housing shall be acted on by the Inspector of Buildings unless a Special Permit or Variance is required.
- b. All non-residential uses and Multi-Family Housing developments in the MBTA Multi-Family Housing District pursuant to Section 4.7, MBTA Multi-Family Housing District (MBTA MFH), shall be reviewed by the Inspector of Buildings and, if the submission is complete, forwarded to the Planning Board or the appropriate Special Permit Granting Authority for action or in the case of a variance, to the Board of Appeals.

Item 17: Amend Section 7.2 Site Plan, Section 7.2.2.3 as follows:

- 7.2.2.3. Within five (5) days of receiving a site plan which complies with all submission requirements, the Inspector of Buildings shall submit five (5 ) copies of the site plan to the appropriate site plan reviewing authority and one (1) copy of the site plan and supporting documentation to each of the remaining Boards: Planning Board, Board of Selectmen, Conservation Commission, Board of Health, Board of Appeals, Historical Commission, ADA Compliance Committee, Fire Department, Police Department, Highway Superintendent, Town Planner and the Forestry Department/Tree Warden, each of whom shall return comments within thirty (30) days to the Inspector of Buildings or reviewing authority, whichever is appropriate.

Item 18: Amend Section 7.2 Site Plan, to add a new Section 7.2.3.6 For Multi-Family Housing Developments in the Multi-Family Housing District, as follows:

7.2.3.6 For Multi-Family Housing Developments in the Multi-Family Housing District:

- a. All requirements set forth in Section 7.2.3.1, 7.2.3.2, 7.2.3.4, 7.2.3.5 as applicable, and this Section 7.2.3.6.
- b. Additional requirements are set forth in Section 4.7, Multi-Family Housing District.

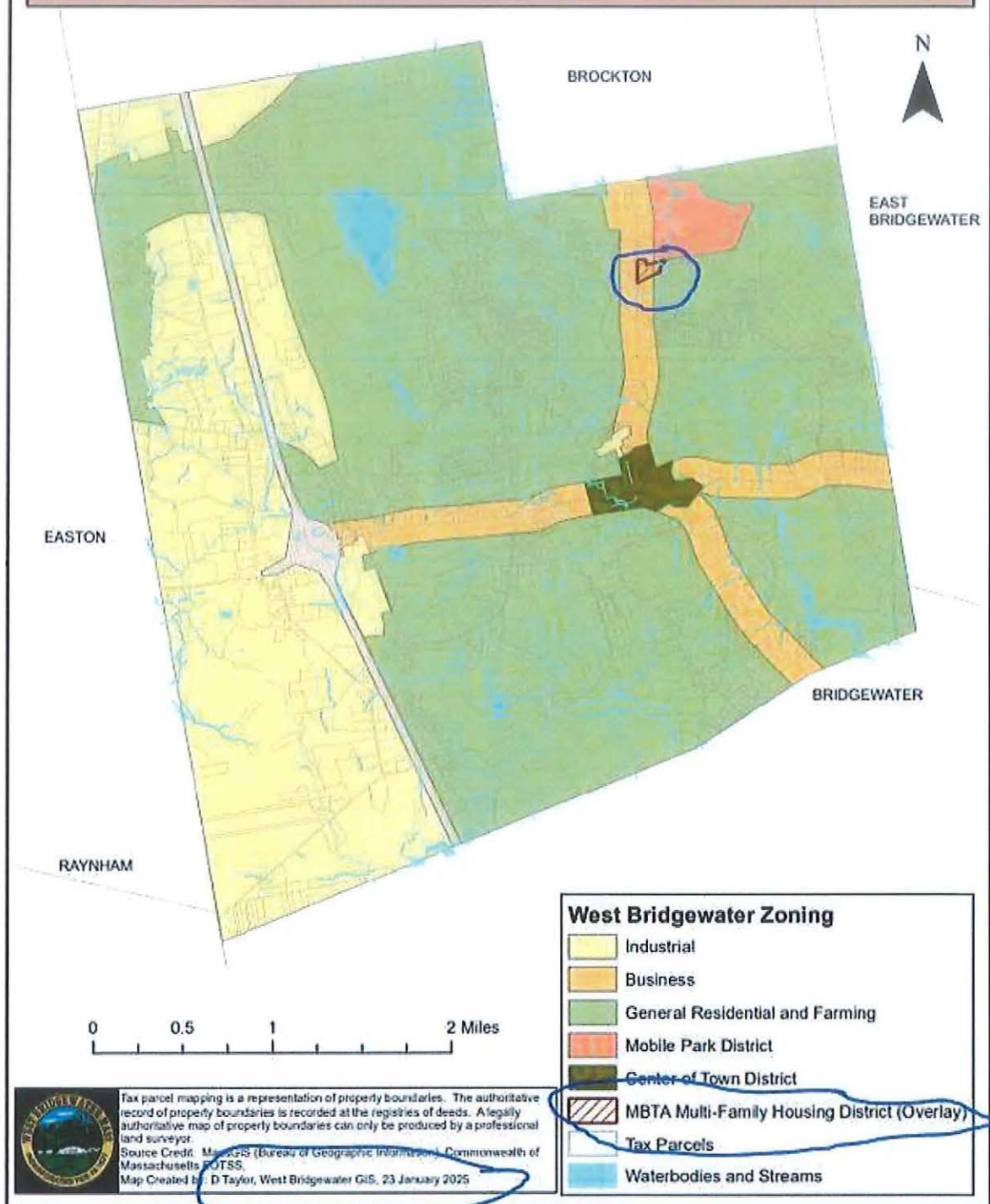
Item 19: Amend Section 7.2 Site Plan, to add a new Section 7.2.4.2, MBTA Multi-Family Housing District Site Plans, as follows:

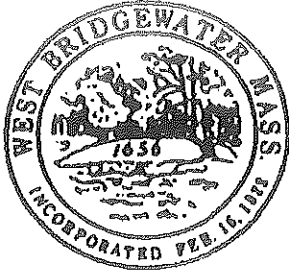
7.2.4.2 MBTA Multi-Family Housing District Site Plans

- a. All requirements as set forth in 7.2.3.2, 7.2.3.2, 7.2.3.4, 7.2.3.5 as applicable, and detail sufficient to demonstrate compliance with the General Development Standards set forth in Section 4.7.8.

Item 20: Update the Zoning Map entitled: Town of West Bridgewater Zoning & Districts to add the MBTA Multi-Family Housing District (Overlay) and update the revision date as follows:

# Town of West Bridgewater Zoning & Districts





# Town of West Bridgewater, Massachusetts

## BOARD OF ASSESSORS

TOWN HALL, 65 NORTH MAIN STREET

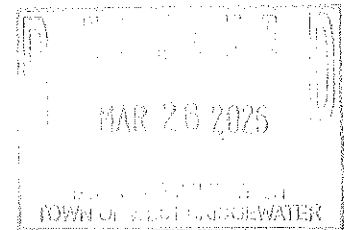
WEST BRIDGEWATER, MASSACHUSETTS 02379

TEL. (508) 894-1212

FAX (508) 894-1202

PAULA M. BUNKER, Chairman  
CHERYL A. SMITH, Clerk  
DEBORAH CAULEY, Member

DANIELA NILSSON, MAA  
Principal Assessor



To: Board of Selectmen  
From: Board of Assessors  
Re: Optional Exemptions for Veterans through HERO act legislation  
Date: February 20, 2025

At their meeting on February 19, 2025, the Board of Assessors discussed the optional statutory exemption offerings through the recently passed Act Honoring, Empowering and Recognizing Our Service members and Veterans, also known as the HERO Act, Chapter 178 of the Acts 2024. Section 23 adds two new optional veteran property tax exemption clauses, Clauses 22I and 22J to Massachusetts General Laws c. 59, § 5.

The Board of Assessors is hereby notifying you that of the two (2) members present at the meeting, they unanimously agree to recommend to the Board of Selectmen that the Town of West Bridgewater ask the residents to support the optional 22I exemption at Town Meeting. This exemption, if accepted, will apply an annual cost of living adjustment to our veteran exemptions. Additionally, the Board of Assessors unanimously agree to recommend to the Board of Selectmen that the Town of West Bridgewater ask the residents to support the 22J exemption at Town Meeting, but had differing opinions on the amount of relief the additional exemption should enact. One member recommends a 25% exemption, to stay uniform with all other exemptions offered in town. The other member supports the Board of Selectmen making a recommendation on the exemption amount applied. This exemption, if accepted, would apply an additional exemption amount, up to 100% of the amount of the tax exemption granted to our veteran exemptions.

Should you have any questions, please do not hesitate to ask.



Article 5: To see if the Town will vote to accept the provisions of Section 4 of Chapter 73 of the Acts of 1986 and to further accept the provisions of Chapter 126 of the Acts of 1988, which will grant a percentage increase to real estate tax exemptions to persons who are otherwise qualified for such exemptions, or to take any other action relative thereto.

*Section 4 of Chapter 73 of the Acts of 1986 authorizes towns certified by the Commissioner of Revenue to be assessing all property at its full and fair cash value, and which accept the provisions of that Act to grant additional real estate tax exemptions. Such additional exemptions may be granted to persons who qualify for property tax exemptions under Clauses 17D, 22, 22A, 22B, 22C, 22D, 22E, 37A and 41C.*

*This would increase the status exemptions to qualified individuals as follows:*

<u>Exemption</u>	<u>FY2024 Amount</u>	<u>With 25% increase</u> <u>FY 2025</u>
Elderly	\$500.00	\$625.00
Widows/Over 70	\$175.00	\$218.75
Veterans	\$400.00	\$500.00
Blind	\$500.00	\$625.00

*This increased amount will stay in place so long as it is voted each year at Town Meeting*

**Recommended Unanimously by the Board of Selectmen (3-0)**  
**Recommended Unanimously by the Finance Committee (5-0)**

Article 6: To see if the Town will vote to accept and authorize to spend a sum of money for the Town’s apportionment of Chapter 90 Local Transportation aid funding for Fiscal Year 2025 in accordance with the figures released by the Massachusetts Department of Transportation in accordance with Chapter 86 of the Acts of 2008.

**Recommended Unanimously by the Board of Selectmen (3-0)**  
**Recommended Unanimously by the Finance Committee (5-0)**

Article 7: To see if the Town will vote to appropriate, or reserve from the projected Fiscal Year 2025 Community Preservation Estimated Revenues in the amounts recommended by the Community Preservation Committee for committee administrative expenses, community debt services, community preservation projects, Open Space, Historic Resources, and Community Housing reserves, and other expenses in Fiscal Year 2025 with each item to be a separate appropriation or reserve:

Appropriations:

From FY 2025 estimated revenues for Committee Administrative Expenses .....	\$10,750
From FY 2025 estimated revenues for Open Space Reserve.....	\$0
From FY 2025 estimated revenues for Historic Resources Reserve.....	\$26,900
From FY 2025 estimated revenues for Community Housing Reserve.....	\$31,900

# Cost Analysis of Exemptions FY26

Clause		Standard Exemption Amount	Hypothetical 22I -COLA 3.4%	Hypothetical Exemption at 25% (TM Approved)	Hypothetical Taxpayer Funded	Hypothetical Exemption at 50%	Hypothetical Taxpayer Funded	Hypothetical Exemption at 75%	Hypothetical Taxpayer Funded	Hypothetical Exemption at 100%	Hypothetical Taxpayer Funded
22	Disabled Veteran	\$ 400.00	\$ 413.60	\$ 517.00	\$ 12,556.00	\$ 620.40	\$ 17,002.20	\$ 723.80	\$ 21,448.40	\$ 827.20	\$ 25,894.60
22A	Veteran Loss of Limb	\$ 750.00	\$ 775.50	\$ 969.38	\$ 394.38	\$ 1,163.25	\$ 588.25	\$ 1,357.13	\$ 782.13	\$ 1,551.00	\$ 976.00
22E	100% Disabled Veteran	\$ 1,000.00	\$ 1,034.00	\$ 1,292.50	\$ 8,882.50	\$ 1,551.00	\$ 13,794.00	\$ 1,809.50	\$ 18,705.50	\$ 2,068.00	\$ 23,617.00
17D	Elderly or Surviving Spouse	\$ 175.00		\$ 218.75	\$ 1,968.75	\$ 262.50	\$ 2,537.50	\$ 306.25	\$ 3,106.25	\$ 350.00	\$ 3,675.00
41C	Low Income Elderly	\$ 500.00		\$ 625.00	\$ 1,476.00	\$ 750.00	\$ 2,976.00	\$ 875.00	\$ 4,476.00	\$ 1,000.00	\$ 5,976.00
37A	Blind	\$ 500.00		\$ 625.00	\$ 537.50	\$ 750.00	\$ 662.50	\$ 875.00	\$ 787.50	\$ 1,000.00	\$ 912.50
TOTAL					\$ 25,815.13		\$ 37,560.45		\$ 49,305.78		\$ 61,051.10
			Additional Taxpayer Funds Needed		\$ (1,570.38)		\$ (13,315.70)		\$ (25,061.03)		\$ (36,806.35)



## Planning Board

65 North Main Street  
West Bridgewater,  
Massachusetts 02379  
Telephone (508) 894-1200  
Fax (508) 894-1210

To: David Gagne, Town Administrator,  
Board of Selectmen

From: West Bridgewater Planning Board

Re: Town Meeting  
May 12, 2025

Date: March 28, 2025



Please be advised that at the meeting held on 8/21/2024, the West Bridgewater Planning Board voted to approve the laying out of Lamp Post Lane and report same to the Town Meeting for acceptance by the Town. Accordingly, please include the following article on the warrant for the May 12, 2025 Town Meeting:

Article: # To see if the Town will vote to accept, in accordance with Chapter 82, Sections 22 through 24 of the Massachusetts General Laws, Lamp Post Lane as a Town way as shown on plans approved by the Planning Board, filed with the Town Clerk and recorded in the Registry of Deeds, or take any other action relative thereto.

Please find a copy of the roadway description, the easement description for the drainage access and utilities, the quitclaim deed conveying the roadway to the Town, the public hearing notice and the minutes capturing the vote taken by the Planning Board for reference. A copy of the plan was filed with the Town Clerk on March 26<sup>th</sup> and delivered to your office on Thursday, March 27, 2025.

Should you need anything further, please let us know.

WEST BRIDGEWATER PLANNING BOARD

WBPB:dc



## Planning Board

65 North Main Street  
West Bridgewater,  
Massachusetts 02379  
Telephone (508) 894-1200  
Fax (508) 894-1210

To: Jason Ross, Moderator  
Board of Selectmen  
Town Meeting

From: West Bridgewater Planning Board

Re: Street Acceptance  
Lamp Post Lane

Date: August 21, 2024

Please be advised that at a meeting held on Wednesday, August 21, 2024 the West Bridgewater Planning Board agreed by a vote of:

3 For 0 Against 1 Abstained

     Unanimous      Withdrawn

to recommend the Street Acceptance of:

### **Lamp Post Lane:**

and to place it on the Warrant for the May 12, 2025 Annual Town Meeting.

Should you have any questions, please don't hesitate to contact us.

Respectfully submitted,

WEST BRIDGEWATER PLANNING BOARD

  
\_\_\_\_\_  
James Noyes, Vice Chairman

WBPB;dc  
cc: Building Inspector

## **Lamp Post Lane Roadway Description**

Beginning at a point on the Southerly sideline of Lamp Post Lane and the Easterly sideline of South Elm Street, said point being a drill hole set

Thence along a curve turning to the left with an arc length of 44.96', with a radius of 28.00' to a concrete bound with drill hole set;

Thence S 85°09'44" W a distance of 89.58' to a concrete bound with drill hole set;

Thence along a curve turning to the right with an arc length of 137.12', with a radius of 170.00' to a spike set;

Thence N 48°37'23" W a distance of 259.00' to a concrete bound with drill hole set;

Thence along a curve turning to the left with an arc length of 29.45', with a radius of 30.00' to a spike set;

Thence along a curve turning to the right with an arc length of 306.31', with a radius of 60.00' to a concrete bound with drill hole set;

Thence along a curve turning to the left with an arc length of 29.45', with a radius of 30.00' to a concrete bound with drill hole set;

Thence S 48°37'23" E a distance of 259.00' to a concrete bound with drill hole set;

Thence along a curve turning to the left with an arc length of 104.86, with a radius of 130.00' to a concrete bound with drill hole set;

Thence N 85°09'44" E a distance of 111.74' to a concrete bound with drill hole set;

Thence along a curve turning to the left with an arc length of 39.66', with a radius of 30.00' to a concrete bound with drill hole set at the Northerly Sideline of Lamp Post Lane and the Easterly sideline of South Elm Street;

Thence S 09°24'38" W a distance of 94.50' along the Easterly sideline of South Elm Street to a drill hole set at the point of beginning.

Containing 32,826 square feet (0.754 acres)

## **Lamp Post Lane Easements Description**

### Drainage Easement Parcel between Lots 6 and 7

Beginning at a point on the Northerly sideline of Lamp Post Lane at the South Easterly corner of Lot 6, said point being a concrete bound with a drill hole set;

Thence N 08°04'25" W a distance of 101.56' to a point;

Thence N 87°04'11" E a distance of 72.00' to a point;

Thence S 04°50'16" E a distance of 136.08' to a point at the Northerly sideline of Lamp Post Lane;

Thence along the Northerly sideline of Lamp Post Lane along a curve turning to the right with an arc length of 77.02', with a radius of 130.00' to a concrete bound with drill hole set at the point of beginning;

Containing 8,435 square feet (0.193 acres)

### Drainage Easement Parcel beside Lot 1

Beginning at a point on the Southerly sideline of Lamp Post Lane, said point being a concrete bound with a drill hole set;

Thence S 85°09'44" W a distance of 115.08' to a point;

Thence S 02°20'16" E a distance of 177.73' to a point;

Thence N 52°33'26" W a distance of 166.31' to a point;

Thence N 37°26'34" E a distance of 58.58' to a point;

Thence S 70°18'47" E a distance of 36.62' to a point;

Thence N 35°00'03" E a distance of 100.28' to a point at the Southerly sideline of Lamp Post Lane;

Thence along the Southerly sideline of Lamp Post Lane along a curve turning to the left with an arc length of 118.20', with a radius of 170.00' to a concrete bound with drill hole set at the point of beginning;

Containing 14,342 square feet (0.329 acres)



Drainage Access and Utility Easement Parcel between Lots 3 and 4

Beginning at a point on the Southerly sideline of Lamp Post Lane, said point being along the cul de sac a distance of 77.24' from a spike set on the sideline of Lamp Post lane;

Thence S 45°56'05" W a distance of 118.10' to a point;

Thence N 57°01'21" W a distance of 81.22' to a point;

Thence N 02°26'26" E a distance of 115.92' to a point;

Thence S 83°41'59" E a distance of 148.69' to a point at the Southerly sideline of Lamp Post Lane;

Thence along the Southerly sideline of Lamp Post Lane along a curve turning to the left with an arc length of 64.66, with a radius of 60.00' to the point of beginning;

Containing 17,634 square feet (0.405 acres)

## QUITCLAIM DEED

BERKLEY LAND COMPANY, LLC, a Massachusetts Limited Liability Company located at 466 Sumner Street, Stoughton, MA 02072

IN CONSIDERATION OF: ONE AND 00/100 Dollars (\$1.00)

GRANT TO: THE INHABITANTS OF THE TOWN OF WEST BRIDGEWATER, MASSACHUSETTS, a municipal corporation with an address of 65 North Main Street, West Bridgewater, MA

WITH QUITCLAIM COVENANTS:

All right, title and interest in and to the following land located in West Bridgewater, Plymouth County, Massachusetts:

Drainage Easement Parcel between Lots 6 and 7

Beginning at a point on the Northerly sideline of Lamp Post Lane at the South Easterly corner of Lot 6, said point being a concrete bound with a drill hole set;

Thence N 08°04'25" W a distance of 101.56' to a point;

Thence N 87°04'11" E a distance of 72.00' to a point;

Thence S 04°50'16" E a distance of 136.08' to a point at the Northerly sideline of Lamp Post Lane;

Thence along the Northerly sideline of Lamp Post Lane along a curve turning to the right with an arc length of 77.02', with a radius of 130.00' to a concrete bound with drill hole set at the point of beginning;

Containing 8,435 square feet (0.193 acres)

Drainage Easement Parcel beside Lot 1

Beginning at a point on the Southerly sideline of Lamp Post Lane, said point being a concrete bound with a drill hole set;

Thence S 85°09'44" W a distance of 115.08' to a point;

Thence along a curve turning to the left with an arc length of 104.86, with a radius of 130.00' to a concrete bound with drill hole set;

Thence N 85°09'44" E a distance of 111.74' to a concrete bound with drill hole set;

Thence along a curve turning to the left with an arc length of 39.66', with a radius of 30.00' to a concrete bound with drill hole set at the Northerly Sideline of Lamp Post Lane and the Easterly sideline of South Elm Street;

Thence S 09°24'38" W a distance of 94.50' along the Easterly sideline of South Elm Street to a drill hole set at the point of beginning.

Containing 32,826 square feet (0.754 acres)

Meaning and intending to convey the grantors fee interest in the roadway as described above and more particularly shown on a plan entitled "Plan of Lamp Post Lane in the Town of West Bridgewater, MA as laid out by the Planning Board prepared by Borderland Engineering, Inc. 61 Pleasant Street Unit B Randolph, MA dated November 14, 2023 and recorded in the Plymouth County Registry of Deeds herewith.

This conveyance is done in the ordinary course of business and is not all or substantially all of the assets of the grantor and grantor certifies on oath that it is not classified as a corporation for federal income tax purposes for the current tax year.

Executed as a sealed instrument this       day of    2024.

BERKLEY LAND COMPANY, LLC.

BY:

\_\_\_\_\_  
AL P. ENDRIUNAS, MANAGER

This conveyance is done in the ordinary course of business and is not all or substantially all of the assets of the grantor and grantor certifies on oath that it is not classified as a corporation for federal income tax purposes for the current tax year.

Executed as a sealed instrument this      day of    2024.

BERKLEY LAND COMPANY, LLC.

BY:

\_\_\_\_\_  
AL P. ENDRIUNAS, MANAGER

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this      day of      , 2024 before me, the undersigned Notary Public personally appeared Al P. Endriunas, Manager as aforesaid, proved to me through satisfactory evidence of identification, being

\_\_\_\_\_ driver's license or other state or federal government document bearing a photographic image;

\_\_\_\_\_ oath or affirmation of a credible witness known to me who knows the above signatory;

\_\_\_\_\_ my own personal knowledge of the identity of the signatories

to be the persons whose names are signed by them voluntarily as Manager as aforesaid for its stated purpose and as the free act and deed of Berkley Land Company, LLC.

\_\_\_\_\_  
Notary Public

My commission expires:\_\_\_\_\_

# **TOWN OF WEST BRIDGEWATER NOTICE OF PUBLIC HEARING**

Notice is given pursuant to M. G. L. Chapter 41, Section 81K-81GG, and the Planning Board Rules and Regulations Section 3.3.10.2, the West Bridgewater Planning Board will hold a public hearing on **Wednesday, February 7, 2024 at 7:30 p.m.** in the **Rose Macdonald-Brown conference room** at Town Hall to discuss the **Street Acceptance** and the **Release of Surety** for the **Lamp Post Estates Subdivision**.

All interested parties are invited to attend.

West Bridgewater Planning Board  
Hugh Hurley  
Howard Anderson  
Gerald Stetson  
Anthony Kinahan  
James Noyes

To be published in the Enterprise newspaper on January 16 and January 23, 2024 and at [ma.mypublicnotices.org](http://ma.mypublicnotices.org)

**West Bridgewater Planning Board**  
**Minutes of 8/21/2024**  
**Page 8**

**5. Lamp Post Lane:**

Mr. Noyes reported that the Board received the Mylar of the Street Acceptance and As-built plans for the above subdivision. It was noted that the Street acceptance had been removed from the 2024 Town Meeting warrant because not all of the documents were received at that time.

A Motion (GS) was made to approve the laying out of Lamp Post Lane, report same to Town Meeting for acceptance by the Town and sign the Plan of Lamp Post Lane, prepared by Borderland Engineering, Inc., dated November 14, 2023 and revised on 8/12/24. Second (AK).  
Vote: Unanimous of the three (3) members voting.



# Office of the Town Administrator

Town Hall  
65 North Main Street  
West Bridgewater, MA 02379

To: The Honorable Board of Selectmen  
From: David L. Gagne, Town Administrator *DLG*  
RE: FY 2026 Budget – For Final Review  
Date: April 2, 2025

## Executive Summary

The following budget presentation reflects 100% of all budget requests from Town, Water and School Departments.

### Highlights

- Presented Budget is balanced assuming a raise of approximately 2.75% from FY 2025's tax levy (more on that later).
- Omnibus Budget 4.72% year over year (Includes Water)

\$2,107,144 Y/Y increase (FY 25 was \$2,442,127)

Major drivers: \$1,024,751 increase in Local School (49% of the increase)  
\$528K increase in Benefits (25% of the increase)  
\$218K increase in Police (10% of the increase)  
\$201K increase in Fire (10% of the increase)

**4 Budgets represent 94% of the Y/Y Increase**

- Town Side Omnibus Budget 5.31% year over year (Excluding Water)

\$2,239,043 Y/Y increase (FY 25 was \$2,288,101)

- I have made minimum changes to the budget; the changes reflect mostly INCREASES based on updated insurance/benefits and other needs (see TA Recommended document).
- Finance Committee Reserve Fund is fully funded at FY 25 level.



- Please note the following:
  - Total Operating Budget Town Side \$584,981 Increase Y/Y (4.85% Increase)
- Local School budget
  - I am recommending the budget, as presented by the School Committee be fully funded
  - However, the increase of 5.83% Y/Y is not sustainable.
  - It is clear the School is facing financial pressures, but a 7.78% increase in FY 24 followed by a 6.93% in FY 25 and an additional 5.83% will have long-term detrimental ramifications and disproportionally affects the overall budget (5.83% Local School increase versus a 4.85% Town increase)
  - As proposed, the Local School makes up 57.45% of the Town's full Operating budget (Operational Departments, minus non-discretionary items such as Insurance, Debt and Benefits). Since Southeastern accounts for 3.47% of the Operating Budget, this means that 61% of the Town's Operating budget is supporting School-operating budgets.

## **Revenue**

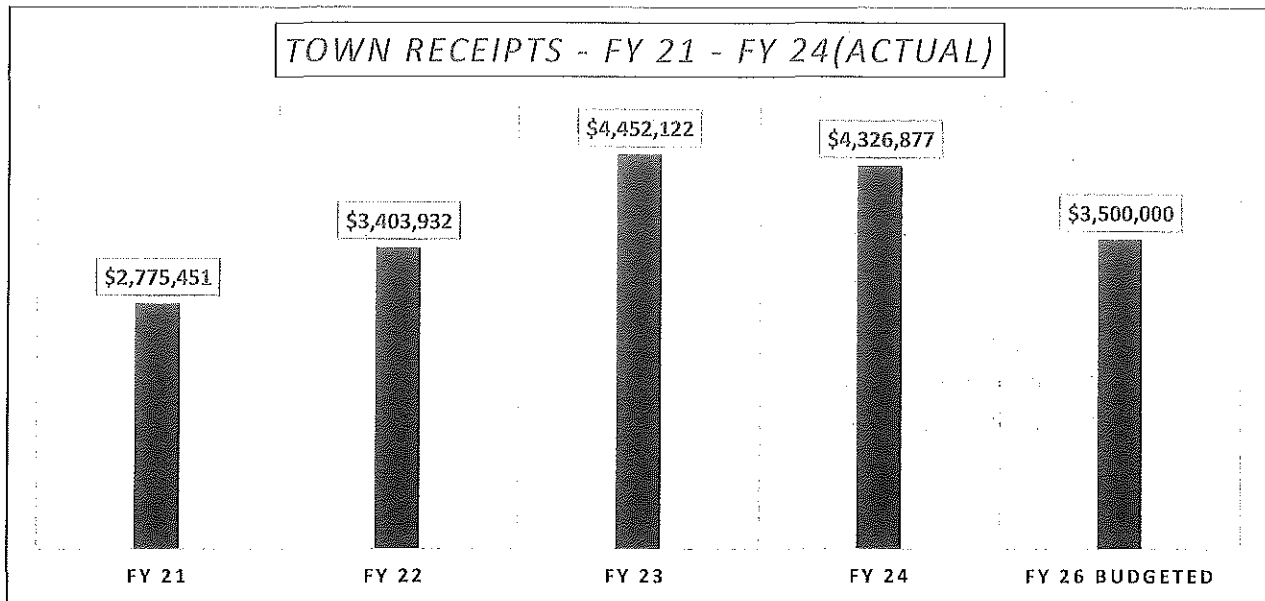
### State Aid

As of April 2, 2025, only the Governor's Budget is known. The House Ways and Means Committee has not released their version of the budget yet. Based on the Governor's budget, West Bridgewater's net State Aid DECREASED by \$104,696 versus a net increase of \$426,178 in FY 25 and a net increase of \$1,247,824 in FY 24. It is clear that the Town cannot rest on State Aid moving forward and should not plan its budget based on State support. Additionally, these funds are subject to a Governor's unilateral ability to curtail State Aid during the FY, something that might be on the table based on current revenue projections (and projected expenses) at the State level.

Please note – the increase in Chapter 70 is only \$85,575 and Local Aid's increase is only \$17,714. In essence, State Aid only makes up 5% of the available Y/Y revenue needed to cover the FY 26 proposed budget increase. As such, 95% of the Y/Y increase will be paid by the West Bridgewater taxpayer (through taxes and fees).

### Receipts

Historically, I am very conservative when forecasting Town receipts. This revenue source is extremely volatile and is intimately tied to economic conditions.



Changing economic conditions do not announce themselves ahead of time. Nor do they follow the calendar of a fiscal year. As such, it is very common that an economic downturn occurs after a budget is set providing minimal flexibility to make adjustments. Therefore, being fiscally responsible in forecasting receipts is prudent. For example, in FY 21 had I used the previous year's actual receipts, the Town would have had a \$400K deficit.

### **Summation**

The proposed FY 2026 budget is higher than historical norms with a proposed 5.31% increase Y/Y (although lower than FY 25's at 5.74%). As stated earlier, the Local School budget makes up 57% of the Town's Operating Budget; eventually the increases in the Local School Budget must be more in the 4% historical range or the Town is going to face very painful financial decisions in the future.

Recall that since I was hired in 2013, I championed the doctrine that the first \$350,000 of Free Cash would be utilized to pay down the levy to minimize the tax impact to the WB taxpayers. At that time, the Board supported the Meals Tax (est. at \$215K/year) in order to have the revenue to do this. For the FY 26 budget, I am including \$350,000 from Free Cash to offset the budget. Please note this policy has saved the WB taxpayer \$4.2M to date. Meaning, had we not supported this doctrine, the total tax levy in the Town would be \$4.2M higher (14% of the Town's total levy). While no one is ever happy with his or her tax bill, think of what it would have been!

Unfortunately, the current FY 26 budget, estimating \$3.5M for receipts, and funding all Departments as requested, creates a \$1,090,941 “hole” in the budget; namely that the Town is short by this amount. My recommended budget uses \$1.1M from Free Cash to plug the deficit. Please understand that Free Cash is not guaranteed, and balancing operational budgets using one-time funds such as Free Cash is not a prudent strategy. In sum, I am recommending to the Board that we use a total of \$1,440,941 from Free Cash to balance. In doing this, we are creating a large structural deficit.

Lastly, in order to balance I am estimating a 2.75% raise on the levy. In the 12 years that I have been here, we have never raised the full 2.5% in any year. Hopefully State Aid changes for the better; if so we may not need to raise to this projection in the Fall.

FY 2026 Budget Increase	(\$2,239,043)
Overlay	(\$300,000)
Increase in State Estimated Charges	(263,593)
FY 2026 Receipts Versus FY 2025 Estimate	\$470,000
Chapter 70 State Aid increase	\$85,575
Local State Aid - Not Ch 70	\$17,714
2.75% Raise	\$793,577
Transfer Free Cash	\$350,000
Transfer Additional Free Cash	\$1,090,941
Increase In Growth (Budgeted)	\$0
Net Difference	4,811

## Last Thoughts

The Warrant, as proposed, includes three warrant articles that are not funded.

- Article 12 Town Stabilization Fund
- Article 15 Sidewalks
- Article 36 MBTA Legal Defense Fund

In order to fund these articles, the Board would have to support Raise and Appropriate in order to fund them. The Town has \$3.4M in stabilization, which reflects about 7.7% of the FY 26 proposed Operating budget. While not ideal to not fund, I feel comfortable not needing to fund this for FY 26.

If any of these articles were to be funded, then they would need to be added to the tax rate. Every \$140K equates to a 1% increase in the tax rate.

			4/1/2025								
			*****	*****							
		ATM	FY 2025	Department	\$ +/-	% +/-	TA	\$ +/-	% +/-	TA	BOS
		Approved	Spent to	REQUEST	Y/Y	Y/Y	Recommendation	Y/Y	Y/Y	\$ Difference	Approval
DEPARTMENT/description		FY 25	12/05/24	FY 26							
1140	Moderator	788	-	788	-	0.00%	788	-	0.00%	-	
1220	Board of Selectmen	406,803	185,831	424,756	17,953	4.41%	424,756	17,953	4.41%	-	
1230	Planner/Inspectional Services	285,542	96,744	272,651	(12,891)	-4.51%	272,651	(12,891)	-4.51%	-	
1310	FinCom	3,100	-	3,100	-	0.00%	3,100	-	0.00%	-	
1320	FinCom Reserve	67,000	-	67,000	-	0.00%	67,000	-	0.00%	-	
1350	Accountant	123,176	43,946	126,673	3,497	2.84%	126,673	3,497	2.84%	-	
1410	Assessors	277,613	102,792	286,581	8,968	3.23%	286,581	8,968	3.23%	-	
1450	Treas./Coll.	356,826	137,342	372,619	15,793	4.43%	372,619	15,793	4.43%	-	
1510	Town Counsel	87,000	11,820	87,000	-	0.00%	87,000	-	0.00%	-	
1550	Information Systems	148,851	96,796	149,176	325	0.22%	149,176	325	0.22%	-	
1560	Cable TV Committee	1,100	-	1,100	-	0.00%	1,100	-	0.00%	-	
1610	Town Clerk	157,299	63,304	168,244	10,945	6.96%	168,244	10,945	6.96%	-	
1630	Elections/Registration	55,716	36,008	28,516	(27,200)	-48.82%	28,516	(27,200)	-48.82%	-	
1710	ConCom	90,860	34,602	93,442	2,582	2.84%	93,442	2,582	2.84%	-	
1715	OpenSpaceCom	2,950	1,027	5,000	2,050	69.49%	5,000	2,050	69.49%	-	
1720	Agricultural Commission	600	-	600	-	0.00%	600	-	0.00%	-	
1750	Planning Board	28,299	12,313	30,318	2,019	7.13%	29,818	1,519	5.37%	(500)	
1760	Board of Appeals	6,414	208	6,577	163	2.54%	6,577	163	2.54%	-	
1850	Rent Control Bd.	4,776	607	4,909	133	2.78%	4,909	133	2.78%	-	
1920	ADA Commission	4,000	750	4,000	-	0.00%	4,000	-	0.00%	-	
1930	Insurances	310,575	158,330	326,104	15,529	5.00%	326,194	15,619	5.03%	90	
1940	Town Hall	75,875	21,080	78,530	2,655	3.50%	78,530	2,655	3.50%	-	
1945	Municipal Building Needs Committee	1,525	-	1,565	40	2.62%	1,565	40	2.62%	-	
1950	Wastewater Treatment Facilities	15,606	8,227	16,600	994	6.37%	16,600	994	6.37%	-	
2100	Police Dept.	3,487,629	1,319,817	3,705,753	218,124	6.25%	3,705,753	218,124	6.25%	-	
2200	Fire Dept.	2,933,385	1,218,882	3,133,984	200,599	6.84%	3,133,984	200,599	6.84%	-	
2410	Building Inspector	153,609	26,762	174,116	20,507	13.35%	174,116	20,507	13.35%	-	
2420	Gas/Plmbng Ins.	25,028	8,936	25,635	607	2.43%	25,635	607	2.43%	-	
2440	Slr Wgls/Msrs	6,478	2,536	6,659	181	2.79%	6,659	181	2.79%	-	
2450	Elect.Inspec.	25,028	9,387	26,235	1,207	4.82%	26,235	1,207	4.82%	-	
2920	Canine Control	8,250	171	8,250	-	0.00%	8,250	-	0.00%	-	
3000	Education	17,585,166	6,783,468	18,609,917	1,024,751	5.83%	18,609,917	1,024,751	5.83%	-	
3200	SE Reg.Voc.Tech.	1,008,308	504,154	1,125,514	117,206	11.62%	1,125,514	117,206	11.62%	-	
4215	DPW	1,489,984	527,708	1,487,060	(2,924)	-0.20%	1,487,060	(2,924)	-0.20%	-	
4230	DPW Snow Removal	91,300	1,700	91,300	-	0.00%	91,300	-	0.00%	-	
4240	DPW SLLighting	95,700	25,245	95,700	-	0.00%	95,700	-	0.00%	-	
4330	Waste Disposal	369,053	125,702	372,821	3,768	1.02%	452,575	83,522	22.63%	79,754	
4920	Tree Warden	400	285	400	-	0.00%	400	-	0.00%	-	
5110	Board of Health	124,279	43,720	126,745	2,466	1.98%	126,745	2,466	1.98%	-	
5260	Womansplace Crisis Ctr	2,750	-	2,750	-	0.00%	2,750	-	0.00%	-	
5270	Brockton Area Arc	250	-	250	-	0.00%	250	-	0.00%	-	
5280	Old Colony Hospice	2,000	-	2,000	-	0.00%	2,000	-	0.00%	-	
5410	Council on Aging	400,256	140,561	435,579	35,323	8.83%	435,579	35,323	8.83%	-	
5430	Velerans	67,873	15,738	41,221	(26,652)	-39.27%	41,221	(26,652)	-39.27%	-	
6100	Library	582,390	257,932	605,685	23,295	4.00%	605,685	23,295	4.00%	-	
6600	Ply.Cty.Ext.Ser.	200	-	200	-	0.00%	200	-	0.00%	-	
6910	Historic Commission	1,775	-	1,775	-	0.00%	1,775	-	0.00%	-	
6920	Vets/Mem Day	2,600	6	3,800	1,200	46.15%	3,800	1,200	46.15%	-	
7100	Debt-Principal	2,050,996	800,279	2,057,045	6,049	0.29%	2,057,045	6,049	0.29%	-	
7510	Debt-Interest	769,825	386,600	707,200	(62,625)	-8.13%	707,200	(62,625)	-8.13%	-	
7520	Shrt Trm Int	75,000	58,072	100,000	25,000	33.33%	100,000	25,000	33.33%	-	
9100	Benefits	8,292,669	5,163,278	8,787,518	494,849	5.97%	8,820,731	528,062	6.37%	33,213	
4500	Water Dept.	2,446,279	1,154,115	2,302,540	(143,739)	-5.88%	2,314,380	(131,899)	-5.39%	11,840	
		44,610,754	19,586,781	46,593,501	1,982,747	4.44%	46,717,898	2,107,144	4.72%	124,397	-
	Fin Com Book - Reconciliation						2,107,144			YYY Includes Water	(44,610,754)
				2,302,540			4,72%			YYY Includes Water	-100.00%
	Excluding Water	42,164,475		44,290,951	2,126,486	5.0%	44,403,518	2,239,043	5.31%		-

TA Recommendations - FY 26 Operating Budget					
	Department	Change	Comments	Reduction	Addition
1140	Moderator	No			
1220	Board of Selectmen	No			
1230	Planner/Inspectional Services	No			
1310	FinCom	No			
1320	FinCom Reserve	No			
1350	Accountant	No			
1410	Assessors	No			
1450	Treas./Coll.	No			
1510	Town Counsel	No			
1550	Information Systems	No			
1560	Cable TV Committee	No			
1610	Town Clerk	No			
1630	Elections/Registration	No			
1710	ConCom	No			
1715	OpenSpaceCom	No			
1720	Agricultural Commission	No			
1750	Planning Board	Yes	#5710 (-\$500) Travel Stipend	\$500	
1760	Board of Appeals	No			
1850	Rent Control Bd.	No			
1920	ADA Commission	No			
1930	Insurances	Yes	#5740 reduce 2% (-\$2000); #5742 increase 1% (\$2090)		\$90
1940	Town Hall	No			
1945	Municipal Building Needs Committee	No			
1950	Wastewater Treatment Facilities	No			
2100	Police Dept.	No			
2200	Fire Dept.	No			
2410	Building Inspector	No			
2420	Gas/Plmbng Ins.	No			
2440	Sir Wgts/Msrs	No			
2450	Elect.Inspec.	No			
2920	Canine Control	No			
3000	Education	No			
3200	SE Reg.Voc.Tech.	No			
4215	DPW	No			
4230	DPW Snow Removal	No			
4240	DPW St.Lighting	No			
4330	Waste Disposal	Yes	5291 Solid Waste Disposal (\$59,936); 5391 Hauling (\$19,818)		\$79,754
4920	Tree Warden	No			
5110	Board of Health	No			
5260	Womansplace Crisis Ctr	No			
5270	Brockton Area Arc	No			
5280	Old Colony Hospice	No			
5410	Council on Aging	No			
5430	Veterans	No			
6100	Library	No			
6600	Ply.Cty.Ext.Ser.	No			
6910	Historic Commission	No			
6920	Vets/Mem Day	No			
7100	Debt-Principal	No			
7510	Debt-Interest	No			
7520	Shrt Trm Int	No			
9100	Benefits	Yes	5170 (-\$38,111); 5172 (-\$4,100); 5174 (\$41,524); 5177 (-\$4,100); 5193 (\$38,000) Note - Health Ins approved at 7% increase; only increasing by 5%		\$33,213
4500	Water Dept.	Yes	5170 (\$9,626); 5174 (\$2,504); 5740 (-\$692); 5743 (402) Reflect Actual Insurance Estimates	\$0	\$11,840
			Sub-Total Reductions	\$500	
			Sub-Total Additions		\$124,897
			Net Total of Deductions and Subtractions		\$124,397

# ANNUAL TOWN MEETING WARRANT ARTICLES

**Monday, May 12, 2025-6:00 p.m.**  
**West Bridgewater Junior/Senior High School**

**Article 1:** To hear reports of all Town Officers and act thereon.

**Article 2:** To see if the Town will vote to authorize the Board of Selectmen to enter into a contract or contracts with the Massachusetts Department of Public Works for the construction and maintenance of public highways for the fiscal year, or to take any other action relative thereto.

**Article 3:** To see if the Town will vote to determine the salaries of the following elected Town Officials for the Fiscal Year beginning July 1, 2025:

Moderator	Board of Assessors
Board of Selectmen	Water Commissioners
Town Clerk	
Board of Health	

The following officers to serve without pay:

Library Trustees	School Committee
Planning Board	Tree Warden

Or to take any other action relative thereto.

**Article 4:** To raise such sums of money as may be necessary to defray Town charges for the Fiscal Year beginning July 1, 2025 and to make appropriations for the same, or to take any other action relative thereto.

**Article 5:** To see if the town will vote to accept Massachusetts General Laws Chapter 59, Section 5, Clause 22I, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F by the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI) for the previous year as determined by the Commissioner of Revenue, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025.

**Article 6:** To see if the town will vote to accept Massachusetts General Laws Chapter 59, Section 5C1/2, which provides for an additional real estate exemption for taxpayers who are granted personal exemptions on their domiciles under Massachusetts General Laws Chapter 59, Section 5, including certain blind persons, veterans, surviving spouses and seniors, and to provide that the additional exemption shall be up to 25 percent of the personal exemption, to be effective for

exemptions granted for any fiscal year beginning on or after July 1, 2025, or take any other action relative thereto.

*This would increase the status exemptions to qualified individuals as follows:*

<u>Exemption</u>	<u>FY2025 Amount</u>	<u>With 25% increase FY 2026</u>
Elderly	\$500.00	\$625.00
Widows/Over 70	\$175.00	\$218.75
Veterans	\$400.00	\$500.00
Blind	\$500.00	\$625.00

*This increased amount will stay in place so long as it is voted each year at Town Meeting*

**Article 7:** To see if the Town will vote to accept and authorize to spend a sum of money for the Town's apportionment of Chapter 90 Local Transportation aid funding for Fiscal Year 2026 in accordance with the figures released by the Massachusetts Department of Transportation in accordance with Chapter 86 of the Acts of 2008.

**Article 8:** To see if the Town will vote to appropriate, or reserve from the projected Fiscal Year 2026 Community Preservation Estimated Revenues in the amounts recommended by the Community Preservation Committee for committee administrative expenses, community debt services, community preservation projects, Open Space, Historic Resources, and Community Housing reserves, and other expenses in Fiscal Year 2026 with each item to be a separate appropriation or reserve:

Appropriations:

From FY 2026 estimated revenues for Committee Administrative Expenses..... \$10,750

From FY 2026 estimated revenues for Open Space Reserve..... \$31,900

From FY 2026 estimated revenues for Historic Resources Reserve.....\$26,900

From FY 2026 estimated revenues for Community Housing Reserve.....\$31,900

From FY 2026 estimated revenues for Undesignated Funds.....\$0

Or to take any other action relative thereto.

**Article 9:** To see if the Town will vote to appropriate, transfer from available funds or borrow a sum of money from the FY2026 estimated budgeted revenue of the Community Preservation Fund Reserve to fund the Memorial & Veterans Day/Veterans Legacy Committee's Recognition Project, this is a Historical Project, or take any other action relative thereto.

**Article 10:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to fund Other Post-Employment Benefits (OPEB) Liability Trust Fund established in accordance with Chapter 32B, Section 20 of the Massachusetts General Laws, or to take any other action relative thereto.



- Article 11:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money as the Town's match for the WEB Task Force in FY2026, or to take any other action relative thereto.
- Article 12:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be placed in the Town Stabilization Fund, or to take any other action relative thereto.
- Article 13:** To see if the Town will vote and appropriate, transfer from available funds or borrow a sum of money to be expended by the Board of Selectmen to fund the opioid settlement account, established in Accordance with Chapter 44 Section 53 Clause 4 of the Massachusetts General Law, or take any action thereto.
- Article 14:** To see if the Town will vote to appropriate, transfer from available funds or borrow a sum of money from the Commonwealth Infrastructure Enhancement Trust Fund for the Construction and Engineering of Sidewalks/Roads/Street Intersections or Equivalent, or take any other action relative thereto.
- Article 15:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Department of Public Works for the Construction and Engineering of Sidewalks/Roads/Street Intersections or Equivalent, or to take any other action relative thereto.
- Article 16:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Department of Public Works for a one-day event to provide Household Hazardous Waste Management and Disposal Services, including all incidental and related costs, or take any other action relative thereto.
- Article 17:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Department of Public Works for the construction of the South Elm Street Bridge Replacement (Bridge No. W-18-022), including all incidental and related costs, or take any other action relative thereto.
- Article 18:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Department of Public Works to Purchase a Ford F-750 6 Wheel Dump and authorize the Board of Selectmen to dispose of the vehicle to be taken out of services in the best interest of the Town, or take any other action relative thereto.
- Article 19:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Department of Public Works to purchase a 72" Kubota Zero-Turn Mower and to authorize the Board of Selectmen to dispose of the Mower to be taken out of service in the best interest of the Town, or take any other action relative thereto.
- Article 20:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Police Department to purchase Two Cruisers and to authorize the Board of Selectmen to dispose of the vehicles to be taken out of service in the best interest of the Town, or take any other action relative thereto.

- Article 21:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Police Department to purchase Axon (ECW) Tasers and to authorize the Board of Selectmen to dispose of the Tasers to be taken out of service in the best interest of the Town, or take any other action relative thereto.
- Article 22:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Fire Department to purchase an SCBA Fill Station, or take any other action relative thereto.
- Article 23:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Fire Department to purchase a Power Ambulance Cot, or take any other action relative thereto.
- Article 24:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Fire Department to purchase Jaws (equipment only), or take any other action relative thereto.
- Article 25:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Town Clerk to purchase Voting Booths, or take any other action relative thereto.
- Article 26:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Council on Aging to purchase and install New Flooring in Office Areas, or take any other action relative thereto.
- Article 27:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the School Committee to replace the Security Cameras & Door Access at the MSHS, or take any other action relative thereto.
- Article 28:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the School Committee for Chromebooks for students at the MSHS, or take any other action relative thereto.
- Article 29:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Water Commissioners to purchase a F-660 Dump Truck and to authorize the Board of Selectmen to dispose of the vehicles to be taken out of service in the best interest of the Town, or take any other action relative thereto.
- Article 30:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Water Commissioners for Engineering, Design & Permitting, Bidding, and Construction of a new Iron/Manganese Plant for 5 well sources in the Cyr/Norman Ave Area, or take any other action relative thereto.
- Article 31:** To see if the Town will vote to amend the Town's General By-Laws, Article 17, Animal Control Officers as follows, or take any other action related thereto:

Item 1: Amend Definitions, Section 4. e., as follows:

e. ~~Commercial Kennel. A pack or a collection of dogs on a single premises maintained for sale, commercial breeding, boarding, grooming, training, hunting, or for any other commercial purposes, and including any shop where dogs are on sale.~~

An establishment with one or more dogs 3 months or older used for boarding, holding, day care, overnight stays or training of animals that are not the property of the owner of the establishment, at which such services are rendered in exchange for consideration and in the absence of the owner of any such animal; provided however that, "commercial boarding or training kennel" shall not include an animal shelter or an animal control facility, a pet shop license under Section 39A of M.G.L. Chapter 129, grooming facility operated solely for the purpose of grooming and not overnight boarding, or an individual who temporarily, not in the normal course of business, boards or cares for animals owned by others.

Item 2: Amend Definitions, Section 4. f., Private Kennel as follows:

f. ~~Private Personal Kennel. A pack or collection of more than four dogs, three months old or over, owned or kept by a person on a single premises and maintained exclusively as domestic pets and not maintained for sale, commercial breeding, boarding, grooming, training, hunting, or for any other commercial purposes.~~

Item 3: Amend Definitions, Section 4. To add a new definition section entitled, i. Kennel, as follows:

i, Kennel: A Commercial or Personal Kennel as defined in Section 4.e and Section 4.f of this bylaw.

Item 4: Amend Section 6. Licensing of Kennels, as follows:

#### Section 6. Licensing of Kennels.

a. Every person maintaining a kennel (Personal or Commercial) shall have a kennel license issued by the Town Clerk. All kennel licenses must specify the type of kennel license and the maximum number of dogs allowed and this number must be on the kennel license. The maximum number of dogs shall be determined by the Animal Control Officer or other authorized designee in accordance with M.G.L. Ch. 140 Section 174G. The licensing period shall begin April first of each year and terminate thereafter on the thirty-first day of March, both dates inclusive. Any owner or keeper of less than four dogs three months old or over who does not maintain a kennel may elect to secure a kennel license in lieu of licensing such dogs under Section 5 hereof and during such time as he does not license such dogs there under shall have a kennel license and shall be subject to this section and other sections and statutes pertaining to kennels to the same extent as though he were maintaining a kennel. The Animal Control Officer shall inspect such kennel prior to the issuance of the license. A kennel license cannot be issued until a passing kennel inspection has been completed by the Animal Control Officer. All kennels must be inspected at least annually. Additional kennel inspections may be done throughout the year. Whoever violates the provisions of this section by failing to obtain a kennel license by July 1st shall be liable for a demand fine of twenty-five dollars (\$25.00). Whoever violates the provisions of this section by failing to obtain a kennel license by August 1st shall be liable for an additional noncriminal citation of twenty-five dollars (\$25.00) issued as mention in Section 2f of this bylaw.

b. Animal Control Officer may inspect or cause to be inspected any kennel within the Town. If unsanitary or inhumane conditions are found, or if records are not properly kept as required by law, the Animal Control Officer shall recommend to the Board of Selectmen the revocation or suspension of the kennel license.

c. The owner of a kennel shall submit to the Town Clerk proof of a current rabies vaccination a certification that for all adult dogs over 6 months of age that are held more than 30 days on the premises have

been properly inoculated. All dogs of 6 months of age that are held more than 30 days on the premises shall be individually licensed. The kennel shall maintain records of individual dog licenses they have in the town.

d. The holder of a kennel license shall cause each dog kept therein to wear, ~~while it is at large,~~ a collar or harness of leather, or other suitable material, to which shall be securely attached a tag upon which shall appear the number of ~~such~~ kennel license, the name of the ~~Town of West Bridgewater~~ registration, and the year of issue.

e. Upon the transfer of a dog from a kennel to an owner, the owner may use a certificate and tag from the kennel in lieu of a license for a period of two (2) weeks. The certificate shall contain the kennel number, date of purchase, and description of the dog. Upon the licensing of the dog, the Town Clerk will sign and return the certificate to the kennel.

f. If the license of any kennel is suspended or revoked, no fee can be recovered. Anyone maintaining a kennel after the license is revoked or during a suspension period shall be fined fifty dollars (\$50.00).

g. Any person found guilty of cruelty to animals shall forfeit his license and will be ineligible for another license until two (2) years from the date of being found guilty. No fee can be recovered.

h. Kennel license fees shall not be required for domestic charitable corporations that are incorporated exclusively for the purpose of protecting animals from cruelty, neglect or abuse and for the relief of suffering among animals.

i. The fee for a kennel license shall be sixty dollars (\$60.00) if not more than five dogs are kept in the kennel, one hundred and five dollars (\$105.00) if more than five but not more than ten dogs are kept therein, and two hundred forty dollars (\$240.00) if more than ten dogs are kept therein.

j Any person wishing to open or maintain a kennel can only do so with a special permit granted by the Board of Appeals as mention in the West Bridgewater Zoning By-Laws section 4.4 TABLE OF USE REGULATIONS 13a and 13b.

k. All commercial kennels shall report to the Animal Control Officer or other authorized designee injuries to animals or people that occur on their premises and the Town will investigate all reports.

**Article 32:** To see if the Town will vote to amend the Town's General By-Laws, Article 54, West Bridgewater Construction Phase Stormwater Management and Soil Erosion Control Bylaw as follows, or take any other action related thereto:

Item 1: Amend Section 2. Definitions, Redevelopment, as follows:

REDEVELOPMENT: Any construction, alteration, or improvement exceeding land disturbance of 2,000 ~~5,000~~ square feet, where the existing land use is residential, commercial, industrial, institutional, or multi-family residential.

Item 2: Amend Section 4. Applicability, paragraph 1 as follows:

No person shall alter land within the Town of West Bridgewater without having obtained a Stormwater Management Permit for the property. This bylaw shall be applicable to all new development and redevelopment, including, but not limited to, site plan applications, Special Permit applications, or any activity that will result in an increased amount of stormwater runoff or pollutants flowing from the a parcel of land, or any activity that will alter the drainage characteristics of a parcel

of land, unless exempt pursuant to Section 5.B) of this Bylaw. All new development and redevelopment under the jurisdiction of this Bylaw shall be required to obtain a Stormwater Management Permit.

Item 3: Amend Section 4. Applicability, paragraph 1 as follows:

This bylaw shall apply to all activities that result in land disturbance of more than 2,000 5,000 square feet of land that drains to the municipal separate storm sewer system or wetland areas subject to protection under M.G.L. c. 131, § 40. Normal maintenance and improvement of land in agricultural, forestry or aqua-cultural use, as defined by the Wetlands Protection Act regulation 310 CMR 10.4, are exempt. Land application of any type of Biosolids on land in agriculture is not exempt under this by-law unless the person applying the Biosolids provides the Stormwater Authority with proof that such use is in compliance with all EPA, MA DEP and MDAR regulations and permits.

Item 4: Amend Section 6. Permits and Procedure, Section A. Application, paragraph as follows:

A completed application for a Stormwater Management Permit shall be filed with the Stormwater Authority. A permit must be obtained prior to the commencement of land disturbing activity that may result in the disturbance of 2,000 5,000 S.F. or more and where the land application of Biosolids is proposed. The Stormwater Management Permit Application package shall include:

**Article 33:** To see if the Town will vote to amend the Town's General By-Laws, Article 12, Finance Committee as follows, or take any other action related thereto:

Item 1: Amend Section 2 as follows:

Section 2. Within sixty days (60) after the annual town meeting the Moderator shall appoint a committee of five members who shall in turn appoint the appointive members of the Finance Committee for the ensuing term. Members of the Moderator's Committee To Appoint the Finance Committee shall serve a one year term and may be reappointed. During the month of September following the Annual Town Meeting, the Board of Selectmen shall call a meeting, requesting the Moderator and the Town Clerk to be present. Collectively they will become the "Appointment Committee" which shall appoint and re-appoint members. No elective officer or employee of the Town shall be eligible for appointment or re-appointment to the Finance Committee or to the committee to appoint the Finance Committee. Finance Committee members must be a resident of the Town at the time of appointment and remain so for the duration of their term.

Item 2: Amend Section 3 as follows:

Section 3. The term for each member of the Finance Committee shall be three years, so staggered that three members are appointed for three years; two for two years and two for one year. Terms shall commence on October 1<sup>st</sup> and end on September 30<sup>th</sup>. Members may be re-appointed to subsequent terms. Those wishing to seek appointment or re-appointment, must complete a Volunteer Application and turn in to the Board of Selectmen's office no later than September 1<sup>st</sup>.

**Article 34:** To see if the Town will authorize the Board of Selectmen to take all necessary action, including a taking by eminent domain, as necessary to acquire a permanent sidewalk easement adjoining the southerly side of River Street and containing approximately 1,456 square feet of land, more or less, said easement being more particularly shown as Parcel SW-W-1 on a plan of land entitled "Plan of Easement to be Acquired by the Town of West Bridgewater, 268 River Street, prepared for the Town of West Bridgewater, West Bridgewater, Massachusetts, Plymouth County", Scale

1" = 20 feet, dated December 10, 2024, prepared by Greenman-Pedersen, Inc., 181 Ballardvale Street, Suite 202, Wilmington, Massachusetts 01887, said plan being on file with the office of the Town Clerk, or take any other action thereon.

**Article 35:** To see if the Town will vote to amend the Town's Zoning By-Laws and Zoning Map to create a new MBTA Multi-Family Housing District (Overlay) and make associated amendments as follows, or take any other action related thereto:

Item 1: Amend the Table of Contents to add a new Section 4.7 entitled MBTA Multi-Family Housing District.

Item 2: Amend Section 2.1.1.17.c. Dwelling, Multi-Family, Multiple Family House, Apartment or Apartment House, as follows:

c. Dwelling, ~~Two Multi-Family, Multiple Family House, Apartment or Apartment House~~: A structure containing two (2) ~~or more~~ separate dwelling units.

Item 3: Add a new Section 2.1.1.17.c. Dwelling, Multi-Family, as follows:

a. Dwelling, Multi-Family: A structure containing three (3) or more separate dwelling units.

Item 4: Amend Section 3.1.1. to add the MBTA Multi-Family Housing District (Overlay District) as follows:

3.1.1. The Town of West Bridgewater is hereby divided into the following zoning districts:

General Residential and Farming District  
Business District  
Industrial District  
Town Center District  
Flood Plain District (Overlay District)  
Water Resource Protection District (Overlay District)  
MBTA Multi-Family Housing District (Overlay District)

Item 5: Add a new Section 3.1.8. MBTA Multi-Family Housing District, as follows:

3.1.8. MBTA Multi-Family Housing District: The purpose of the Multi-Family Housing District is as an overlay district in a portion of the Business District and as set forth in Section 4.7.1, Multi-Family Housing, Purpose.

Item 6: Update Section 4.3 Use Designations, as follows:

4.3. Use Designations

4.3.1. In each zoning district, land, buildings and other structures may be used as a principal use or any accessory use or as a special permit only as specifically set forth in the Table of Use Regulations, Section

4.4. All uses in the underlying districts are subject to the restrictions set forth in the overlay districts in Sections 4.5, 4.6 and 4.7. Symbols used in the Table of Use Regulations shall mean the following:

GRF - General Residential and Farming District  
B - Business District  
I - Industrial District  
TC - Town Center District  
MBTA MFH – MBTA Multi-Family Housing District  
Y - A use permitted as of right  
N - A use not permitted

SA - A use permitted only under a special permit granted by the Board of Appeals (except when use is located within the Water Resource Protection Overlay District, where special permit shall be granted by the Planning Board as set forth in Section 4.4).  
 SPB - A use permitted only under a special permit granted by the Planning Board under a special permit granted by the Planning Board.

Item 7: Amend Section 4.4, Table of Use Regulations to add a new Section to add a new Section under Principal Use, Residential Uses, 8. as follows:

PRINCIPAL USE	GRF	B	I	TC
8. Multi-Family Housing (in accordance with Section 4.7, MBTA Multi-Family Housing District)	N	N+	N	N
+Prohibited in the Business District unless located within the MBTA Multi-Family Housing District.				

Item 8: Amend Section 4.6.6. Permitted Uses, 4.6.6.1.f. as follows:

- f. residential development, subject to Section 4.6.7, Prohibited Uses; and Section 4.6.8, Uses and Activities Requiring a Special Permit; and Section 4.7, MBTA Multi-Family Housing District (MBTA MFH) of this bylaw, provided however that Multi-Family Housing in compliance with Section 4.7 shall not require a Special Permit but shall be subject to the requirements of Section 7.2, Site Plan;

Item 9: Add a new Section 4.6.9.4 Uses and Activities Requiring Site Plan Approval as follows:

4.6.9.4 Uses and Activities Requiring Site Plan Approval. MBTA Multi-Family Housing development activities consistent with Section 4.7, MBTA Multi-Family Housing District (MBTA MFH), are permitted only upon the issuance of a Site Plan approval by the Site Plan Review Authority under such conditions as they may require per Section 7.2, Site Plan.

Item 10: Add new Sections 4.7 through 4.7.12., to create regulations associated with a new MBTA Multi-Family Housing District (MBTA MFH), as follows:

#### 4.7 MBTA Multi-Family Housing District (MBTA MFH)

4.7.1 Purpose. The purpose of the MBTA Multi-Family Housing District is to allow Multi-Family Housing, as defined in this Section 4.7, as of right in accordance with Section 3A of the Zoning Act, Massachusetts General Laws Chapter 40A, ("Section 3A").

4.7.2 Establishment and Applicability. This MBTA MFH District is an overlay district having a land area of approximately 7.7 acres in size that is superimposed over a portion of the underlying Business District and is shown on the Zoning Map.

- Applicability of the MBTA MFH. An Applicant may develop Multi-Family Housing consistent with Section 3A within the MBTA Multi-Family Housing District in accordance with the provisions of this Section 4.7 and these Zoning By-Laws, provided that the total number of Multi-Family Housing units shall not exceed 150.
- Underlying Zoning.
- The MBTA Multi-Family Housing District is an overlay district superimposed on a portion of the underlying Business District. The regulations for use, dimension, and all other provisions of the Zoning By-laws governing the respective underlying Business District shall remain in full force, except for uses allowed as of right or by special permit in the MBTA Multi-Family Housing District.
- If any other section of these Zoning By-Laws are interpreted as requiring anything other than As of Right development for Multi-Family Housing, or anything set forth herein is in conflict with the requirements of



Section 3A, such requirements shall not apply to Multi-Family Housing developed in compliance with this Section 4.7.

4.7.3 Definitions. In addition to those in Section 2.0, Definitions, for purposes of this Section 4.7, the following definitions shall apply.

- a. Affordable Unit. A Multi-Family Housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
- b. Affordable Housing. Housing that contains Affordable Units as defined by this Section 4.7.
- c. Applicant. A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.
- d. Area Median Income (AMI). The median family income for the metropolitan statistical region that includes the Town of West Bridgewater, as defined by the U.S. Department of Housing and Urban Development (HUD).
- e. As of Right. Development that may proceed under the zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
- f. Building Coverage. The maximum area of the Building Lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
- g. Compliance Regulations. Compliance Regulations of 760 CMR 72.00 for Multi-Family Zoning Districts under Section 3A as further revised or amended from time to time.
- h. Development Standards. Provisions of Section 4.7.9, General Development Standards made applicable to projects within the Multi-Family Housing District.
- i. EOHLC. The Massachusetts Executive Office of Housing and Livable Communities, or any successor agency thereto.
- j. MBTA. Massachusetts Bay Transportation Authority.
- k. Multi-Family Housing. A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.
- l. Parking, Structured. A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include Surface Parking or carports.
- m. Parking, Surface. One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space counts as a built structure for the purposes of this definition.
- n. Section 3A. Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A, Section 3A).
- o. Site Plan Review Authority. For purposes of this Section 4.7, the Planning Board shall be the Site Plan Review Authority.

- p. Subsidized Housing Inventory (SHI). A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

#### 4.7.4 Permitted Uses

- a. Uses Permitted As of Right. The following uses are permitted as of right within the Multi-Family Housing District:
  - 1. Multi-Family Housing as defined in this Section 4.7.
  - 2. Uses permitted As of Right in the underlying Business District pursuant to Section 4.4, Table of Use Regulations.
- b. Uses Permitted by Special Permit. Uses and accessory uses requiring a Special Permit from either the Planning Board or the Zoning Board of Appeals in accordance with Section 4.4, Table of Use Regulations or as otherwise set forth in these Zoning By-Laws.

4.7.5 Dimensional Standards. The dimensional requirements applicable to the MBTA MFH are those applicable to the Business District (B) set forth in Section 5.2.1, Table of Dimensional and Density Requirements.

4.7.6 Multi-Building Lots. In the MBTA MFH, lots may have more than one Principal Building.

4.7.7 Off-Street Parking. Parking requirements in the MBTA Multi-Family Housing District shall be as set forth in the Off-Street Parking Requirements, Residential Use, Section 6.3.1.1.a.

#### 4.7.8 General Development Standards

4.7.8.1 Development standards in the Multi-Family Housing District are applicable to all Multi-Family Housing developments. These standards are components of the Site Plan approval process in Section 7.2, Site Plan.

##### 4.7.8.2. Site Design

- 1. Connections. Sidewalks shall provide a direct connection among building entrances, the public sidewalk, to bicycle storage, as applicable, and to parking areas.
- 2. Vehicular Access. Where feasible, curb cuts shall be minimized and shared driveways encouraged.
- 3. Open Space. There shall be a minimum of 25% Open Space in the MBTA MFH.
- 4. Screening for Parking. Surface Parking shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than six (6) feet. The buffer may include a fence or wall provided that no fence shall exceed thirty-six (36) inches in height within twenty (20) feet of the street line. No fence, wall, hedge, bush or tree shall be allowed to block traffic sight distance within twenty (20) feet of the street.
- 5. Parking Materials. The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
- 6. Plantings. Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited. Plantings shall be subject to Tree Warden's review.
- 7. Lighting. Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.

8. Mechanicals. Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.

9. Dumpsters. Dumpsters shall be screened by a combination of fencing and plantings. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.

11. Buildings: General

- a. Position Relative to Principal Street. The primary building shall have its principal façade and entrance facing the principal street.
- b. Entries. Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.

12. Buildings, Multiple Buildings on a Lot.

- a. Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way to (1) one.
- b. A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other.
- c. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- d. The building(s) adjacent to the public street shall have a pedestrian entry facing the public street.

13. Buildings: Shared Outdoor Space. Multi-Family Housing development shall have common outdoor space that all residents can access. Such space may be located in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement.

14. Buildings: Corner Lots. A building on a corner lot shall indicate a primary entrance either along one of the street-facing facades or on the primary corner as an entrance serving both streets.

- a. Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
- b. All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
- c. Fire exits serving more than one story shall not be located on either of the street-facing façades.

15. Buildings: Principal Façade and Parking. Parking shall be subordinate in design and location to the principal building façade.

- a. Surface Parking. Surface Parking shall be located to the rear or side of the principal building. Parking shall not be located in the setback between the building and any lot line adjacent to the public right-of-way.
- b. Integrated Garages. The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.

- c. Parking Structures. Building(s) dedicated to Structured Parking on the same lot as one or more Multi-Family Housing development buildings shall be subordinate in design and placement to the Multi-Family Housing development building(s) on the Lot.

4.7.8.3 Waivers and Finding. Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of this Section 4.7.8, General Development Standards, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the MBTA MFH.

#### 4.7.9 Affordability Requirements.

##### 4.7.9.1 Purpose.

- a. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- b. Provide for a full range of housing choices for households of all incomes, ages, and sizes;
- c. Increase the production of affordable housing units to meet existing and anticipated housing needs; and
- d. Work to overcome economic segregation allowing West Bridgewater to be a community of opportunity in which low and moderate-income households have the opportunity to advance economically.

4.7.9.2 Applicability. This requirement is applicable to all residential developments with ten (10) or more Residential Dwelling Units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion ("Applicable Projects"). No project may be divided or phased to avoid the requirements of this section.

##### 4.7.9.3 Affordability Requirements.

- a. Subsidized Housing Inventory. Units affordable to households earning 80% or less of AMI created in the MBTA MFH under this section must be eligible for listing on EOHLIC's Subsidized Housing Inventory.

4.7.9.4 Provision of Affordable Housing. In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.

##### 4.7.9.5 Development Standards. Affordable Units shall be:

- a. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
- b. Dispersed throughout the development;
- c. Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
- d. Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
- e. Distributed proportionately among unit sizes;
- f. Distributed proportionately across each phase of a phased development; and

- g. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

#### 4.7.9.6 Administration.

- a. The Inspector of Buildings shall be responsible for administering and enforcing the requirements in this Section 4.7.9.

#### 4.7.10 Site Plan Review

4.7.10.1 Applicability. Site Plan Review is required for a project that proposes a Multi-Family Housing development. An application for Site Plan Review shall be reviewed by the Site Plan Review Authority for consistency with the purpose and intent of Section 4.7.

4.7.10.2 Submission Requirements. As part of any application for Site Plan Review for a project within the MBTA MFH submitted under Section 4.7, the Applicant must submit the following in addition to requirements set forth in Section 7.2, Site Plan:

- a. Site plans that show the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, stormwater management, utilities, and landscape treatments, including any screening of adjacent properties.
- b. Elevations of the building(s) showing the architectural design of the building.
- c. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts.
- d. Narrative of compliance with the applicable design standards of this Section 4.7.

4.7.10.3 Site Plan Approval/Conditions. Site Plan approval for uses listed in 4.7.4, Permitted Uses, shall be granted upon determination by the Site Plan Review Authority that the requirements of Section 7.2, Site Plan, as well as the following conditions have been satisfied. The Site Plan Review Authority may impose reasonable conditions, at the expense of the Applicant, to ensure that these conditions have been satisfied.

- a. the Applicant has submitted the required fees and information as set forth in Section 7.2, Site Plan; and
- b. the project as described in the application meets the development standards set forth in Section 4.7.8, General Development Standards.
- c. Project Phasing. No project may be phased solely to avoid the provisions of Section 4.7.9, Affordability Requirements.

4.7.11 Operations and Maintenance Plans. For any Multi-Family Housing developments, Applicant shall submit an Operations and Maintenance Plan together with its application for Site Plan review describing operation of the development and how all common areas will be maintained.

4.7.12 Severability. If any provision of Section 4.7 is found to be invalid by a court of competent jurisdiction, the remainder of Section 4.7 shall not be affected but shall remain in full force. The invalidity of any provision of this Section 4.7 shall not affect the validity of the remainder of the Town of West Bridgewater's Zoning.

Item 11: Amend the table in Section 5.2.1. Table of Dimensional and Density Requirements, as follows:

TABLE OF DIMENSIONAL AND DENSITY REQUIREMENTS

District	Use	Min. Lot Area (Sq. Ft.)	Min. Lot Frontage (In Ft.)	Min. Front Setback (In Ft.)	Min. Side Setback (In Ft.)	Min. Rear Setback (In Ft.)	Building Height (In Ft.)	Accessory Building Setbacks (In Ft.)			
								Coverage	F	S	R
GRF	Single Family Dwelling	30,000	150	35	20	35	35	30%	35	15	10
	Two Family Dwelling	60,000	200	35	20	35	35	30%	35	15	10
	Manufactured Home(1)	8,000	70	20	20	20	N/A	N/A	20	10	10
B	Any Permitted Use	18,750	125	35	20	35	40	30%	35	15	10
MBTA MFH	Any Permitted Use	18,750	125	35	20	35	40	30%	35	15	10

Item 12: Amend Other Dimensional and Density Provisions, Section 5.2.2.a., as follows:

5.2.2. Other Dimensional and Density Provisions

- a. Except for Multi-Family Housing development in the MBTA Multi-Family Housing District, business or industrial development, community facilities, public utilities, and uses controlled by special permit procedures, no more than one principal building shall be permitted on a lot.

Item 13: Amend Section 6.5.2. Business, Industrial and Town Center Districts Signs as follows:

Business, Industrial, and MBTA MFH, and Town Center Districts Signs, which are not flashing are permitted in the Business, Industrial and Town Center Districts as follows:

Item 14: Amend Exterior Lighting, Section 6.6.2.2. and 6.6.2.2.a, as follows:

6.6.2.2. Exterior illumination of buildings or grounds in a General Farming and Residential or Multi-Family Housing Districts, except as may be permitted for required parking areas, shall:

- a. Be shown on a site plan approved by the Inspector of Buildings or the Site Plan Review Authority, as applicable.

Item 15: Add a new Fencing, Screening and Lighting, Section 6.6.4.4 as follows:

6.6.4.4 Additional fencing, screen and landscaping requirements for the Multi-Family Housing District are set forth in Section 4.7.8.

Item 16: Amend Site Plan, Section 7.2.2.1a. and b. Submission Procedure, as follows:

- a. All residential uses except Multi-Family Housing shall be acted on by the Inspector of Buildings unless a Special Permit or Variance is required.
- b. All non-residential uses and Multi-Family Housing developments in the MBTA Multi-Family Housing District pursuant to Section 4.7, MBTA Multi-Family Housing District (MBTA MFH), shall be reviewed by the

Inspector of Buildings and, if the submission is complete, forwarded to the Planning Board or the appropriate Special Permit Granting Authority for action or in the case of a variance, to the Board of Appeals.

Item 17: Amend Section 7.2 Site Plan, Section 7.2.2.3 as follows:

7.2.2.3. Within five (5) days of receiving a site plan which complies with all submission requirements, the Inspector of Buildings shall submit five (5 ) copies of the site plan to the appropriate site plan reviewing authority and one (1) copy of the site plan and supporting documentation to each of the remaining Boards: Planning Board, Board of Selectmen, Conservation Commission, Board of Health, Board of Appeals, Historical Commission, ADA Compliance Committee, Fire Department, Police Department, Highway Superintendent, Town Planner and the Forestry Department/Tree Warden, each of whom shall return comments within thirty (30) days to the Inspector of Buildings or reviewing authority, whichever is appropriate.

Item 18: Amend Section 7.2 Site Plan, to add a new Section 7.2.3.6 For Multi-Family Housing Developments in the Multi-Family Housing District, as follows:

7.2.3.6 For Multi-Family Housing Developments in the Multi-Family Housing District:

- a. All requirements set forth in Section 7.2.3.1, 7.2.3.2, 7.2.3.4, 7.2.3.5 as applicable, and this Section 7.2.3.6.
- b. Additional requirements are set forth in Section 4.7, Multi-Family Housing District.

Item 19: Amend Section 7.2 Site Plan, to add a new Section 7.2.4.2, MBTA Multi-Family Housing District Site Plans, as follows:

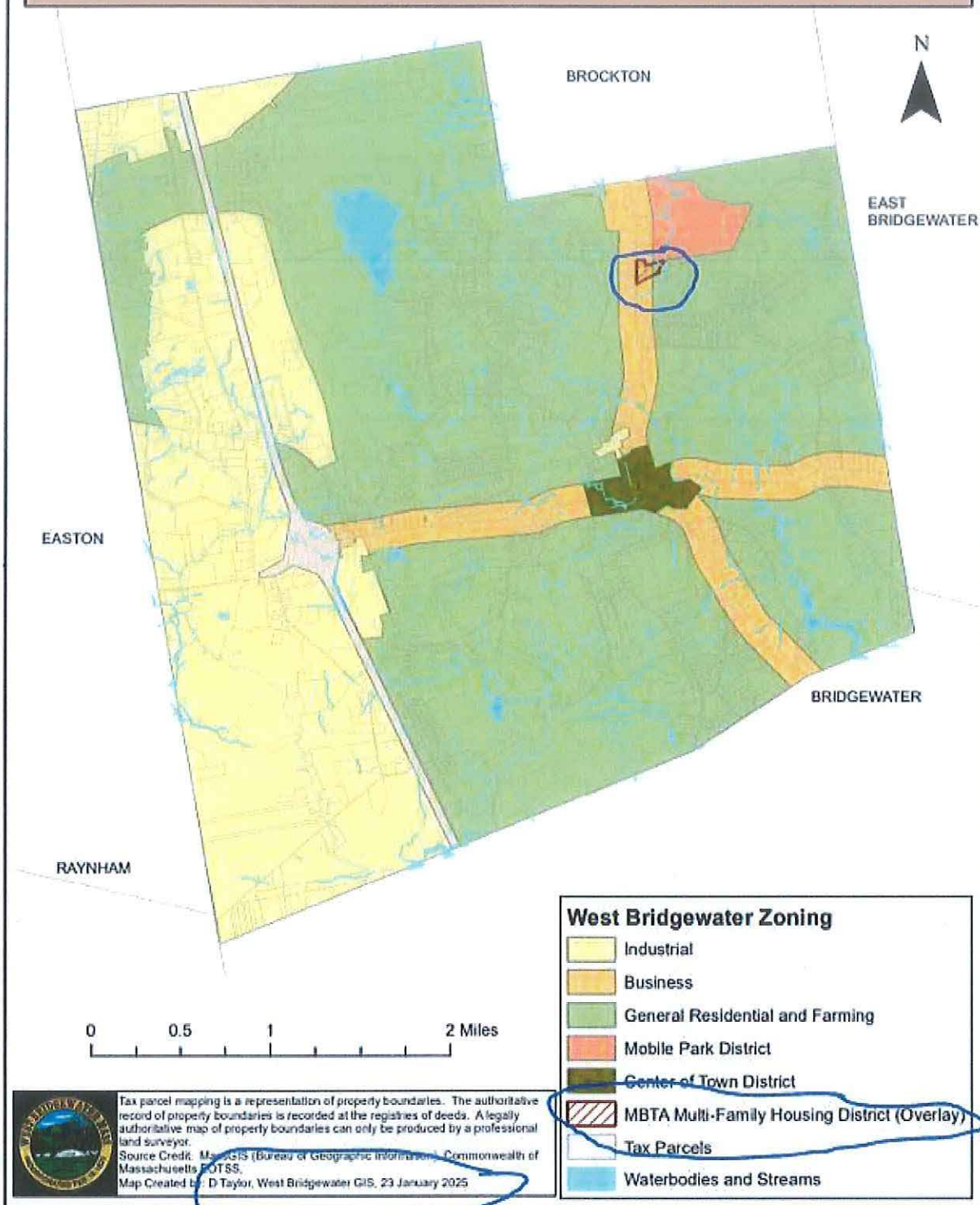
7.2.4.2 MBTA Multi-Family Housing District Site Plans

- a. All requirements as set forth in 7.2.3.2, 7.2.3.2, 7.2.3.4, 7.2.3.5 as applicable, and detail sufficient to demonstrate compliance with the General Development Standards set forth in Section 4.7.8.

Item 20: Update the Zoning Map entitled: Town of West Bridgewater Zoning & Districts to add the MBTA Multi-Family Housing District (Overlay) and update the revision date as follows:



# Town of West Bridgewater Zoning & Districts



**Article 36:** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be expended by the Board of Selectmen, to fund the MBTA Housing Legal fees, or take any other action relative thereto.

**Article 37:** To see if the Town will vote to amend the Town’s Zoning By-Laws Section 2.0 Definitions; Section 4.4 Table of Use Regulations; and Section 6.2.4 Accessory Dwelling Units as follows, or take any other action related thereto:

Item 1: Amend Definitions Section 2.1.1.3, Accessory Dwelling Unit as follows:

2.1.1.3. Accessory Dwelling Unit (ADU): ~~A self-contained housekeeping unit incorporated within or attached to a Dwelling, Single Family as defined in Section 2.1.1.16. b. (also referred to in Section 6.2.4 as Single-Family Dwelling) that: has its own means of egress; shares a permanent opening through a common wall that is substantially contained within a Dwelling, Single Family; is clearly a subordinate part of the Dwelling, Single Family; provides provisions for living, sleeping, eating, cooking, and sanitation; and that shall not be designed, built, or used as a separate, independent dwelling. 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.~~

Item 2: Add a new section 2.1.1.17. e., Dwelling, Principal, in the Definitions Section 2.0 as follows:

e. Dwelling, Principal: A structure, regardless of whether it conforms to Zoning, including use requirements and dimensional requirements, such as setbacks, bulk, and height that contains at least one Dwelling Unit and is located on the same Lot as a Protected Use ADU.

Item 3: Add a new section, Protected Use ADU, in the Definitions Section 2.0 as follows:

Protected Use ADU: An attached or detached Accessory Dwelling Unit that is located, or is proposed to be located, on a Lot in the General Residential and Farming District and no other Accessory Dwelling Unit is located on said Lot and which is protected from Prohibited Regulations and Unreasonable Regulations pursuant to M.G.L. c. 40A, s. 3, para. 11 and 760 CMR 71.00.

Item 4: Amend Section 4.4. Table of Use Regulations, Principal Use, Residential Uses, 7. Accessory Dwelling Unit, as follows:

PRINCIPAL USE	GRF	B	I	TC
Residential Uses				
7. Accessory Dwelling Unit (in accordance with Section 6.7, Accessory Dwelling Units)	SA Y/N (Y for Protected Use ADU, subsequently N)	SA N	SA N	SA N

Item 5: Amend Accessory Dwelling Units, Section 6.2.4. a. General, as follows:

#### 6.2.4. Accessory Dwelling Units

a. General: Accessory Dwelling Units, as defined in Section 2.0, shall be permitted ~~in all~~ in the General Residential and Farming ~~d~~Districts as set forth in per Section 4.4, Table of Use Regulations, subject to Site Plan review. ~~only upon issuance of a special permit from the Zoning Board of Appeals (or the Planning Board for properties located within the Water Resource Protection Overlay District in accordance with the Town of West Bridgewater's Zoning By-laws, and in accordance with the additional requirements specified herein.~~

Item 6: Amend Section 6.2.4.1. a. Purpose as follows:

6.2.4.1. Purpose. This By-law has been established for the following purposes:

a. Provide ~~a~~Accessory ~~D~~dwelling ~~u~~Units without significantly adding to the number of buildings in the Town or substantially altering the appearance of the residential property Principal Dwelling and for the purpose of enabling owners of single-family dwellings Principal Dwellings to share space and the burdens of homeownership with others while also protecting the stability, property values and residential character of the surrounding neighborhood.

Item 7: Amend Accessory Dwelling Units Section 6.2.4.1. c. Purpose as follows:

b. To authorize the creation of such Accessory Dwelling Units, or conversion of existing Accessory Ddwelling uUnits, and at the same time enable the Town to monitor conversions for code and By-law compliance.

Item 8: Delete Accessory Dwelling Units, Conditions and Requirements, Section 6.2.4.2.a. and 6.2.4.2.b. in their entirety and amend Accessory Dwelling Units, Conditions and Requirements, Section 6.2.4.2.c. (new Section 6.2.4.2.a.) as follows:

~~a. A Special Permit shall be required in the General Residential and Farming District for the use of land or structures for an ADU, or rental thereof, on a lot which a Protected Use ADU is already located. Only one Accessory Dwelling Unit may be created within or in connection to a Single Family Dwelling.~~

b. ~~— The owner(s) of the lot and Single Family Dwelling in which the Accessory Dwelling Unit is located shall occupy one of the dwelling units. Temporary absences of the owner(s) for a period of not more than six months in the aggregate in any twelve (12) month period and active military service of the owner for any length of time shall not be deemed a violation of this requirement.~~

a. No fraternities or; sororities ~~or more than four (4) occupants~~ shall dwell in an Accessory Dwelling Unit.

Item 9: Amend Accessory Dwelling Units Sections 6.2.4.3. through Section 6.2.4.12. as follows:

6.2.4.3. The Accessory Dwelling Unit shall be clearly subordinate to the ~~principal Single Family~~ Principal Dwelling and it shall not exceed 900 gross square feet in area (including additions) or ½ the gross floor area of the Principal Dwelling, whichever is less. Once an Accessory Dwelling Unit is permitted, no expansion to it shall be allowed unless the permitting board deems it necessary to fulfill the purposes of this By-Law under Section 6.2.4.1.

6.2.4.4. ~~There shall not be more than two bedrooms in the Accessory Dwelling Unit. The Accessory Dwelling Unit shall be connected and accessible to the Single Family Dwelling by a permanent opening through a common wall.~~

6.2.4.5.4. ~~One (1) Off-street parking spaces should~~ shall be available ~~for use by~~ for an Accessory Dwelling Unit the owner(s) and the occupant(s).

6.2.4.6.5. If the lot of the proposed Accessory Dwelling Unit is not connected by public sewer, prior to obtaining a building permit, applicant will be required to obtain a certification from the Board of Health stating the septic system is in compliance with Title 5 of the State Environmental Code and the Board of Health's regulations.

6.2.4.7.6. There shall be no rental of an Accessory Dwelling Unit for a period of less than thirty (30) days.

6.2.4.7. The utilities serving the Accessory Dwelling Unit shall not be separated from the principal Single-Family Dwelling. No additional utility services shall be added.

6.2.4.8.7. An application for an Accessory Dwelling Unit shall include, in addition to information required for buildings, special permits and site plan review, any information necessary to show proposed interior and exterior changes and to determine compliance with the conditions of these By-Laws, including a certified plot plan, floor plans, and exterior building elevations for any new or existing facade that will be created or altered. To ensure compliance with the requirements of this subsection, the Building Department may require such plans to be prepared and stamped by qualified professionals.

6.2.4.9. Recorded notarized letter. Prior to the issuance of a building permit, the owner(s) must record at the Plymouth County Registry deeds, a notarized, "Town of West Bridgewater Accessory Dwelling Unit Affidavit", on a form approved by the Building Department, and a copy of the approved Special Permit and Site Plan approval as instructed by the issuing board, and deliver a copy of each with proof of recording to the Building Department. An updated "Town of West Bridgewater Accessory Dwelling Unit Affidavit" shall be recorded annually and owner(s) shall deliver a copy with proof of recording to the Building Department.

6.2.4.109. The approving body/permitting board may require more or other appropriate conditions in order to protect the public health and safety, ~~and the single-family character of principal Single-Family Dwelling.~~ The approving body/permitting board may also allow deviation from the above conditions where necessary upon a finding that such deviation will not be in conflict with State or Federal laws or be detrimental to the neighborhood ~~nor~~ the intent of these By-Laws.

6.2.4.11.10. Conditions and requirements; exterior appearance. The Accessory Dwelling Unit shall be designed to maintain the appearances and the essential character of ~~a the Single-Family-Principal~~ Dwelling with accessory structures, subject further to the following conditions and requirements:

a. The Accessory Dwelling Unit shall be designed so that the appearance of the ~~Single-Family-Principal~~ Dwelling remains that of ~~a single-family residence.~~ In general, any new entrances shall be located on the side or rear of the ~~Single-Family Dwelling Principal Dwelling~~ unless the Accessory Dwelling Unit is detached. Any exterior changes to the ~~Principal Dwelling~~ made must conform with the single-family character of the ~~principal Single-Family Principal Dwelling.~~ Where two or more entrances exist on the front facade of a ~~Single-Family-Principal~~ Dwelling, one entrance shall appear to be the principal entrance and the other entrance appear to be secondary.

6.2.4.12.11. Application procedure. Where an applicant follows the procedures and meets the requirements described in Sections 6.2.4, and 7.2, 7.4 and 7.5, the approving body/permitting board may permit an Accessory Dwelling Unit. The Building Inspector will review each application to determine if the proposed Accessory Dwelling Unit conforms to applicable building and zoning regulations, and will provide notice of his or her findings to the permitting board prior to the permitting board rendering its decision on the application as described in Sections 6.2.4 and 7.2, and 7.4 and 7.5.

**Article 38:** To see if the Town will vote to amend the Town's Zoning By-Laws, Fencing, Screening and Landscaping Section 6.6.4.1., or take any other action related thereto:

Item 1: Amend Fencing, Screening and Landscaping Section 6.6.4.1., as follows:

6.6.4.1. Boundary fences, walls, ~~or hedges~~ shall be permitted provided that they do not exceed eight (8) feet in height. Boundary hedges shall be permitted. Boundary fences shall not exceed six feet four inches (6' 4") in height without a permit issued by the Inspector of Buildings, except hedges, and provided that no fence shall exceed thirty-six (36) inches in height within twenty (20) feet of the street line, in such a manner that it would obstruct sight distance for motor vehicles and pedestrians. No fence, wall, hedge, bush or tree shall be allowed to block traffic ~~site~~ sight distance within twenty (20) feet of the street.

**Article 39:** To see if the Town will vote the Town's Zoning By-Laws to amend Section 5.2.2., Other Dimensional and Density Provisions, or take any other action related thereto:

Item 1: Amend Section 5.2.2., Other Dimensional and Density Provisions, 5.2.2.a. as follows:

**5.2.2. Other Dimensional and Density Provisions**

- a. No more than one principal building or use shall be permitted on a lot except for business or industrial/business development in the Industrial or Business Districts, community facilities, public utilities, Protected ADUs and uses controlled by special permit procedures subject to compliance with this Zoning By-Law. Except for business or industrial development, community facilities, public utilities, and uses controlled by special permit procedures, no more than one principal building shall be permitted on a lot.

**Article 40:** To see if the Town will vote to amend the Town's Zoning By-Laws, Section 2.0 Definitions; Section 6.2.2.3, Storage Buildings; Section 6.2.3 Number of Accessory Buildings Restricted on Lots, 6.2.3.1; and Section 5.2.1 Table of Dimensional and Density Requirements as follows, or take any other action related thereto:

Item 1: Add a new Portable Storage Building definition to Section 2. Definitions, as follows:

Portable Storage Building: A portable, completely enclosed storage or shipping container, also referred to as a "cargo box" or "cargo container" that is used for the storage or shipment of household goods, wares, vehicles, building materials or merchandise. This definition shall not include a travel, tractor or camping Trailer, as Trailer is defined in this Section 2.

Item 2: Delete Section 6.2.2.3. Storage Buildings in its entirety and replace with the following:

Storage Buildings (including sheds and Portable Storage Containers as defined in Section 2, Definitions). All buildings used for storage or similar use shall require a building permit and may be located in any portion of the rear yard or side yard, provided they are located in accordance with the setbacks for Accessory Buildings set forth in Section 5.2.1, Table of Dimensional and Density Requirements and these Zoning By-Laws. Where Storage Buildings are located within a Manufactured Housing Community, the requirements of the Manufactured Housing Community shall govern in the event of a conflict between them and this Section 6.2.2.3.

Item 3: Amend Section 6.2.3., Number of Accessory Buildings Restricted on Lots, 6.2.3.1. as follows:

6.2.3.1. There shall not be more than two (2) accessory buildings/Storage Buildings or structures unattached (private garages, ~~sStorage Buildings sheds~~, excluding swimming pools and related equipment) located on a single lot in a General Residential and Farming District.

Item 4: Amend the table in Section 5.2.1 Table of Dimensional and Density Requirements, as follows:

**TABLE OF DIMENSIONAL AND DENSITY REQUIREMENTS**

District	Use	Min. Lot Area (Sq. Ft.)	Min. Lot Frontage (In Ft.)	Min. Front Setback (In Ft.)	Min. Side Setback (In Ft.)	Min. Rear Setback (In Ft.)	Building Height (In Ft.)	Coverage	Accessory/Storage Building Setbacks (In Ft.)		
GRF	Single Family Dwelling	30,000	150	35	20	35	35	30%			
	Two Family Dwelling	60,000	200	35	20	35	35	30%	35	15	10
	Manufactured Home <sup>(1)</sup>	8,000	70	20	20	20	N/A	N/A	20	10	10
B	Any Permitted Use	18,750	125	35	20	35	40	30%	35	15	10
I	Any Permitted Use	87,120	250	50	40	40	N/A	30%	50	40	40
TC	Any Permitted Use	10,000	75	5 min. and 15 max	10	10	40 or three floors	50% up to 75% by special permit	None allowed	5	5

**Article 41:** To see if the Town will vote to amend the Town's Zoning By-Laws, Site Plan, Section 7.2.1.1.b. as follows, or take any other action related thereto:

Item 1: Amend Site Plan, Section 7.2.2.1.b. as follows:

- b. All non-residential uses shall be reviewed by the Inspector of Buildings and, if the submission is complete, either: forwarded to the Planning Board or the appropriate Special Permit Granting Authority for action; ~~or~~ in the case of a variance, forwarded to the Board of Appeals for action; ~~or in the case of a Minor Site Plan, as defined below, acted on by the Inspector of Buildings provided that:~~
  - i. There is no change in use. For clarification, replacement of a use with a like use, such as a restaurant to a different restaurant, shall not be considered a change of use if there is no proposed change in seating capacity, parking spaces, exterior lighting or site access;
  - ii. Use is in compliance with the Zoning By-Laws of the Town of West Bridgewater;
  - iii. The project site is outside of the Water Resource Protection District; and
  - iv. The application is for building maintenance, repair or renovation to a roof, chimney, siding, egress, windows, deck and general exterior maintenance that does not propose a change to existing footprint of structure(s) and interior alterations (each constituting a "Minor Site Plan").

**Article 42:** To see if the Town will vote to accept, in accordance with Chapter 82, Sections 22 through 24 of the Massachusetts General Laws, Lamp Post Lane as Town ways as shown on plan approved by the Planning Board filed with the Town Clerk and record in the Registry of Deeds, or to take any other action relative thereto.



# Board of Selectmen

65 North Main Street  
West Bridgewater, Ma  
508-894-1268

The Commonwealth of Massachusetts

## Town of West Bridgewater Application for Garage Repair License

No.:

Fee: 50.00

### Business Premises Location Information

To the Licensing Authorities:

The undersigned hereby applies for a License in accordance with the provisions and Statutes and By-Laws relating thereto a Garage Repair License

Applicant Name: K&K Group, Inc. dba Center Auto Group

Address: 435 East Center Street, West Bridgewater, MA 02379

Applicant's Email: Sales@centerautogroup.com

Current Owner:

Current Business Name: K&K Group, Inc. dba Center Auto Group

Number of Cars for Repair: 4 spaces

Number of Employee Spaces: 4 spaces

Number of Vehicles not to exceed: 65

State clearly purpose for which license is requested: Repair License

\*\*Are you repairing vehicles that have incurred major damage resulting from Collision, accident, theft vandalism, etc. Yes ☐ or ☒ No

If so then you must be licensed by the Division of Standards.

\*Repair Shop Number: issued by Division of Standards for Auto Body Work. (Please attach copy of license)

Have you been refused a license in any city or town at any previous time (If yes please explain)

Yes ☐ or ☒ No



Hours and Days of Operation:

Do you own ☐ lease ☒ the premises? If leasing please provide a copy of the lease agreement.  
Purchase and Sales Agreement (if purchasing and existing business.)

Legal Name of Business: (If a Corporation names must be exactly as filed with the Secretary of State's Office.)

K&K Group, Inc., dba Center Auto Group

Corporate Officers, Partners and Stockholders (Please attach Articles of Organization from Secretary of State's Office)

Last Name: Karakas

First Name: Eray

Title: President

% stock owned: 34%

Home Address:

City/ State/Zip Code:

Last Name: Katlan

First Name: Ali

Title: Vice President

% stock owned: 33%

Home Address:

City/ State/Zip Code:

Last Name: Goner

First Name: Ufuk

Title: Secretary

% stock owned: 33%

Home Address:

City/ State/Zip Code:

(Please be advised any change in ownership or corporation must be filed with the Board of Selectmen's Office)

Business Address: 435 East Center Street

City/State: West Bridgewater, MA 01937

Business Telephone Number: 1-508-586-0137

Home Address:

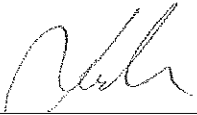
City/State:

Home Telephone Number: 1-978-587-5859

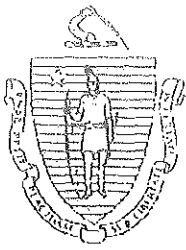
I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all State Tax Returns and paid all state taxes required under law.

\_\_\_\_\_  
Signature of Individual

\_\_\_\_\_  
Social Security or  
Federal ID Number

  
\_\_\_\_\_  
By Corporate Officer  
Eray Karakas, President

This license will not be issued unless this certification clause is signed by the applicant.  
Gentlemen:



The Commonwealth of Massachusetts  
Department of Industrial Accidents  
Office of Investigations  
Lafayette City Center  
2 Avenue de Lafayette, Boston, MA 02111-1750  
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

**Applicant Information**

**Please Print Legibly**

Business/Organization Name: KGK GROUP, INC., dba Center Auto Group

Address: 435 East Center Street

City/State/Zip: West Bridgewater, MA 02377 Phone #: 1-978-587-5859

**Are you an employer? Check the appropriate box:**

1. ☐ I am an employer with \_\_\_\_\_ employees (full and/or part-time).\*
2. ☐ I am a sole proprietor or partnership and have no employees working for me in any capacity.  
[No workers' comp. insurance required]
3. ☐ We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]\*\*
4. ☐ We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

**Business Type (required):**

5. ☐ Retail
6. ☐ Restaurant/Bar/Eating Establishment
7. ☒ Office and/or Sales (incl. real estate, auto, etc.)
8. ☐ Non-profit
9. ☐ Entertainment
10. ☐ Manufacturing
11. ☐ Health Care
12. ☐ Other \_\_\_\_\_

\*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

\*\*If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

*I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.*

Insurance Company Name: Travelers Property Cas Co. of AM

Insurer's Address: P.O. Box 5600

City/State/Zip: Hartford, CT 06102-5600

Policy # or Self-ins. Lic. # 001314946

Expiration Date: 08-15-2025

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under § 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

*I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.*

Signature: [Signature]

Eray Karakos, President Date: October 24, 2024

Phone #: 978-587-5859

**Official use only. Do not write in this area, to be completed by city or town official.**

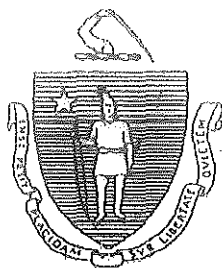
City or Town: \_\_\_\_\_ Permit/License # \_\_\_\_\_

Issuing Authority (check one):

1. ☐ Board of Health 2. ☐ Building Department 3. ☐ City/Town Clerk 4. ☐ Licensing Board  
5. ☐ Selectmen's Office 6. ☐ Other \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_

# NOTICE TO EMPLOYEES



# NOTICE TO EMPLOYEES

## The Commonwealth of Massachusetts DEPARTMENT OF INDUSTRIAL ACCIDENTS LAFAYETTE CITY CENTER, 2 AVENUE DE LAFAYETTE, BOSTON, MA 02111 (617) 727-4900 – [www.mass.gov/dia](http://www.mass.gov/dia)

As required by Massachusetts General Law, Chapter 152, Sections 21, 22 & 30, this will give you notice that I (we) have provided for payment to our injured employees under the above mentioned chapter by insuring with:

### THE TRAVELERS INSURANCE COMPANIES

#### NAME OF INSURANCE COMPANY

P.O. BOX 4614  
BUFFALO, NY 14240-4614

#### ADDRESS OF INSURANCE COMPANY

(7PJUB-1W11350-6-24)

08-14-24 TO 08-14-25

#### POLICY NUMBER

#### EFFECTIVE DATES

FBINSURE LLC

128 DEAN ST

TAUNTON

MA 02780

#### NAME OF INSURANCE AGENT

#### ADDRESS

#### PHONE #

KGK GROUP INC

435 EAST CENTER STREET

WEST BRIDGEWATER  
MA 02379

#### EMPLOYER

#### ADDRESS

#### EMPLOYER'S WORKERS COMPENSATION OFFICER (IF ANY)

#### DATE

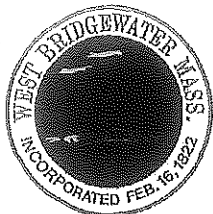
### MEDICAL TREATMENT

The above named insurer is required in cases of personal injuries arising out of and in the course of employment to furnish adequate and reasonable hospital and medical services in accordance with the provisions of the Workers' Compensation Act. A copy of the First Report of Injury must be given to the injured employee. The employee may select his or her own physician. The reasonable cost of the services provided by the treating physician will be paid by the insurer, if the treatment is necessary and reasonably connected to the work related injury. In cases requiring hospital attention, employees are hereby notified that the insurer has arranged for such attention at the

#### NAME OF HOSPITAL

#### ADDRESS

**TO BE POSTED BY EMPLOYER**



# Town of West Bridgewater

## Building Department

65 North Main Street

West Bridgewater, MA 02379

Tel: 508-894-1207

David Moore

Interim Building Commissioner

Zoning Enforcement Officer

## INSPECTION REQUEST

Contractor's/Homeowner's name: Anna / Vlad Center Auto Group

Address of Inspection: 435 East Center St

Phone Number: 508-586-0137

Requested Inspection Date: \_\_\_\_\_ CALL AHEAD? ☐ YES ☐ NO

### TYPE OF INSPECTION REQUESTED:

☐ Soil ☐ Footing ☐ Foundation

☐ Rough Frame

☐ Insulation

☐ Final

☐ Re-inspection

☐ Cert. of Inspection / Annual Inspection / Onsite Meeting

have dealers license  
adding repair license  
- need another inspection  
for application

☐ BUILDING CARD NOT ONSITE

☐ BUILDING CARD SIGNED & RETRIEVED

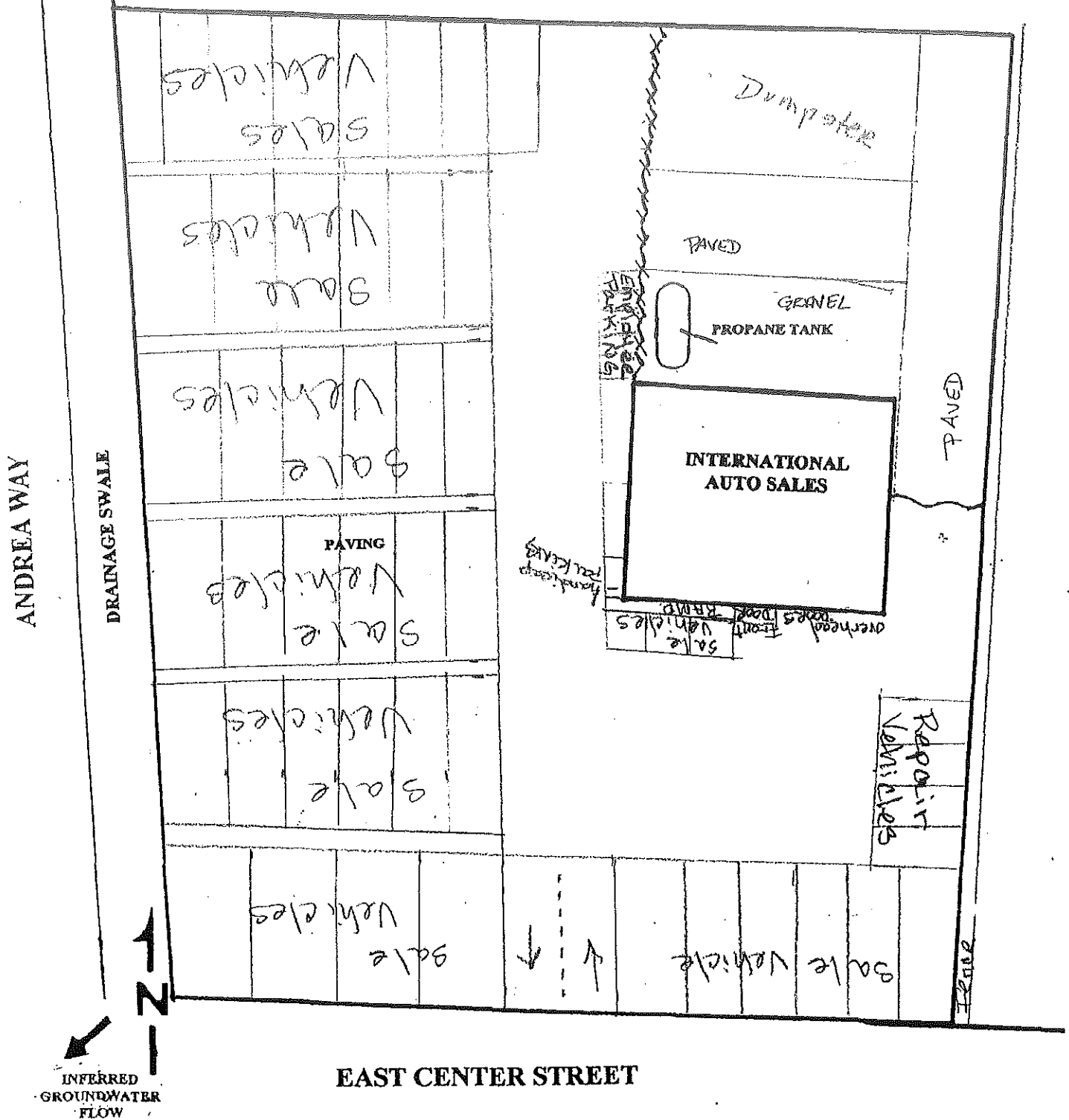
DATE INSPECTION CARRIED OUT: 3/3/25

### Results of Inspection:

☒ Pass ☐ Fail

Inspector's Signature: DRM

COMMENTS: only concern is number of cars on site,  
There is room for a few cars while being  
repair. Permit should address storage limits  
on unregistered cars



FOOTPRINT OF 435 EAST CENTER STREET (NOT ACCORDING TO SCALE)

- 45 Sale Vehicles
- 4 Repair Vehicles
- 1 Handicap Parking
- 4 Employee Parking



# Board of Selectmen

## TOWN OF WEST BRIDGEWATER COMMONWEALTH OF MASSACHUSETTS

NUMBER: 27-CII

FEE: \$200.00

This is to Certify that KGK Group Inc. dba. Center Auto Group  
At its premises of 435 East Center Street, West Bridgewater, MA 02379

In accordance with the provisions of Chapter 140 of the General Laws with amendments  
Is hereby granted a license for

USED CAR DEALER'S LICENSE – CLASS II  
TO BUY AND SELL SECOND-HAND MOTOR VEHICLES

### Restrictions:

1. Hours of Operation: Monday – Thursday 9:00 a.m. to 7:00 p.m.  
Friday 9:00 a.m. to 5:00 p.m.  
Saturday 9:00 a.m. to 4:00 p.m.
2. Total of 65 Vehicles on Property; 9 spaces for preparation and storage; 10 spaces for customer parking, including 2 spaces for handicapped parking, 2 spaces for employee parking, 44 spaces for sale of vehicles.
3. Warrant Repair Work only
4. When business is closed, gate to be closed. No vehicles to be used to block entrance/exit.

This license is granted in conformity with the Statutes and ordinances relating thereto, and expires December 31, 2025 unless sooner suspended or revoked.

### THE BOARD OF SELECTMEN

\_\_\_\_\_  
Jeffrey P. Ryan, Chairman

\_\_\_\_\_  
Michael A. Perez, Vice Chairman

\_\_\_\_\_  
Marcie M. Lee, Clerk

September 4, 2024

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE UPON THE PREMISES.





# Board of Selectmen

65 North Main Street  
West Bridgewater, MA 02379  
Telephone (508) 894-1267  
Fax (508) 894-1269

## One-Day Entertainment Application Town of West Bridgewater

Date of Request: 2/5/25

(Circle One) Profit Non Profit

Date of Event: 2/19/25

Hours: 6p - 10p

Is this a ticketed event? (Y) N

Will food or alcohol be served? (Y) N

*\*Food service requires Board of Health permits, Alcohol requires one-day liquor license*

### TO THE LICENSING AUTHORITIES:

The undersigned hereby applies for a One Day Entertainment License in accordance with the provisions of the statutes relating thereto:

Luke Morel  
Barrett's Alehouse West Bridgewater 508-870-4204  
(Full name of applicant) (phone)

674 West Center St

Location of event (Attach lease or written consent of property owner if applicable)

Describe the nature of the event and the type of entertainment that will be provided:

Micro Wrestling - private ticketed event

\*will request 2 detail officers if approved to hold event\*

Anticipated number of attendees: 250

**\*\*Attach floor plan with designated areas for the entertainment, seating, and parking.  
Please note all exits and bar areas, if applicable.**

[Signature]  
Signature of Applicant

\_\_\_\_\_  
Police Department Detail Information

\_\_\_\_\_  
Signature of Police Chief

No. 03118

# The Licensing Board for the

Town of West Bridgewater

Name of City or Town

Hereby Grants an

## ENTERTAINMENT LICENSE

TO West Bridgewater Restaurants, Inc dba Barrett's Alehouse West Bridgewater

AT 674 West Center Street Cheryl Holmgren, manager

BETWEEN THE HOURS OF 10 a.m. AND 12:30 a.m. Monday - Saturday

FOR — RADIO..... JUKE BOX..... TELEVISION..... AMPLIFIERS.....

Live Music – DJ or band, Drag Show Performance, karaoke

Monday through Saturday 10 a.m. – 12:30 a.m.

Entertainment must cease at least one half hour prior to closing.

Not valid on Sunday – see Sunday Entertainment license.

EXPIRES DECEMBER 31, 2025

Witness our hands, this 4th day of December 2024

Licensing  
Board

### Extracts from Section 183A of Chapter 140 of the General Laws

No innholder, common victualler, keeper of a tavern, or person owning, managing, or controlling any club, restaurant or other establishment required to be licensed under section twelve of chapter one hundred and thirty-eight or under section two, twenty-one A or twenty-one E of chapter one hundred and forty, and no persons owning, managing, or controlling any concert, dance, exhibition, cabaret or public show of any description to be conducted on any premises required to be licensed under the sections described above, shall, as a part of its usual business, offer to view, set up, set on foot, maintain or carry on a concert, dance, exhibition, cabaret or public show of any description, unless and until a license therefor has been issued by the licensing authorities.



## Board of Selectmen

65 North Main Street  
West Bridgewater, MA 02345  
Phone: 508 894 1268  
Fax: 508 894 1269

Town of West Bridgewater

### Application for a One-Day Liquor License

Beer & Wine: *Beer*

Date: *4/27/25* <sup>Dr</sup> *3/24/25*

All Alcohol:

Profit ☒ or Non-Profit Organization

License#

#### TO THE LICENSING AUTHORITIES:

The undersigned hereby applies for a license in accordance with the provisions of the statutes relating thereto:

*Old Colony Brewing*

(Full name of person, firm, or corporation making the application)

*605 Bedford St. Whitman, MA 02382*

(Street Address)

State Clearly Purpose for which license is requested:

*WBAAA Fundraiser / parade / softball game*

Description of Premise:

Date of Event: *4/27/25*

Hours: *11AM - 5PM*

Anticipated Number of Attendees:



Signature of Applicant

Address: 605 Bedford St. Unit 2  
Whitman, MA 02382

Phone Number: 617-755-3864

E-Mail Address: dennis.poldcolony@browning.com

Police Department Detail Requirements:



Police Chief Signature

- ① Detail Required
- ② Must Have Designated Area  
"Beer Garden"
- ③ Must Have Restricted Access
- ④ Area must be clearly marked



## Board of Selectmen

65 North Main Street  
West Bridgewater, MA 02379  
Telephone (508) 894-1267  
Fax (508) 894-1269

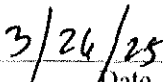
### TOWN OF WEST BRIDGWATER ACKNOWLEDGEMENT OF RECEIPT OF ALCOHOL POLICY AND POLICY ON DISPENSING ALCOHOL TO MINORS

I understand that it is the express policy of the Board of Selectmen, serving as the Local Licensing Authority, to take all legally permissible action to eliminate the sale and/or serving of alcoholic beverages to minors, and that any licensee who, after a duly constituted hearing, is found to have violated any law relating to the sale or serving of alcohol to minors will be subject to suspension or revocation of said license forthwith.

I am also aware that licensees are further encouraged to consider implementation of restrictive policies to further discourage alcohol consumption by minors, such as requiring multiple means of identification, setting a higher minimum drinking age, and posting highly visible notices that purchase and/or consumption of alcohol by minors, and aiding or abetting such activities or those that encourage or result in alcohol consumption by minors, will result in the maximum penalties provided by law.

I acknowledge receipt of the Alcohol Policy and Rules and Regulations for Liquor License Holders in the Town of West Bridgewater. Further, I agree to perform at the highest standards of personal responsibility and public trust, in the strictest conformance with the provisions of this policy and Chapter 138 of the General Laws, and therefore acknowledge receipt and support of this statement by signing it below.

  
\_\_\_\_\_  
Licensee/Applicant

  
\_\_\_\_\_  
Date

Receipt of Policy Updated: October 18, 2023





The Commonwealth of Massachusetts  
Department of Industrial Accidents  
Office of Investigations  
Lafayette City Center

2 Avenue de Lafayette, Boston, MA 02111-1750

www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

**Applicant Information**

**Please Print Legibly**

Business/Organization Name: Old Colony Brewing

Address: 605 Bedford St. Unit 1

City/State/Zip: Whitman MA 02382 Phone #: 617-755-3844

**Are you an employer? Check the appropriate box:**

1. ☐ I am a employer with \_\_\_\_\_ employees (full and/or part-time).\*
2. ☐ I am a sole proprietor or partnership and have no employees working for me in any capacity.  
[No workers' comp. insurance required]
3. ☒ We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]\*\*
4. ☐ We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

**Business Type (required):**

5. ☐ Retail
6. ☒ Restaurant/Bar/Eating Establishment
7. ☐ Office and/or Sales (incl. real estate, auto, etc.)
8. ☐ Non-profit
9. ☐ Entertainment
10. ☐ Manufacturing
11. ☐ Health Care
12. ☐ Other \_\_\_\_\_

\*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

\*\*If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

**I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.**

Insurance Company Name: \_\_\_\_\_

Insurer's Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Policy # or Self-ins. Lic. # \_\_\_\_\_ Expiration Date: \_\_\_\_\_

**Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).**

Failure to secure coverage as required under § 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

**I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.**

Signature: [Signature] Date: 3/26/25

Phone #: 617-755-3844

**Official use only. Do not write in this area, to be completed by city or town official.**

City or Town: \_\_\_\_\_ Permit/License # \_\_\_\_\_

Issuing Authority (check one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board  
5. Selectmen's Office 6. Other \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_



OLDCOLO-18

SCASSIANI

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> World Insurance Associates, LLC 311 Plymouth St Halifax, MA 02338		<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b> (781) 293-6331 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b>	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A : Great American Alliance Insurance Company</b>	
		<b>INSURER B :</b>	
		<b>INSURER C :</b>	
		<b>INSURER D :</b>	
		<b>INSURER E :</b>	
		<b>INSURER F :</b>	

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER: <b>General Aggregate</b>			PAC0648816	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
One Day Event: 7/27/25

<b>CERTIFICATE HOLDER</b>  Town of West Bridgewater 65 N Main St. West Bridgewater, MA 02379	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	--



A 360TRAINING COMPANY

## CERTIFICATE OF COMPLETION

This certifies that

Dennis Nash

is awarded this certificate for

**TIPS On-Premise Alcohol Server Training**



Hours  
3.00



Completion Date  
11/27/2023



Expiration Date  
11/26/2026



Certificate #  
ON-000030360110

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | [www.360training.com](http://www.360training.com)

(CUT HERE)

(CUT HERE)

FOLD



Issued: 11/27/2023

Certificate #: ON-000030360110

**CERTIFIED**

Expires: 11/26/2026

Dennis Nash  
18 Bell Dr,  
Whitman

MA 02382



A 360TRAINING COMPANY

Phone: 800-438-8477

[www.gettips.com](http://www.gettips.com)

This card was issued for successful completion of the TIPS program.

Signature \_\_\_\_\_



Section 4. Any dog under the confinement of the Animal Control Officer that shall not have been claimed by the owner or keeper as provided for in this By-law shall be disposed of by the Animal Control Officers as provided for by General Laws Chapter 140, Section 151A.

Section 5. Owners or keepers found to be in violation of this by-laws shall be liable to a fine of twenty dollars (\$20.00) for the first violation, thirty dollars (\$30.00) for the second violation, forty dollars (\$40.00) for the third or subsequent violation, and fifty dollars (\$50.00) for each violation resulting in personal injury or property damage. These fines shall be assessed in accordance with the provisions for the non-criminal disposition of violations contained in General Laws Chapter 40, Section 21D and in Article 46 of these by-laws. The enforcing persons for this by-law shall be an Animal Control Officer or a police officer.

## ARTICLE 19 CARE OF BURIAL GROUNDS AND LOTS

Section 1. The Town will accept and forever hold in trust any money or securities which may hereafter be deposited with the Town Treasurer for the perpetual preservation, care, improvement, or embellishment of any public or private burial place, or any lots or graves therein, agreeable to the provisions of the laws of the Commonwealth.

Section 2. The Selectmen are authorized to enter into agreements in behalf of the Town with holders of burial rights in any lot in the cemeteries of the Town to keep forever such lot, the structures and grass thereon and one-half of the boundary paths in good and neat condition, so far as the same can be done by an expenditure not exceeding the income per annum of any sum of money, or equal to the income from securities, which such holder may have deposited with the Town Treasurer for said purposes.

## ARTICLE 20 DISORDERLY BEHAVIOR

Section 1. No person, with purpose to cause public inconvenience, annoyance or alarm, shall engage in fighting or threatening, or in violent or tumultuous behavior or shall create a hazardous or physically offensive condition by any act which serves no legitimate purpose of the action, whether the harm is suffered in public by the public or in private by an individual.

Section 2. No person shall bathe in any of the waters of this Town in a state of nudity, in places exposed to public view, or in immediate sight of the occupants of any dwelling.

Section 3. No person shall throw stones, snowballs, sticks or other missiles, or kick at football, or play at any game in which a ball is used or fly any kite or balloon, or shoot with or use a bow and arrow, gun, air gun, or sling, in or across any of the public ways of the Town.

Section 4. No person shall loiter or continue to stand on any sidewalk or public places in the Town so as to obstruct the passage of or to impede or in any manner annoy other person; nor shall any person in a street or way stand or loiter after being directed by a police officer to move on.

Section 5. No person shall extinguish any street light, or extinguish or remove any light placed to warn the public against an obstruction or a defect in any street or way, unless such person is authorized by those having charge of such lights or of the street or way, so to do.

Section 6. No person shall injure, deface or destroy any street sign, guide post, lamp or lantern thereon, or any tree, building fence or other object set, erected or made for the use of ornament of the Town, nor paint or draw any work or figure upon any curbstone or sidewalk.

Section 7. No person shall use or consume any alcoholic beverage, as defined in Chapter 138, Section 1 of the General Laws, or have in his possession, custody or control an opened or partially consumed container of any alcoholic beverage, while in or upon any public place or any place to which the public has a right of access including, but not limited to, public ways, sidewalks, parking lots, parks and commons, cemeteries, municipal buildings and schools and grounds or athletic fields appurtenant thereto, and including any motor vehicle or bicycle when parked or moving upon any of the above places or locations.

Section 8. Any person found to be in violation of this by-law shall be liable to a fine of one hundred dollars (\$100.00) for each said violation, said fine to be assessed in accordance with the provisions for the non-criminal disposition of violations contained in Chapter 40, Section 21D and in Article 46 these by-laws. This by-law shall be enforced by the Police Department.

## ARTICLE 21

### HAWKERS AND PEDDLERS

Section 1. Purpose. The provisions of this by-law shall govern the licensing of hawkers and peddlers and their operation in the Town. The provisions of this by-law shall not apply to the following:

- a. Wholesalers or jobbers selling to dealers only.
- b. Commercial agents or other persons selling by sample, lists, catalogues or otherwise for future delivery.
- c. Any dealer regularly engaged in supplying customers with fuel oil for heating or cooking purposes from a fixed place of business within the Commonwealth and who does not customarily solicit direct sales from house to house or by means of outcry, sign or signal.



# Board of Selectmen

TOWN OF WEST BRIDGEWATER  
BOARD OF SELECTMEN  
65 North Main Street  
West Bridgewater, MA 02375  
1-508-894-1267 – fax 1-508-894-1269

## APPLICATION FOR TRANSIENT VENDORS, HAWKERS & PEDDLERS LICENSE

Return this form along with the Workers' Compensation Insurance Affidavit and applicable permit fee (\$50 per day of operation).

Checks are to be made payable to the Town of West Bridgewater.

The undersigned respectfully applies for a hawker / peddler License in accordance with the provisions of Massachusetts General Laws Chapter 101 S. 1 – 34, and Town General Bylaw Articles 21 & 22.

Date Filed: 3.27.25

License expires: 5.8.25

Fee:

**Requirements:** Copy of State License: State License # 4120103 Expiration Date 4.12.25  
Food Handlers Permit may need to be obtained from the Board of Health

Note: Every vehicle or other receptacle used by a licensee while peddling shall have plainly printed on each side thereof, the name of the licensee and the number of his/her license.

No person, hawking, peddling or carrying or exposing any articles for sale, shall cry his wares to the disturbance of the peace and comfort of the inhabitants of the Town, or otherwise than in vehicles and receptacles which are neat and clean and do not leak.

Name of Business: New England Novelty

Applicant's Full Name: Keith Lambert

Home Address:

E-Mail Address:

Phone number:

Dates of Operation: 4.19.25 4.20.25 5.10.25 5.11.25

Hours of Operation: 9am - 6pm

Type of Goods, wares and merchandise to be sold:

Easter Flowers, baskets  
Mothers Day Flowers + Baskets

Detailed description of the tent, building or other structure to be used:

10x10 tent with 2-3 tables





Procedure: applicant must make a true statement, under oath, of the average quality and value of the stock of foods, wares and merchandise kept or intended to be kept or exposed for sale.

\$ 1,000.00  
(average quality and value of stock)

Signed under oath:

Keith Lambert

Describe location to be sold at:

4 South Main St. W. Bridgewater MA

Application Reviewed by Chief of Police:

[Signature] 4/1/25  
(signature & date reviewed)

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

Keith Lambert

\*Signature of Individual or Corporate Name (Mandatory) By: Corporate Officer (Mandatory, if applicable)

\*\*Social Security # or Federal Identification Number

\*This license will not be issued unless the applicant signs the certification clause and furnishes a SS # or Federal Identification Number.

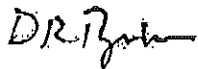
\*\*Your social security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Mass. G.L. c.62C §49A.

To whom it may concern:

This provides permission to Keith Lambert of New England Novelty to apply for a permit that is needed from West Bridgewater, MA to sell flowers from my property at 4 south Main St. West Bridgewater, MA for Easter weekend and mothers day weekend. The permission to sell flowers is contingent upon the parking lot being in a condition to operate after the construction is finished with the septic issue.

Keith Lambert Understands that if a permit is granted he will need to confirm the property is in a safe condition to operate by confirming with me prior to setting up.

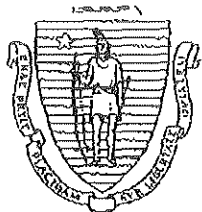
Thank you,



Daniel Bawabe.

4 south Main st.

West Bridgewater, MA



Department of Industrial Accidents  
Office of Investigations  
Lafayette City Center  
2 Avenue de Lafayette, Boston, MA 02111-1750  
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information

Please Print Legibly

Business/Organization Name: New England Novelty

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Phone #: \_\_\_\_\_

Are you an employer? Check the appropriate box:

1. ☐ I am a employer with \_\_\_\_\_ employees (full and/or part-time).\*
2. ☒ I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
3. ☐ We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]\*\*
4. ☐ We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. ☒ Retail
6. ☐ Restaurant/Bar/Eating Establishment
7. ☐ Office and/or Sales (incl. real estate, auto, etc.)
8. ☐ Non-profit
9. ☐ Entertainment
10. ☐ Manufacturing
11. ☐ Health Care
12. ☐ Other \_\_\_\_\_

\*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

\*\*If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: \_\_\_\_\_

Insurer's Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Policy # or Self-ins. Lic. # \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under § 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: Walter Lambert Date: 3.27.25

Phone #: 401.323.7197

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: \_\_\_\_\_ Permit/License # \_\_\_\_\_

Issuing Authority (check one):

1. ☐ Board of Health 2. ☐ Building Department 3. ☐ City/Town Clerk 4. ☐ Licensing Board  
5. ☐ Selectmen's Office 6. ☐ Other \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_

# Commonwealth of Massachusetts

## Division of Standards

Hawker / Peddler

**KEITH LAMBERT**

Keith Lambert

560 MINERAL SPRING AVE UNIT BF123

PAWTUCKET RI 02860

**License No: HP0100403**

**Date of Issue: May 5, 2023**

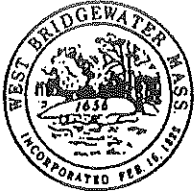
**Date of Expiration: April 13, 2024**

**2024**

  
James P. Cassidy Jr., Director, Division of Standards

**This license is not transferable**

For current status visit [www.mass.gov/standards](http://www.mass.gov/standards)



# Board of Selectmen

65 North Main Street  
West Bridgewater, MA 02379  
Telephone (508) 894-1267  
Fax (508) 894-1269

## MEMORANDUM

To: The Honorable Board of Selectmen

From: Christine T. Eaton, Executive Assistant

Re: Schedule of Meetings and Important Dates for the Second Half of Calendar Year 2025

Date: April 02, 2025

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**All meetings begin at 6:30 p.m. in the Eldon F. Moreira Board of Selectmen Meeting Room, 2nd Floor, Town Hall unless otherwise noted.**

**All meetings subject to change due to scheduling conflicts.**

### Meeting Dates

July 23, 2025

August 13, 2025

September 10, 2025

September 24, 2025

October 1, 2025

October 15, 2025

November 5, 2025

November 19, 2025

December 3, 2025

December 17, 2025

### Important Dates & Town Hall Closings

July 4, 2025, Independence Day, Closed

September 1, 2025, Labor Day, Closed

September 19, 2025, Employee Appreciation Day  
(Tentative)

October 13, 2025, Columbus Day, Closed

November 11, 2025, Veterans Day, Closed

November 26, 2025, Close at Noon

November 27, 2025, Thanksgiving Day, Closed

November 28, 2025, Closed

December 24, 2025, Close at Noon

(Christmas Eve)

December 25, 2025, Closed

(Christmas)

December 31, 2025, Close at Noon

(New Year's Eve)

January 1, 2025, Closed

(New Year's Day)



Minutes of the Capital Budget Planning Committee Meeting of Monday, March 17, 2025. The meeting convened at 3:00 p.m. in the Eldon F. Moreira Board of Selectmen Meeting Room.

Committee members present:

David Gagne, Town Administrator  
Jeff Ryan, Chairman Board of Selectmen  
Mark Bodwell, Superintendent of Schools  
Kathy Grant, School Business Manager  
Jim Holden, Finance Committee  
Cheryl Adams, Finance Committee  
Chris Smith, Finance Committee  
Scott Golder, Treasurer Collector

Absent:

David Schmeer, School Committee  
Kathy Reed, Town Accountant

At 3:00 p.m. Scott Golder called the meeting to order.

Mr. Gagne MOVED to approve the meeting minutes of March 11, 2025, Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the Council on Aging request for carpet in the Office Areas in the amount of \$6,829 [out of free cash], Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the Town Clerk request for Voting Booths in the amount of \$14,721 [out of free cash], Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the DPW request to replace the South Elm Street Bridge in the amount of \$479,000 [out of free cash], Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the DPW request for a Ford F-750 6 Wheel Dump in the amount of \$270,000 [out of free cash], Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the DPW request for a 72" Kubota Zero-Turn Mower in the amount of \$24,000 [out of free cash], Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the Water Department request for a F 660 Dump Truck without Plow in the amount of \$113,884 [out of water surplus], Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the Water Department request a Cyr/Norman Treatment Plant in the amount of \$6,166,000 [borrow], Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the Fire Department request a SCBA Fill Station in the amount of \$69,787 [out of free cash], Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the Fire Department request a Power Ambulance Cot in the amount of \$24,818 [out of free cash], Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the Fire Department request Jaws (equipment only) in the amount of \$15,260 [out of free cash], Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the Police Department request Two Cruisers in the amount of \$130,320 [out of free cash], Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the Police Department request Axon (ECW) Tasers in the amount of \$79,341 [out of free cash], Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the School Department requesting Replacement of Security Cameras & Door Access at the MSHS in the amount of \$118,176 [out of free cash], Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the School Department requesting Automated External Defibrillator in the amount of \$15,336 [out of free cash], Mr. Holden seconded and so voted unanimously.

Mr. Smith MOVED to approve the School Department request for Technology Upgrades at the MSHS & District in the amount of \$60,776 [out of free cash], Mr. Holden seconded and so voted unanimously.

Ms. Grant MOVED to adjourn at 3:45 p.m., Mr. Ryan seconded and so voted unanimously.

\_\_\_\_\_, Clerk

Respectfully submitted by Linda A. Torres, Assistant Town Administrator/HR Director

*List of documents in the March 17, 2025 Agenda Packet:*

- *Meeting Minutes of March 11, 2025*
- *Budget Tally Sheet*

Minutes of the Board of Selectmen Meeting of Wednesday, March 5, 2025.  
Present were Jeffrey P. Ryan, Chairman, via telephone, Michael A. Perez, Vice Chair and Marcie M. Lee, Clerk, also present was David L. Gagne, Town Administrator. The meeting convened at 6:30 p.m. in the Eldon F. Moreira Board of Selectmen Meeting Room, 2<sup>nd</sup> Floor, Town Hall, 65 North Main Street, West Bridgewater, MA 02379.

Also, Present:

Elio Silva, Owner Vineyard Farms

Bernadette DePonte, Manager Vineyard Farms

Frank Alteri, Vendor Vineyard Farms

Marci Langevin

Paul Beaudoin

Rose Briggs

Nicholas Iafrate, Inspector of Buildings / Zoning Enforcement Officer Applicant

Marilyn Mather, COA Director

Tracy Altrich, Town Planner / Inspectional Services Coordinator

Linda Torres, HR Director / Assistant Town Administrator

Robert Casper, Health Agent

John Cruz, Board of Health Chairman

Anne Iannitelli, Town Clerk

Tim Hay, Conservation Agent

Mr. Perez called the meeting to order at 6:30 p.m.

Mr. Perez stated that the meeting would be recorded and that some or all parts of the meeting may be used by our local access company to be shown on local access along with internet feeds and clips which may be used separately from the video of the entire meeting. A full recording of the meeting will be posted on the West Bridgewater Community Access Video On Demand website at <https://wb-cam.org/vod/>.

The Board led the Pledge of Allegiance.

Mr. Perez announced that Chairman Ryan would be participating remotely via telephone. As such, Mr. Perez will Chair the meeting.

At 6:30 p.m., Mr. Perez read the Public Hearing Notice for Vineyard Farms Enterprise Inc., dba. Vineyard Farm located at 175 East Center Street for an Application for a Wines & Malt Beverages On-Premise Liquor License.

Mr. Perez **MOVED** to open the Public Hearing, Ms. Lee seconded and so voted unanimously.

**ROLL CALL VOTE: Ryan, yes; Perez, yes; Lee, yes.**

The Board and applicants from Vineyard Farm discussed their plans for a Wines & Malt Beverages License on the farm and stated that they have read and understood the Alcohol Policy.

Ms. Lee **MOVED** to approve the Application for a Wines & Malt Beverages On-Premise Liquor License for Vineyard Farm Enterprise Inc., located at 175 East Center Street subject to Site Plan Review, all inspections and all outstanding documents, Mr. Perez seconded and so voted unanimously.

**ROLL CALL VOTE: Ryan, yes; Perez, yes; Lee, yes.**

Ms. Lee **MOVED** to close the Public Hearing, Mr. Perez seconded and so voted unanimously.

**ROLL CALL VOTE: Ryan, yes; Perez, yes; Lee, yes.**

Ms. Lee **MOVED** to ratify Nicholas Iafrate's employment and employment contract as Inspector of Buildings / Zoning Enforcement Officer effective March 24, 2025, Mr. Perez seconded and so voted unanimously.

**ROLL CALL VOTE: Ryan, yes; Perez, yes; Lee, yes.**

The Board tabled the discussion on Kerry Buckley's Employment Contract as Office Manager for the Water Department.

Ms. Mather presented the FY26 COA Budget.

Ms. Altrich presented the FY26 Planner / Coordinator of Inspectional Services, Building Inspector, Gas / Plumbing, Electrical Inspector, Town Hall Budgets.

Mr. Casper and Mr. Cruz presented the FY26 Waste Water Treatment Facilities, Board of Health Budgets.

Mr. Hay presented the FY26 Conservation Commission, Open Space Committee, Tree Warden Budgets.

Ms. Iannitelli presented the FY26 Town Clerk, Election/Registration, Veterans/Memorial Day Budgets.

Ms. Lee **MOVED** to approve the Mobile Food Vendor Permitting Policy, Mr. Perez seconded and so voted unanimously.

**ROLL CALL VOTE: Ryan, yes; Perez, yes; Lee, yes.**

Ms. Lee **MOVED** to approve the Transient Vendor Licensing Policy, Mr. Perez seconded and so voted unanimously.

**ROLL CALL VOTE: Ryan, yes; Perez, yes; Lee, yes.**

Ms. Lee **MOVED** to approve the Meeting Minutes of February 5, 2025, Mr. Perez seconded and so voted unanimously.

**ROLL CALL VOTE: Ryan, yes; Perez, yes; Lee, yes.**

Ms. Lee **MOVED** to accept the Meeting Minutes of February 18, 2025 for review, Mr. Perez seconded and so voted unanimously.

**ROLL CALL VOTE: Ryan, yes; Perez, yes; Lee, yes.**

Ms. Lee **MOVED** to accept Kenneth Barry's retirement from the DPW effective July 2025, with a letter of thanks, Mr. Perez seconded and so voted unanimously.

**ROLL CALL VOTE: Ryan, yes; Perez, yes; Lee, yes.**

Ms. Lee **MOVED** to approve the Housing Authority request to reimburse Building Department fees, Mr. Perez seconded and so voted unanimously.

**ROLL CALL VOTE: Ryan, yes; Perez, yes; Lee, yes.**

Mr. Gagne presented a request from the students at the Howard School to make improvements to the basketball courts.

Mr. Gagne informed the Board their next meeting was March 19, 2025 which would conclude the budget presentations.

Mr. Perez stated he would entertain a motion to enter into Executive Session, not to return to Open Session, for purposes of conducting a strategy session in preparation for negotiations with non-union personal, specifically the Town Administrator.

**ROLL CALL VOTE: Ryan, yes; Perez, yes; Lee, yes.**

Meeting adjourned at 7:31 p.m.

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Marcie M. Lee, Clerk

Respectfully submitted by Christine Eaton, Executive Assistant.

*List of documents included in the March 5, 2025 Meeting Packet:*

- *Application for a new Wines & Malt Beverages On-Premise Liquor License for Vineyard Farm Enterprise Inc. dba. Vineyard Farm located at 175 East Center Street, West Bridgewater, MA*
- *Nicholas Iafrate's Employment and Employment Contract as Inspector of Buildings / Zoning Enforcement Officer*
- *Kerry Buckley's Employment Contract as Office Manager for the Water Department*
- *Budget Hearings: FY26 Budgets:*
  - o *5410 – Council on Aging*
  - o *1230 – Planner / Coordinator of Inspectional Services*
  - o *1950 – Waste Water Treatment Facilities*
  - o *5110 – Board of Health*
  - o *1710 – Conservation Commission*
  - o *1715 – Open Space Committee*
  - o *4940 – Tree Warden*
  - o *2410 – Building Inspector*
  - o *2420 – Gas / Plumbing*
  - o *2450 – Electrical Inspector*
  - o *1940 – Town Hall*
  - o *1610 – Town Clerk*
  - o *1630 – Election/Registration*
  - o *6920 – Veterans/Memorial Day*
- *Meeting Minutes of February 5, 2025 and February 18, 2025*
- *Mobile Food Vendor Permitting Policy*
- *Transient Vendor Licensing Policy*
- *Housing Authority Request to Waive Building Department Permit Fees*
- *Kenneth Barry's Retirement from the DPW*
- *Approve Funds for Howard School Basketball Court*



Minutes of the Board of Selectmen Meeting of Wednesday, March 19, 2025.  
Present were Jeffrey P. Ryan, Chairman, via telephone, Michael A. Perez, Vice Chair and Marcie M. Lee, Clerk, also present was David L. Gagne, Town Administrator. The meeting convened at 6:20 p.m. in the Eldon F. Moreira Board of Selectmen Meeting Room, 2<sup>nd</sup> Floor, Town Hall, 65 North Main Street, West Bridgewater, MA 02379.

Also, Present:

Art Cabral, Chairman Water Commission  
Dylan Cragin, Water Commission  
John Cruz, Water Commission  
Maurice McCarthy  
Paula Bunker  
Brenda DeRito, Applicant – Head Secretary/Assistant to the Tax Collector  
David Moore, Interim Building Commissioner  
Daniela Nilsson, Principal Assessor  
Cheryl Cambria, Community Preservation Committee  
Tim Nixon, Chief of Police  
Jessica Aldred, SERSD – School Committee  
Mark Morris, SERSD – Assistant Superintendent of Finance  
David Schmeer, School Committee  
Kara Lizardi, School Committee  
Christine Myaskovsky, School Committee  
Robyn Dragonetti, School Committee  
Kathy Grant, School Department Business Manager  
Mark Bodwell, School Superintendent

Chairman Ryan called the meeting to order at 6:20 p.m.

Chairman Ryan stated that the meeting would be recorded and that some or all parts of the meeting may be used by our local access company to be shown on local access along with internet feeds and clips which may be used separately from the video of the entire meeting. A full recording of the meeting will be posted on the West Bridgewater Community Access Video On Demand website at <https://wb-cam.org/vod/>.

The Board led the Pledge of Allegiance.

Chairman Ryan stated first on the agenda was a joint meeting with the Water Commissioners.

Chairman Ryan turned the meeting over to Chairman Cabral to open the Water Commissioners meeting.

Chairman Ryan stated he would entertain a motion to enter into Executive Session, to return to Open Session, for purposes of conducting a strategy



session in preparation for negotiations with non-union personal, in coordination with the Water Commission, specifically the Office Manager for the Water Department. The Board of Selectmen will return to Open Session at the conclusion of Executive Session.

**ROLL CALL VOTE: Ryan, yes; Perez, yes; Lee, yes.**

Chairman Cabral stated he would entertain a motion to enter into Executive Session, not to return to Open Session, for purposes of conducting a strategy session in preparation for negotiations with non-union personal, in coordination with the Board of Selectmen, specifically the Office Manager for the Water Department. The Water Commission will not return to Open Session at the conclusion of Executive Session.

**ROLL CALL VOTE: Cabral, yes; Cragin, yes; Cruz, yes.**

The Board entered Open Session at 6:39 p.m.

Mr. Perez **MOVED** to accept Kerry Buckley's Employment Contract as Office Manager for the Water Department, as presented. Ms. Lee seconded and so voted unanimously.

Mr. Perez **MOVED** to increase the hours for the Principal Clerk for the Water Department, Kelly Cataldo from 20 hours to 30 hours. Ms. Lee seconded and so voted unanimously.

David Moore discussed with the Board his transition out of the Building Department and thanked them for their confidence in him. In turn, the Board thanked Mr. Moore for all he has done for the Town.

Mr. Perez **MOVED** to ratify Brenda DeRito's Employment as Head Secretary/Assistant to the Tax Collector, effective March 24, 2025, Ms. Lee seconded and so voted unanimously.

Ms. Nilsson and Ms. Bunker from the Assessors provided an overview of the changes to the Heroes Act.

Chief Nixon presented the FY26 Police Department and Animal Control Budget.

Ms. Cambria presented the FY26 Community Preservation Committee Budget.

Mr. Morris presented the FY26 Southeastern Regional School Budget.

Mr. Bodwell presented the FY26 School Budget.

Mr. Gagne presented the FY26 Moderator, Board of Selectmen, Finance Committee, Finance Committee Reserve, Insurances, Sealer of Weights and Measures, Veterans, Historical Commission, Benefits Budgets and Capital Budget Report.

Mr. Gagne and the Board discussed the need for a Veteran's Services Assistant position and the possibility of zeroing out that budget line item.

Mr. Perez **MOVED** to zero out line numbers 5112 and 5140 from the Veteran Service's Budget, Ms. Lee seconded and so voted unanimously.

Mr. Perez **MOVED** to approve the Meeting Minutes of February 18, 2025, Ms. Lee seconded and so voted unanimously.

Mr. Perez **MOVED** to accept the Meeting Minutes of March 5, 2025 for review, Ms. Lee seconded and so voted unanimously.

The Board discussed a Site Plan Review / Special Permit from the Planning Board for Lighthouse Yoga & Wellness located at 345 W. Center St., Unit 2, expressing that they had no comments in response.

The Board chose a picture for the Annual Town Report.

The Board discussed the Town Report dedication.

Mr. Perez **MOVED** to dedicate the 2024 Annual Town Report to Eldon F. Moreira and have an in memoriam for the others who have passed in 2024.

Mr. Perez **MOVED** to award the SERSG DPW Services contracts 14 & 15 for Line Painting, Ms. Lee seconded and so voted unanimously.

Mr. Perez **MOVED** to approve the Class II License Name Change for The Car Lot to Monty's Cycle Shop Inc., Located at 715 N. Main Street, Ms. Lee seconded and so voted unanimously.

Mr. Perez **MOVED** to accept Howard Anderson's resignation from the Planning Board, Ms. Lee seconded and so voted unanimously.

Mr. Gagne informed the Board of a request to use town grounds for Field Day on April 27, 2025.

Mr. Gagne informed the Board of the release of Chapter 90 funds.

Mr. Gagne informed the Board that the COA had to replace their freezer. Mr. Gagne explained the COA might need an end of year transfer in order to cover this expense.

Mr. Gagne reviewed a proposed Finance Committee By-Law change to improve the appointment process. The Board indicated they were in favor of the change.

Mr. Gagne informed the Board that Candidate Night was March 24, 2025.

Mr. Gagne informed the Board their next meeting was April 2, 2025.

Mr. Perez **MOVED** to adjourn, Ms. Lee seconded and so voted unanimously.

Meeting adjourned at 8:56 p.m.

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Marcie M. Lee, Clerk

Respectfully submitted by Christine Eaton, Executive Assistant.

*List of documents included in the March 19, 2025 Meeting Packet:*

- *Kerry Buckley's Employment Contract*
- *Water Commissioner Request for Increase In Hours for Principal Clerk Kelley Cataldo*
- *Brenda DeRito's Employment Letter as Head Secretary/Assistant to the Tax Collector*
- *Meeting Minutes of February 18, 2025 and March 5, 2025*
- *Budget Hearings: FY26 Budgets:*
  - o *2100 – Police Department*
  - o *2920 – Animal Control*
  - o *Community Preservation Committee*
  - o *3200 – Southeastern Regional School*
  - o *3000 – Education*
  - o *1140 – Moderator*
  - o *1220 – Board of Selectmen*
  - o *1310 – Finance Committee*
  - o *1320 – Finance Committee Reserve*
  - o *1930 – Insurances*
  - o *2440 – Sealer of Weights and Measures*
  - o *5430 – Veterans*
  - o *6910 – Historical Commission*
  - o *9100 – Benefits*
  - o *Capital Budget Report*
- *Site Plan Review / Special Permit – Planning Board – Lighthouse Yoga & Wellness – 345 W. Center St., Unit 2*
- *Pictures for Annual Town Report*
- *Annual Town Report Dedication*
- *SERSG DPW Services Contracts 14&15 (Line Painting)*

- *Class II License Name Change for The Car Lot to Monty's Cycle Shop Inc., Located at 715 N. Main Street*
- *Howard Anderson's Resignation from the Planning Board*
- *Request to Use Town Hall Parking Lot and Roads – WBYAA Field Day*
- *FY26 Chapter 90 Funds*
- *Finance Committee -- Appointment Process By-Law Change*
- *Local Election Debate March 24, 2025 Flyer*



# Board of Selectmen

65 North Main Street  
West Bridgewater, MA 02379  
Telephone (508) 894-1267  
Fax (508) 894-1269

## VOLUNTEER INFORMATION FORM

Name: Maia Shelby Hay Date: 17 March 2025

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Occupation: Artist

Board/Committee for which you are applying: Agricultural Commission

Second Choice of Board/Committee, if any: n/a

Please outline any relevant experience for the appointment sought:

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Please outline any education, or training that may be relevant to the appointment sought:

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Please list any prior volunteer experience or service on Town Boards:

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Please list special skills or talents pertinent to the appointment sought:

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Please explain why you are applying for this position:

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Please save the completed form and send via email to: [ceaton@westbridgewater.gov](mailto:ceaton@westbridgewater.gov) This form will serve as your official application for a volunteer position. You may also attach a resume to the email. We will confirm receipt of your application and let you know if an interview is required. You may also fax your completed form to 508-894-1269 or mail the form to Board of Selectmen, 65 North Main Street, West Bridgewater, 02379. Thank you for your desire to serve the Town.

---

Re: Agricultural Committee

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From J.Daniel Howard <swampdan@gmail.com>  
Date Tue 3/18/2025 8:32 AM  
To Christine Eaton <ceaton@westbridgewater.gov>

Yes, I would.

On Mon, Mar 17, 2025 at 2:48 PM Christine Eaton <[ceaton@westbridgewater.gov](mailto:ceaton@westbridgewater.gov)> wrote:  
Good afternoon,

I received the attached volunteer form from Maia Hay. Would you like the Board to make this appointment?

Thanks,



Christine Eaton  
Executive Assistant  
Board of Selectmen  
65 North Main Street  
West Bridgewater, MA 02379  
tel: 508-894-1267  
fax: 508-894-1269

Please be aware that effective January 13 email addresses will change from [wbridgewater.com](http://wbridgewater.com) to [westbridgewater.gov](http://westbridgewater.gov). Please update your contact information.

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3/17/25

To Whom It May Concern,

With this letter, I, Robert Anderson, an employee of the West Bridgewater Department of Public Works, am officially providing notification of my retirement on June 20th 2025.

I have enjoyed my time working at the DPW and am grateful for the opportunities I've received during my time here. Thank you.

Sincerely,



Robert D. Anderson





## Board of Selectmen

Town Hall  
65 North Main Street  
West Bridgewater, MA 02379  
508-894-1267  
Fax: 508-894-1269

### Request to Use Town Hall Parking Lot and/or Grounds

*Form must be submitted by requestor at least one week prior to the requested date of use.*

Any entity requesting a **one time use** of the Town Hall parking lot, grounds at the Transfer Station, and/or public roads for events such as road races, must first receive written approval of the Town Administrator (or the Assistant Town Administrator in the Town Administrator's absence).

Requestor/Applicant: Joanne MacMillan / WBMSHS

Address: 155 W Center St. WB

Telephone: 508-894-1220 x 1306

Email: jmacmillan@wbridgewater.com

For use of (check applicable):

☐ Town Hall Parking Lot\*

☒ Transfer Station

☒ Public Roads (provide street names) Corner of Spring + Howard

\*Please note that Town Hall Gazebo, War Memorial Park, and Friendship Park requests are handled by the Department of Public Works.

Requested Date of Use: May 3, 2025

Requested Rain Date (if applicable): n/a

Requested Hours of Use: 8-12 AM PM

Number of Guests: 60 w/chaperones

need  
cones  
set up  
→

Number of Vehicles: Approx 5 every hour

Purpose of Use: Toll Road Fundraiser

It is further understood that WBMSHS shall indemnify and save harmless the Town of West Bridgewater against any and every claim, demand, right or cause of action, of whatsoever kind or nature arising directly out of or by reason of the operation of the said function of toll road fundraiser including, but not limited to, any and every said claim, demand, right or cause of action, of whatsoever kind or nature of agents, servants, employees and passengers of the applicant. If any action or other legal proceedings shall be brought or instituted against the town on account any such claims, the applicant will assume the defense thereof, and will indemnify and save harmless, the town all costs, expense, counsel fees and judgments resulting therefrom.

Signed by Requestor: J. MacDermott

Date: 3-18-2025

**ACKNOWLEDGEMENT:**

Applicant acknowledges that they have received the rules for Events at the Transfer Station and understands they must be followed by all participants.

J. MacDermott  
Applicant Signature

*THIS PORTION IS TO BE FILLED OUT BY TOWN OFFICIALS*

Town Approval by: [Signature]

Date: 3/19/25

Comments: \_\_\_\_\_

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**Fwd: River Street - Permanent Sidewalk and Wall Easement**

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From David Gagne <[dgagne@westbridgewater.gov](mailto:dgagne@westbridgewater.gov)>

Date Mon 3/24/2025 4:23 PM

To Christine Eaton <[ceaton@westbridgewater.gov](mailto:ceaton@westbridgewater.gov)>; Anne Iannitelli <[aiannitelli@westbridgewater.gov](mailto:aiannitelli@westbridgewater.gov)>; Linda Torres <[ltorres@westbridgewater.gov](mailto:ltorres@westbridgewater.gov)>

 9 attachments (586 KB)

Metcalf Waiver of Damages.pdf; Right-of-Entry.pdf; 16121.053\_River Street Sidewalk Easement\_Description 2024-12-10.pdf; 16121.053-RiverStEasement-2024-12-10.pdf; 91x36-7195380425376587330.png; 20x20-10513416113306309237.png; 20x20-1946113266696846094.png; 20x20-17915233192286116612.png; 313x41-13307613309378215355.png;

Hi Christine

Please place these documents on the next BOS meeting under my report. I will ask the BOS to execute the Right Of Entry. Once the BOS signs, please pdf the Right of Entry to me and provide Annie the hard copy along with the supporting documents for her records

Thank you

David L. Gagne  
Town Administrator  
Town of West Bridgewater  
65 North Main Street  
West Bridgewater MA 02379  
(508) 894 1267

----- Forwarded message -----

From: **James Noyes** <[jnoyes@gpinet.com](mailto:jnoyes@gpinet.com)>

Date: Mon, Mar 24, 2025 at 8:15 AM

Subject: River Street - Permanent Sidewalk and Wall Easement

To: David Gagne <[dgagne@westbridgewater.gov](mailto:dgagne@westbridgewater.gov)>

Cc: Thomas Gay Jr. <[tpgay@ggflaw.com](mailto:tpgay@ggflaw.com)>, Phil McNulty <[pmcnulty@westbridgewater.gov](mailto:pmcnulty@westbridgewater.gov)>, [ltorres@westbridgewater.gov](mailto:ltorres@westbridgewater.gov) <[ltorres@westbridgewater.gov](mailto:ltorres@westbridgewater.gov)>

Good morning Dave, attached, please find the plan and written description of the permanent sidewalk and wall easement on River Street. I will bring the mylar original and 5 copies of the plan to your office on Tuesday.



I've also attached the Waiver of Damages signed by the trustees of the Metcalf property (Jeff Metcalf and Jill Hay), as well as the signed Right-of-Entry. The ROE is in case the work begins before the permanent easement has been recorded.

Please let me know if you have any questions or need anything else.

Jim

James Noyes

*Vice President / Senior Project Manager*

d 978.570.2972 | c 774.218.2076

[jnoyes@gpinet.com](mailto:jnoyes@gpinet.com) | [www.gpinet.com](http://www.gpinet.com)

**GPI**

Engineering | Design | Planning | Construction Inspection

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to [westbridgewater.gov](http://westbridgewater.gov). Please update your contact information.

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**TOWN OF WEST BRIDGEWATER, MASSACHUSETTS**

**RIVER STREET SIDEWALK CONSTRUCTION PHASE III**

**WAIVER OF DAMAGES**

We, Jill C. Hay and Jeffrey C. Metcalf, jointly, Trustees of the Metcalf Family Irrevocable Trust u/d/t dated December 2, 2021 and recorded with the Plymouth County Registry of Deeds in Book 57456, Page 296 (the "Owner") are the owners of the property located at 268 River Street, West Bridgewater, Massachusetts, which property is described more particularly in a deed recorded with said Registry of Deeds in Book 3532, Page 721 (the "Property").

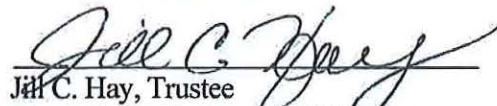
The Owner, in consideration of the sum of \$1.00 paid by the Town of West Bridgewater (the "Town"), which consideration the Owner acknowledges to be full compensation for all damages sustained by the Owner on account of an eminent domain taking to be made by the Town of West Bridgewater pursuant to an Order of Taking to be recorded by the Town of a permanent public sidewalk and wall easement in, on, and under the area of the Property shown as Parcel SW-W-1 on a plan entitled "Plan of Easement To Be Acquired By The Town of West Bridgewater, 268 River Street," prepared for The Town of West Bridgewater, prepared by Greenman Peterson, Inc., dated December 10, 2024 (the "Plan"), said Parcel SW-W-1 containing approximately 1,456 sq. ft. of land and being further described in the legal description attached hereto as Exhibit "A", hereby, individually and as Trustees of said Metcalf Family Irrevocable Trust, and on behalf of said Trust's beneficiaries, heirs, successors and assigns, release and forever discharge the Town and its successors and assigns from any and all debt, demands, actions, reckonings, bonds, covenants, contracts, agreements, promises, damages, liabilities, and any and all other claims of every kind, nature and description whatsoever, both in Law and Equity, from or in consequences of said taking, waive an appraisal of damages, waive all rights to damages for said taking under G.L. c. 79 and further waive all relocation benefits under G.L. c. 79A, if applicable. The Owner acknowledges receipt of a copy of the Plan and proposed Order of Taking.

Said easement shall include the right to excavate, construct, operate, maintain, repair, alter, rebuild and replace a sidewalk and wall within said Parcel SW-W-1 in perpetuity.

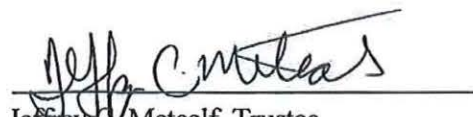
The undersigned further state that we are the present Trustees of the Metcalf Family Irrevocable Trust, said Trust has not been revoked or amended, and we have full authority to execute this Waiver of Damages in accordance with the terms of said Trust.

Executed under seal on this 14<sup>th</sup> day of March, 2025.

  
Witness

  
Jill C. Hay, Trustee  
Metcalf Family Irrevocable Trust

  
Witness

  
Jeffrey C. Metcalf, Trustee  
Metcalf Family Irrevocable Trust

**EXHIBIT "A"**

**PARCEL SW-W-1**

A parcel of land in the Town of West Bridgewater supposed to be owned by Jill C. Hay and Jeffrey C. Metcalf, Trustees of the Metcalf Family Irrevocable Trust, adjoining the southerly location line of the Ancient Town layout of River Street, the westerly location line of the 1935 Town layout of Forest Street, and bounded by the line described as follows:

Beginning at a point on the southerly location line of the Ancient Town layout of River Street, said point bearing S 48°24'31" W and being 84.79 feet distant from a stone bound with drill hole at N 2830301.0910, E 787356.7496, and extends thence, leaving said location line N 67°23'18" E 7.64 feet; thence northeasterly by a curve to the left of 5,028.00 feet radius 128.48 feet with a chord bearing N 66°39'23" E and a chord distance of 128.48 feet; thence S 24°04'32" E 5.00 feet; thence N 65°55'28" E 139.20 feet; thence N 24°04'32" W 5.00 feet; thence N 65°55'28" E 3.85 feet to a point on the westerly location line of the 1935 Town layout of Forest Street; said point bearing S 42°17'53" W and being 98.18 feet distant from a stone bound with drill hole at N 2830492.9463, E 787756.7423, and extends thence, following said location line southwesterly by a curve to the left about 13 feet to a point again on the southerly location line of the Ancient Town layout of River Street; thence, leaving said 1935 location line and following said Ancient location line southwesterly about 422 feet to the point of beginning; containing about 1,456 square feet.

Being shown as Parcel SW-W-1 on a plan titled: "Plan of Easement to be Acquired by the Town of West Bridgewater, 268 River Street, Prepared for The Town of West Bridgewater, West Bridgewater, Massachusetts, Plymouth County" Scale 1" = 20' dated December 10, 2024 prepared by Greenman-Pedersen, Inc., 181 Ballardvale Street, Suite 202 Wilmington, Massachusetts 01887.



TOWN OF WEST BRIDGEWATER  
MASSACHUSETTS

**RIGHT OF ENTRY**

**Owner of Record:** Jill C. Hay and Jeffrey C. Metcalf, Trustees of the Metcalf Family Irrevocable Trust

**Address:** 268 River Street, West Bridgewater, MA

**Stations:** N/A


**Parcel Number (ROW Plans) & Square Footage:** Parcel SW-W-1, containing 1,456 sq. ft.

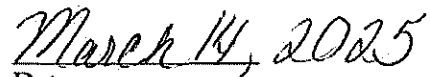
**Project:** River Street Sidewalk Construction Phase III

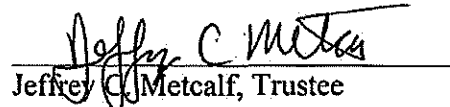
Permission is hereby given to the above municipality and its duly authorized agents to enter upon my property in connection with the construction of a sidewalk as to the above named project. We have reviewed the plans for this project and said plans are also available in the office of the Department of Public Works, 63 North Main Street, West Bridgewater, Massachusetts. The purpose of this Right of Entry is to allow for said municipality and its agents to carry out the work with manpower and machinery to install and construct a sidewalk and all activities incidental thereto on the area of my property described in the legal description of Parcel SW-W-1 attached hereto and made a part of this Right of Entry.

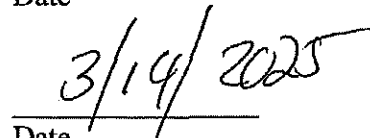
This Right of Entry is granted of our own free will. We waive our right to an appraisal and compensation for this Right of Entry. We have been advised of our right to receive just compensation for this Right of Entry. This entry is to be made without prejudice to our rights in the settlement of any claims for damages that may hereafter appear.

Granted by:

  
Jill C. Hay, Trustee  
Metcalf Family Irrevocable Trust

  
Date

  
Jeffrey C. Metcalf, Trustee  
Metcalf Family Irrevocable Trust

  
Date

Recommended by: \_\_\_\_\_

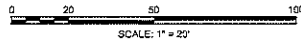
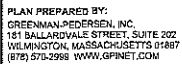
Authorized Town Official

### **PARCEL SW-W-1**

A parcel of land in the Town of West Bridgewater supposed to be owned by Jill C. Hay and Jeffrey C. Metcalf, Trustees of the Metcalf Family Irrevocable Trust, adjoining the southerly location line of the Ancient Town layout of River Street, the westerly location line of the 1935 Town layout of Forest Street, and bounded by the line described as follows:

Beginning at a point on the southerly location line of the Ancient Town layout of River Street, said point bearing S 48°24'31" W and being 84.79 feet distant from a stone bound with drill hole at N 2830301.0910, E 787356.7496, and extends thence, leaving said location line N 67°23'18" E 7.64 feet; thence northeasterly by a curve to the left of 5,028.00 feet radius 128.48 feet with a chord bearing N 66°39'23" E and a chord distance of 128.48 feet; thence S 24°04'32" E 5.00 feet; thence N 65°55'28" E 139.20 feet; thence N 24°04'32" W 5.00 feet; thence N 65°55'28" E 3.85 feet to a point on the westerly location line of the 1935 Town layout of Forest Street; said point bearing S 42°17'53" W and being 98.18 feet distant from a stone bound with drill hole at N 2830492.9463, E 787756.7423, and extends thence, following said location line southwesterly by a curve to the left about 13 feet to a point again on the southerly location line of the Ancient Town layout of River Street; thence, leaving said 1935 location line and following said Ancient location line southwesterly about 422 feet to the point of beginning; containing about 1,456 square feet.

Being shown as Parcel SW-W-1 on a plan titled: "Plan of Easement to be Acquired by the Town of West Bridgewater, 268 River Street, Prepared for The Town of West Bridgewater, West Bridgewater, Massachusetts, Plymouth County" Scale 1" = 20' dated December 10, 2024 prepared by Greenman-Pedersen, Inc., 181 Ballardvale Street, Suite 202 Wilmington, Massachusetts 01887. Said plan is to be recorded herewith.



(PLYMOUTH COUNTY REGISTRY OF DEEDS)

1. PARCEL SW-W-1 IS A PERMANENT EASEMENT TO BE CONVEYED TO THE TOWN OF WEST BRIDGEWATER FOR SIDEWALK AND WALL PURPOSES.
2. THE EXISTING MONUMENTATION SHOWN ON THIS PLAN AND THE LOCATION OF THE EXISTING LAYOUT LINES ARE FROM A FIELD SURVEY PERFORMED BY REED LAND SURVEYING, INC. DATED JULY 10, 2024.

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THOSE DIVIDING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE \_\_\_\_\_

JEFFREY P. BRADFORD, PLS #41892

SCALE: 1" = 20'

DECEMBER 10, 2024

# TOWN OF WEST BRIDGEWATER COMMUNITY CHOICE POWER SUPPLY PROGRAM

## STATUS REPORT Q4 2024

Prepared March 2025

This report has been prepared by Colonial Power Group with information/data being provided by the Competitive Supplier and National Grid. The purpose of the report is to provide information about the Town of West Bridgewater's Community Choice Power Supply Program, which currently provides competitive power supply to approximately 2,100 customers in the Town. The data provided by the Competitive Supplier is not available until three months after the month it is used. For example, power is *Used* in January, *Invoiced* in February, *Paid* in March and *Reported* in April.

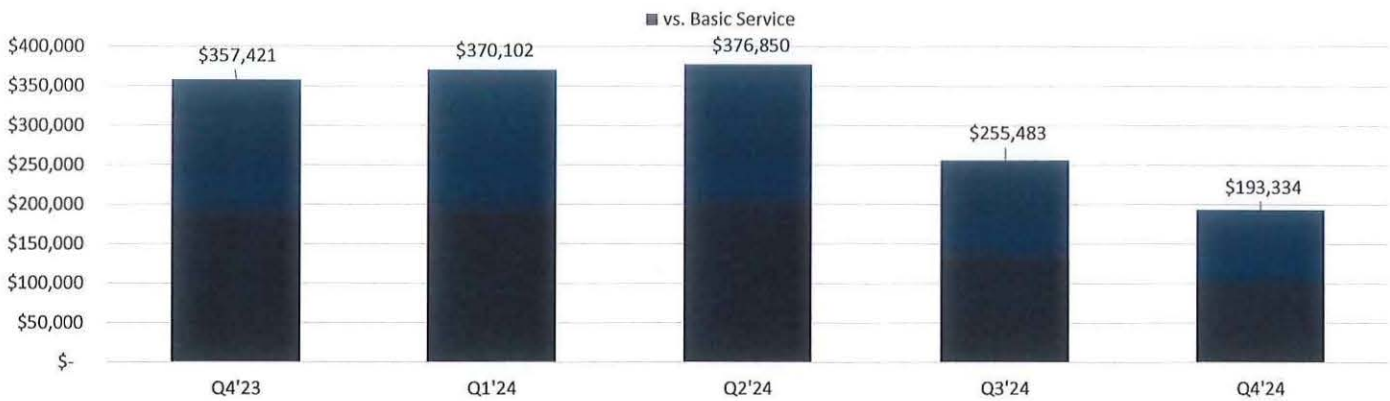
[Click here for more information about the Program](#)

PROGRAM RATES		
Term	November 2021- November 2024	November 2024- November 2027
Competitive Supplier	Direct Energy	Direct Energy
All Rate Classes	\$0.11350 / kWh Meets MA Req	\$0.12803 / kWh Meets MA Req

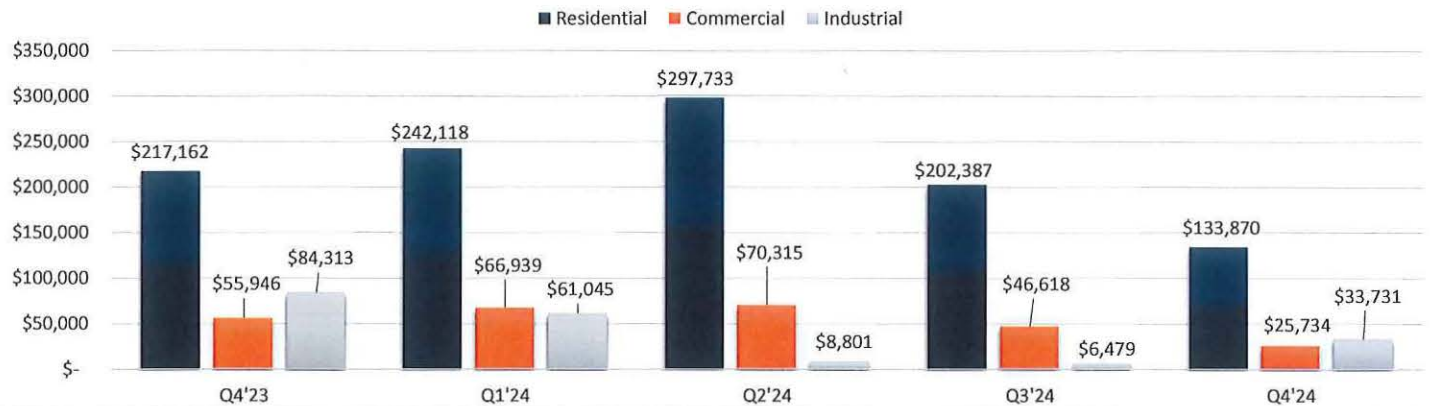
### COMPARISON TO NATIONAL GRID RATES

The Town's aggregation savings are directly tied to the margin of savings between the Program's rates and National Grid's corresponding Basic Service rates as well as the level of consumption by participating consumers. Basic Service rates change twice a year or more, depending on utility and rate class. As a result, the aggregation rate may not always be lower than the Basic Service rate. The goal of the aggregation is to deliver savings over the life of the Program against the Basic Service rate. However, such savings and future savings cannot be guaranteed.

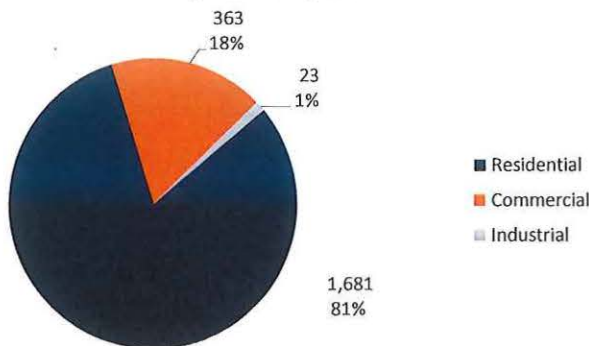
### TOTAL AGGREGATION SAVINGS



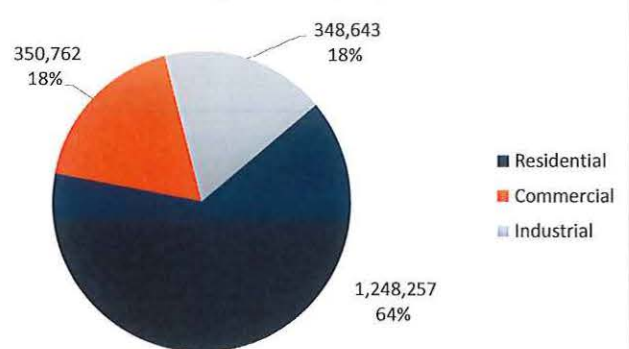
### AGGREGATION SAVINGS BY RATE CLASS



### AVERAGE METERS/MONTH: 2,067



### AVERAGE USAGE/MONTH: 1,947,662





# West Bridgewater Annual Town Clean-Up



**Saturday, April 12**  
**11 am - 1 pm**  
**First Church**  
**29 Howard St.**

## **Let's clean up West Bridgewater together!!**

Join the West Bridgewater Open Space and Recreation Committee and Winn Waste Innovations to help spruce up West Bridgewater. Gloves, bags and shirts will be supplied. Share areas that need cleaning and coordinate with friends on our Facebook page, West Bridgewater Open Space Committee and Conservation Commission.