

Site Assessment
for the
Bridgewater Fire Department
Bridgewater, MA



April 2021

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Site Assessment for the Bridgewater Fire Department Bridgewater, MA

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**Site Assessment
for the
Bridgewater Fire Department
Bridgewater, MA
April, 2021**

The Town of Bridgewater, MA has requested that Jacunski Humes Architects, LLC review three (3) sites that the town has identified as having the potential to accommodate the current and future space and site needs of the Bridgewater Fire Department.

The space and site needs criteria that will be utilized to determine the adequacy of these sites was previously outlined within a Space Needs Assessment, dated September 2020, and prepared by Jacunski Humes Architects, LLC. A summary of that document determined the following:

- Bridgewater Fire - Recommended Space Needs:
Fire Headquarters: 23,490 gross s.f.
Station 3 (West Side): 14,850 gross s.f.
- Bridgewater Fire - Recommended Site Needs:
Fire Headquarters: +/- 2.5 acres
Station 3 (West Side): +/- 1.5 acres

The Bridgewater Fire Department has determined that the optimal location for fire apparatus within the community would be as follows:

- Central Business District
- Westside Facility (Scotland region)
- Eastside Facility (Station 2 – Prattown region)

The current Fire Headquarters, located at 22 School Street, currently serves the Central Business District and Westside (Scotland region). This facility, and related site, is not suitable to meet the space needs and site needs of the Bridgewater Fire Department and is no longer a consideration for continued use as a municipal fire location. While a Central Business District location is desired, it is understood that this facility may not be considered “headquarters” if an alternative site is available to meet that need.

The Bridgewater Fire Department, Station 2 (Prattown region), located at 774 Plymouth Street, continues to be a suitable location and facility to maintain services to the east side of the community. While improvements to Station 2 are desired to satisfy the current, and future, needs of the Bridgewater Fire Department, those improvement needs are secondary to finding a suitable solution for the Central Business District and the west side of town.

New developments and future potential for continued community expansion on the west side, Scotland region, of the community has necessitated the need to investigate options for fire response apparatus placed within this sector of the Town. No west side fire station has ever been provided for Bridgewater. While it is the desire of the Bridgewater Fire Department to place fire response apparatus and personnel within the west side of town, it has not been determined if a site within the west side can accommodate the needs as a “headquarters” facility or “fire substation”.

The three (3) sites to be evaluated are further describes as follows:

1. **106 Hale Street**
 - Map 34, Parcels 233 and 234
2. **0 Crescent Street**
 - Map 47, Parcel 115
3. **1185 Pleasant Street**
 - Map 72, Parcel 1

These three (3) sites will be further evaluated to determine if they can meet the communities need as follows:

- Central Business District location
- Westside (Scotland region) location
- Headquarters location
- Substation location

This site assessment will attempt to determine if each site is suitable and identify a desired use to solve the space and site needs of the Bridgewater Fire Department as indicated above.

This site assessment is based upon visual inspections of each site and cursory review of available documentation to determine if available land meets the initial criteria to support a new, modern, efficient Fire Department Facility for the Town of Bridgewater. This initial site assessment and review considers the following key components:

1. ACQUISITION COSTS
2. LOT SIZE RELATIVE TO SITE NEEDS ASSESSMENT
3. PARKING AVAILABILITY
4. SITE CONSTRUCTION AND DEVELOPMENT COSTS
5. LOCATION / ACCESS / TRAFFIC
6. VEHICULAR ACCESS AND EGRESS
7. UTILITIES
8. VISIBILITY
9. NEIGHBORHOOD IMPACT
10. ZONING RESTRICTIONS
11. WETLANDS
12. FLOOD PLAIN
13. CONVENIENCE

Based upon these findings, the Town of Bridgewater may elect to continue their review of these sites to gain additional insight into the viability of these sites to accommodate the current and future needs of the Bridgewater Fire Department. This initial site assessment should not be construed as an all-inclusive and exhaustive investigation of deeds, restrictions, easements, zoning, subsurface conditions, hazardous materials, required mitigations, utilities, or other conditions that may be impacted by existing construction.

END OF GENERAL INFORMATION

1. 106 Hale Street Map 34, Parcels 233 & 234

Property Statistics:

Current Owner:	Commonwealth of Massachusetts, c/o Bridgewater State University
Net Total Assessed Value:	\$925,600
Location:	Hale Street at Plymouth Street
Parcel Size:	1.546 acres
Existing Structures:	None, preciously removed
Existing Use:	Vacant
Zone:	CBD, Central Business District

Findings:

106 Hale Street is comprised of Parcel 233 and Parcel 234 and located on the easterly side of Hale Street at the intersection of Plymouth Street. The parcel(s) are currently owned by the Commonwealth of Massachusetts, c/o Bridgewater State University. No existing structures are currently present on the parcels with a former one-story business having been previously removed. The property is bordered by residential properties to the west, Bridgewater State University Welcome Center to the south, and an active commuter train line to the east. The northern end of the site is business use with one-story structures. The topography of the site can be characterized as primarily flat. The majority of the site is open space with no landscaping or natural vegetation present.

The entirety of the site, including the adjacent properties, has been determined by FEMA to be outside the flood zone.

The lot configurations of Parcels 233 and 234 combine to make a long, narrow, rectangular lot configuration of approximately 110' wide by 570' long. Overall parcel size is 1.546 acres. Sight lines along Hale Street are unrestricted to the North and South. The narrow end of the site along the southern border with Plymouth Street is adjacent to a surface crossing for the commuter train line and includes traffic signalization and gates in the event of train crossing. The intersection of Hale Street and Plymouth Street is controlled by a stop sign on Hale Street. Plymouth Street (Route 104) serves as an east-west primary road connecting the Bridgewater central business district and the adjacent Town of Halifax.

The subject property and the surrounding area are currently zoned "CBD" Central Business District. The construction of a municipal fire station for town or municipal use is allowed within all zones within the Town of Bridgewater (Zoning By-Laws).

Hale Street is a limited use, north-south arterial road within the Central Business District connecting Broad Street (Route 18) to the north and Plymouth Street (Route 104) to the south. The northern section of Hale Street contains single and multi-family residential properties, while the southern section of Hale Street contains residential and single story business occupancies. The overall width of Hale Street is narrow and could pose a concern for use by large fire apparatus.

Adjacent properties are currently served by municipal sewer, water and storm drainage systems. The street is currently supplied with a 3-phase electric service and communication lines supplied through overhead service and pole mounted transformers located on the opposite side of Hale Street from the parcel. A natural gas utility is available in the street.

The site is currently owned by the Commonwealth of Massachusetts, c/o Bridgewater State University. It has been conveyed to the Town of Bridgewater that the University has expressed an interest in utilizing this site as a potential location for a new campus police facility. The close proximity to the University's Welcome Center makes this site a prime location for the relocation of campus police, communications, and security operations as both prospective students and parents can witness the University's priority to campus safety. If this site is being investigated to meet the needs of the Bridgewater Fire Department, the inclusion of University police operations shall be incorporated into that concept.

1. 106 Hale Street: Parcels 233 & 234



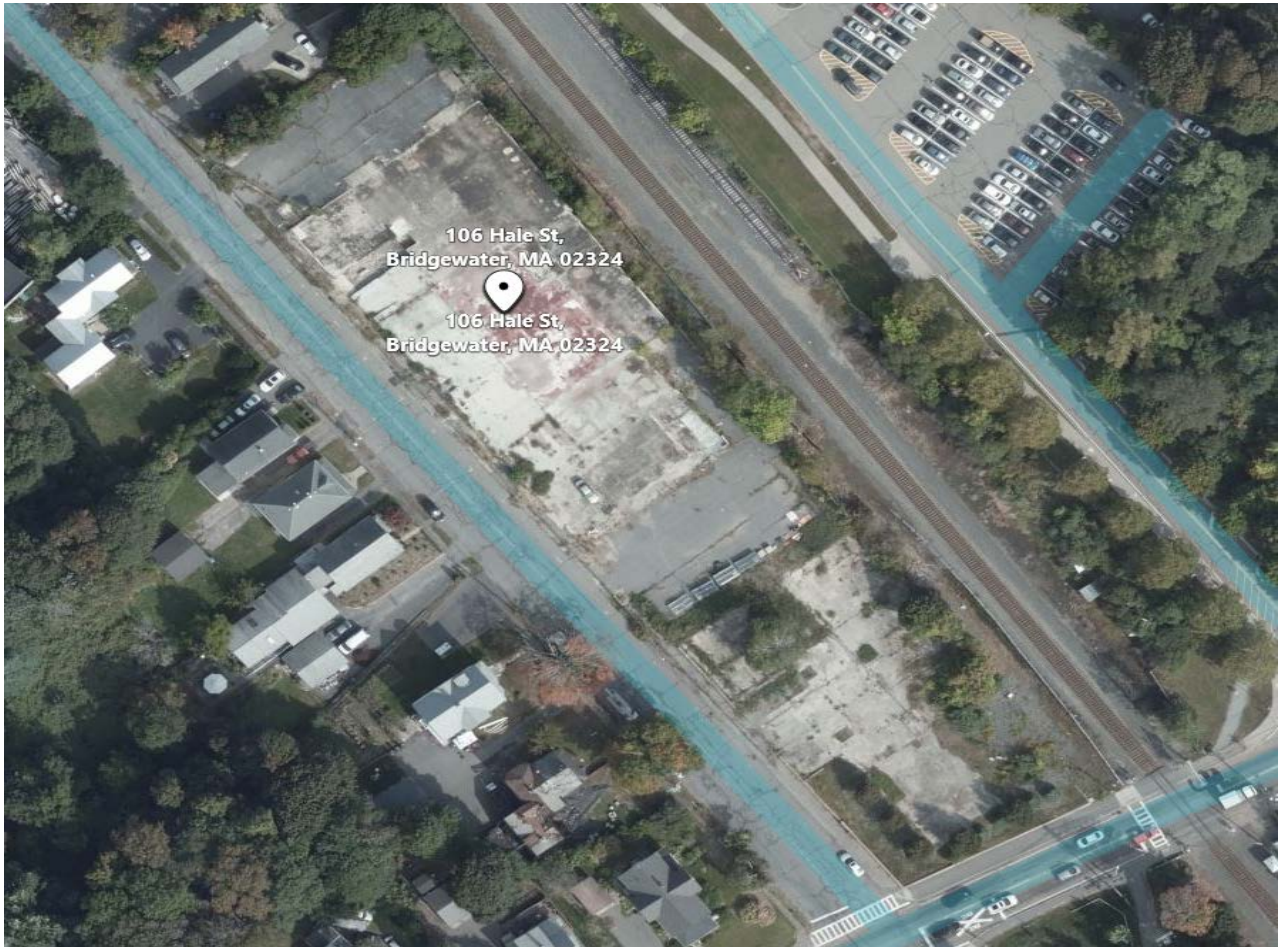
Aerial View looking down at 106 Hale Street site with former building still in place

2. 106 Hale Street: Parcels 233 & 234



106 Hale Street looking north from Plymouth Street

3. 106 Hale Street: Parcels 233 & 234



Aerial View looking down at 106 Hale Street site with former building removed

4. 106 Hale Street: Parcels 233 & 234



View of former building on 106 Hale Street property (since removed) looking south

5. 106 Hale Street: Parcels 233 & 234



View of 106 Hale Street looking north from Plymouth Street

6. 106 Hale Street: Parcels 233 & 234



View of 106 Hale Street looking south

2. 0 Crescent Street Map 47, Parcel 115

Property Statistics:

Owner:	Town of Bridgewater, MA
Net Total Assessed Value:	\$1,586,300
Location:	45 Crescent Street opposite Fremont Street
Parcel Size:	49.970 acres
Existing Structures:	Wood Framed Utility Building
Existing Use:	Recreation
Zone:	Ra/b, Residential A/B

Findings:

0 Crescent Street, Parcel 115 is a 49.970 acre parcel on the western side of Crescent Street and is currently utilized by the Town of Bridgewater for recreational purposes (Crescent Street Fields). The site is accessed from Crescent Street, near the intersection of Fremont Street and contains surface parking lot, playground structures, established softball fields (3 primary, 1 secondary), batting cage, and a one-story, wood framed utility / concession building. The property is bordered by undeveloped woodlands to the east, residential properties to the west, north, and south. The site has direct access onto Crescent Street at two (2) existing curb cut locations from the surface parking area. The site does not have any other access to established roadways from the parcel. The topography of the site can be characterized as primarily flat. The majority of the undeveloped site is wooded with available open space being utilized for recreational purposes or parking.

The entirety of the site, including the adjacent properties, has been determined by FEMA to be outside the flood zone.

Sight lines along Crescent Street are unrestricted to the north and south. Crescent Street serves as a minor north-south arterial road connecting Pleasant Street (Route 104, east-west connector) to the north and South Street (north-south connector) to the south. The intersection of Crescent Street and Pleasant Street is controlled through traffic signalization. The intersection of Crescent and South Street is controlled through a stop sign.

The subject property and the surrounding area are currently zoned "Ra/b" Residential. The construction of a municipal fire station for town or municipal use is allowed within all zones within the Town of Bridgewater (Zoning By-Laws).

Adjacent sites are currently served by municipal sewer, water, and storm drainage systems. Crescent Street is currently supplied with a 3-phase electric service supplied through overhead lines and pole mounted transformers. A natural gas utility is not available in Crescent Street.

1. Crescent Street: Parcel 115



Aerial View of Crescent Street looking north

2. Crescent Street: Parcel 115



Crescent Street at intersection with Fremont Street, looking south

3. Crescent Street: Parcel 115



Crescent Street park entrance looking north

4. Crescent Street: Parcel 115



Crescent Street intersection with Pleasant Street (Route 104)

3. **1185 Pleasant Street** **Map 72, Parcel 1**

Property Statistics:

Owner:	Town of Bridgewater
Net Total Assessed Value:	\$311,500
Location:	Pleasant Street, opposite Tabway Lane
Parcel Size:	9.007 acres
Existing Structures:	None
Existing Use:	Open Space
Zone:	GBD, Gateway Business District (200' from road)

Findings:

The 9.007 acre parcel to the north of Pleasant Street (Route 104) is a mostly undeveloped parcel. The property is bordered by Pleasant Street and residential properties to the south, Business Use to the west, and a large Eversource utility power substation installation to the north and east. The wooded portion of the site has slight topography with medium to small tree coverage with underbrush. Wetland soils / plant / and watercourses are present on the site and appears to border Pleasant Street and the western half of the parcel. Higher ground to the east of the site appears dry and available for future site development.

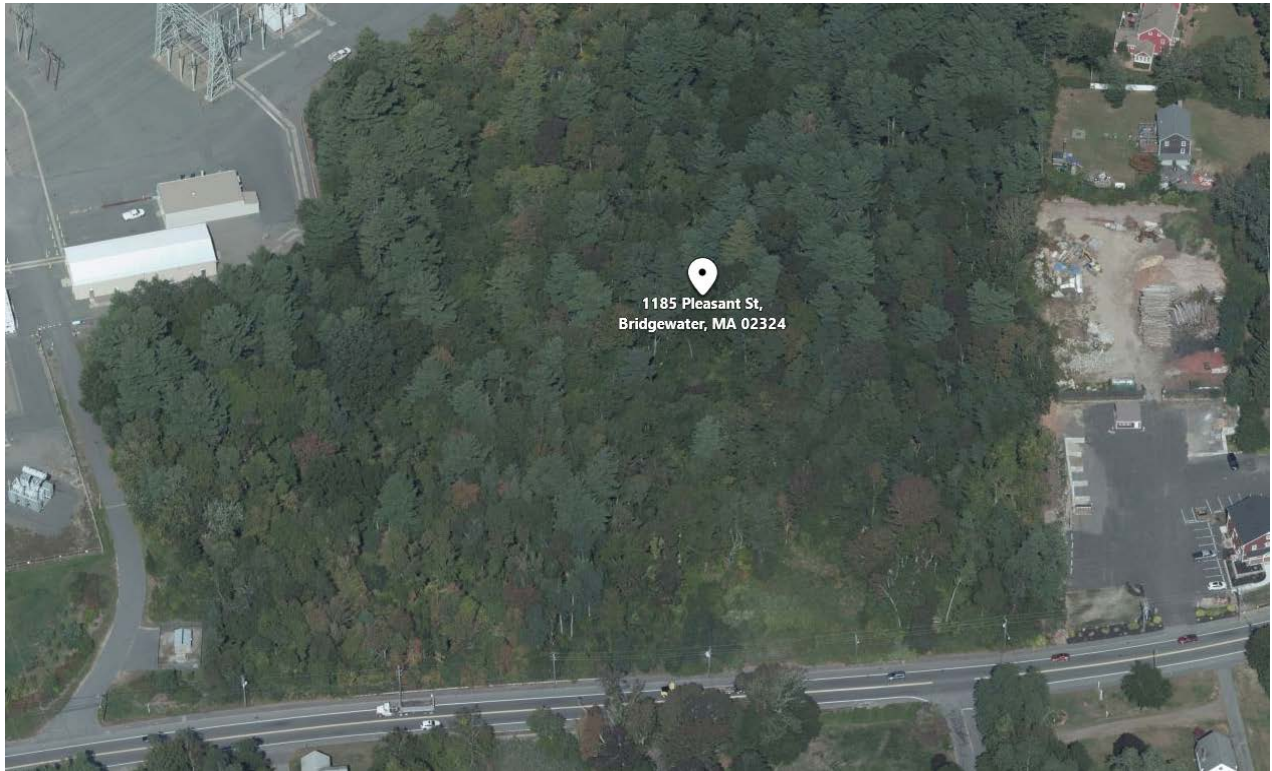
The entirety of the site, including the adjacent properties, has been determined by FEMA to be an area of minimal flood risk.

The lot configuration of 1185 Pleasant Street provides approximately 500' of frontage along Pleasant Street. Total parcel size is 9.007 acres. Sight lines along Pleasant Street are unrestricted to the East and West. Pleasant Street (Route 104) serves as a primary east-west road connecting the Bridgewater central business district to the east and Route 24, Interstate 495, and the adjacent Town of Raynham to the west. The overall width of Pleasant Street does not pose a concern for the use of large fire apparatus.

The subject property and the surrounding area are currently zoned "GBD" Gateway Business District. The construction of a municipal fire station for town or municipal use is allowed within all zones within the Town of Bridgewater (Zoning By-Laws).

Adjacent properties are currently served by municipal sewer, water and storm drainage systems. The street is currently supplied with a 3-phase electric service and communication lines supplied through overhead service and pole mounted transformers located on the subject side of Pleasant Street. A natural gas utility is available in the street.

1. 1185 Pleasant Street: Parcel 1



Aerial of 1185 Pleasant Street looking north

2. 1185 Pleasant Street: Parcel 1



View of 1185 Pleasant Street looking east (wooded parcel on left)

3. 1185 Pleasant Street: Parcel 1



View of 1185 Pleasant Street looking west at intersection with Tabway Lane

4. 1185 Pleasant Street: Parcel 1



View of 1185 Pleasant Street looking north

Executive Summary

This Site Assessment Study has examined three (3) parcels of property to provide for the needs of a modern, efficient, attractive, and cost-effective Fire Station(s) for the Town of Bridgewater, MA.

Each site (or combination of sites) that was evaluated has the potential to accommodate a new fire facility based upon current and future needs of the Bridgewater Fire Department. It is the goal of this report to identify each site's optimal use that provides the "greatest potential" for the Town of Bridgewater and the Bridgewater Fire Department.

This "greatest potential" evaluation is contingent upon the following factors:

- 1. COST TO THE TOWN OF BRIDGEWATER - ACQUISITION COSTS**
- 2. LOT SIZE RELATIVE TO SITE NEEDS ASSESSMENT**
- 3. PARKING AVAILABILITY**
- 4. SITE CONSTRUCTION AND DEVELOPMENT COSTS**
- 5. LOCATION / ACCESS / TRAFFIC**
- 6. VEHICULAR ACCESS AND EGRESS**
- 7. UTILITIES**
- 8. VISIBILITY**
- 9. NEIGHBORHOOD IMPACT**
- 10. ZONING RESTRICTIONS**
- 11. WETLANDS**
- 12. FLOOD PLAIN**
- 13. CONVENIENCE**

Each site is further evaluated to determine if the site is suitable for fire "headquarters", or "west side substation", or "central business district" presence.

Based on the information contained in this Site Assessment Study, the following sites are further evaluated for consideration by the Town of Bridgewater:

1. 106 Hale Street: Parcels 233 & 234

The 106 Hale Street parcel(s) are not owned by the Town of Bridgewater and any further consideration of this site must also include the potential to co-occupy the site with Bridgewater State University for public safety use.

The only viable option for this parcel is to further investigate this site as a potential Central Business District substation location. If suitable, the close proximity of this site to the Bridgewater Central Business District and to Bridgewater State University would make having fire apparatus in this location a preferred option.

The site is serviced by all major utilities and the recent removal of existing structures on the site will make further development easier to accomplish.

The major concerns of this site are the clearance width of Hale Street and the overall dimensions of the property. The site depth of +/-110' will not provide adequate apparatus bay depth with an appropriate apron depth onto Hale Street. In addition, the overall width of Hale Street will not provide a sufficient turning radius for apparatus entering the roadway without crossing into opposing traffic. A "drive-through" apparatus bay will also not be an option on this parcel due to lot size and configuration. The adjacent commuter train rail bed will not allow any site expansion to the west, and expansion is also not possible to the south and east due to established roadway networks.

The interest of Bridgewater State University to utilize this site for their Public Safety / Police / Communications / Security use will also impact the available land for development of fire substation and associated parking demands. Based upon historical data only, it would be my assumption that the BSU Public Safety needs assessment would result in a minimum area of +/- 6,000 s.f. and associated parking for security vehicles and staff.

The ability to egress the site onto adjacent Plymouth Street is also compromised by existing topography, available width, and the close proximity to the signalized train crossing. In the event of train crossings, the traffic along Plymouth Street will be stopped and traffic will back up along Plymouth Street in the westerly direction. This potential for stopped traffic at a train crossing could impact exiting vehicles onto Plymouth Street with large turning radius requirements. A slight incline in the topography of Plymouth Street will also need to be mitigated at this location.

This site will provide great visibility as a site for BSU Public Safety and could provide a suitable location for a CBD fire substation if the available land allows. Neighborhood impacts would be a concern for the residential properties to the west of the site along Hale Street.

No visible concerns for zoning restrictions, wetland soils conditions, or flooding are present on this site.

2. 0 Crescent Street: Map 47, Parcel 115

The town-owned land listed as 0 Crescent Street is located on the west side of Crescent Street and currently is being utilized as recreational use by the Town of Bridgewater. The parcel is 49.970 acres with a street address of 45 Crescent Street. While the parcel is large in area, the only street access is from a limited lot adjacency onto Crescent Street. All other property borders are abutting established residential areas.

The existing 49.970 acres are currently developed for established playground space and softball diamonds (total of 3 major, 1 minor). A one-story concession / storage building is constructed to support the ballfields. A large area of unpaved surface area is designated as parking and is accessed by entrance / exit curb cuts onto Crescent Street.

Crescent Street is a north-south arterial roadway that connects Pleasant Street (Route 104) to the north and South Street to the south. Route 104 is a primary east-west route within Bridgewater and South Street is a primary north-south route within Bridgewater. While the site location may prove to be an asset for fire apparatus within this region of the town, access to Pleasant Street (Route 104) is restricted by traffic signalization and the primary north-south route (Bedford Street / Route 28) is not convenient from Crescent Street. Access to other regions of the Town from this location will also be negatively impacted by established traffic signalizations in the area.

Areas of undeveloped land within close proximity to Crescent Street appear to contain wetland soils and small bodies of water and are not suitable for development. The areas of undeveloped woodlands are primarily level topography, but located the furthest distance from Crescent Street and not accessible to other established streets.

Available utilities along Crescent Street are power, sanitary sewers, water, and storm drainage. No gas service is available along Crescent Street.

The installation of a Fire Headquarters facility, or Fire Substation Facility, within this parcel will have an impact on the residential character of Crescent Street. Available land area to construct a fire facility will also have the potential to impact established playfields, recreational use, and parking.

3. 1185 Pleasant Street: Parcel 1

The town-owned land listed as 1185 Pleasant Street (Route 104) is located on the west side of Town and on the north side of Pleasant Street and currently is undeveloped woodlands. The parcel is 9.007 acres with a street address of 1185 Pleasant Street. Street access to the property is available along a wide section of Pleasant Street (+/-500'). All other property borders are abutting established commercial areas. Several residential properties are located on the southern side of Pleasant Street.

The Town of Bridgewater has established a 200' deep section of property along Pleasant Street as a Gateway Business District (GBD) Zone. The expressed purpose of this zone is to "preserve and maintain the historic character of the neighborhood that defines the gateway into Bridgewater while facilitating economic development, minimizing traffic impacts, and utilizing the advantage of the highly visible and accessible location" (Town of Bridgewater Zoning Bylaws). Development within the GBD zone is subject to further reviews by the Design Review Committee to reinforce the development that is encouraged within the Zoning Bylaws.

Pleasant Street is a primary east-west arterial roadway that connects the Central Business District to the east with Route 24 / Interstate 495 to the west. Access to the western regions of the town is highly desirable from this location and access to the CBD of Bridgewater is 2.7 miles, or 6 minutes by vehicle.

The area of undeveloped woodlands appears to be small to large tree growth with slight underbrush. A walk of the parcel reveals existing water courses, water bodies, streams, and vernal pools on the western half of the parcel and along Pleasant Street. A new roadway into the parcel may need to impact areas of wetlands. The eastern portion of the site appears to be of a higher elevation and not containing wetlands. All future development of the parcel should be assumed to be within the buffer areas of adjacent wetlands. The site is not prone to flooding.

To the north and east of the parcel is a primary electrical substation that supports high power overhead transmission lines that extend north and south of the property. This development should pose little negative impact to the site. Conversely, the use of this facility as a fire station should have little impact on the electrical substation. Commercial properties to the east should also have little impact on the development of this site for fire response. Existing site lines for egress / access to the property onto Pleasant Street are exceptional in both the east and west direction. Residential properties to the south of Pleasant Street are set far from the roadway and buffered by vegetation. Only one residential property (1198 Pleasant Street) exits directly onto Pleasant Street. The overall width of Pleasant Street is well established and should not prove a hardship for the turning radius of large apparatus entering onto Pleasant Street. No concerns for existing topography are present along Pleasant Street.

Available utilities along Crescent Street are power, natural gas, sanitary sewers, water, and storm drainage. The existing power is on overhead transmission lines and located on the subject side of Pleasant Street and convenient for use.

The installation of a Fire Headquarters facility, or Fire Substation Facility, within this parcel will have a positive impact on fire response to the west side (Scotland region) of the community. Available land area to construct a fire facility is available through site clearing efforts. The available land area will support the space needs and site needs of a new Bridgewater Fire Headquarters facility with remaining land area being preserved as open space or wetlands.

Site Evaluation Criteria

SITE: **106 Hale Street: Map 34, Parcels 233 & 234**

GROSS AREA: 1.546 acres

CRITERIA:	IDEAL SITE	THIS SITE
LOT SIZE RELATIVE TO SITE NEEDS ASSESSMENT	12	<u>6</u>
ACQUISITION COSTS	10	<u>8</u>
PARKING AVAILABILITY	10	<u>7</u>
SITE CONSTRUCTION COSTS	10	<u>8</u>
LOCATION / ACCESS / TRAFFIC	8	<u>5</u>
VEHICULAR ACCESS AND EGRESS	8	<u>4</u>
UTILITIES	8	<u>6</u>
VISIBILITY	6	<u>4</u>
NEIGHBORHOOD IMPACT	6	<u>4</u>
PUBLIC TRANSPORTATION ROUTE	6	<u>6</u>
ZONING RESTRICTIONS	4	<u>4</u>
WETLANDS	4	<u>4</u>
FLOOD PLAIN	4	<u>4</u>
CONVENIENCE	4	<u>3</u>
TOTAL RANKING	100	<u>73</u>

Site Evaluation Criteria

SITE: **0 Crescent Street: Map 47, Parcel 115**

GROSS AREA: 49.970 acres

CRITERIA:	IDEAL SITE	THIS SITE
LOT SIZE RELATIVE TO SITE NEEDS ASSESSMENT	12	<u>12</u>
ACQUISITION COSTS	10	<u>10</u>
PARKING AVAILABILITY	10	<u>10</u>
SITE CONSTRUCTION COSTS	10	<u>8</u>
LOCATION / ACCESS / TRAFFIC	8	<u>4</u>
VEHICULAR ACCESS AND EGRESS	8	<u>4</u>
UTILITIES	8	<u>6</u>
VISIBILITY	6	<u>4</u>
NEIGHBORHOOD IMPACT	6	<u>3</u>
PUBLIC TRANSPORTATION ROUTE	6	<u>4</u>
ZONING RESTRICTIONS	4	<u>4</u>
WETLANDS	4	<u>3</u>
FLOOD PLAIN	4	<u>4</u>
CONVENIENCE	4	<u>2</u>
TOTAL RANKING	100	<u>78</u>

Site Evaluation Criteria

SITE: **1185 Pleasant Street: Map 72, Parcel 1**

GROSS AREA: 9.007 acres

CRITERIA:	IDEAL SITE	THIS SITE
LOT SIZE RELATIVE TO SITE NEEDS ASSESSMENT	12	<u>12</u>
ACQUISITION COSTS	10	<u>10</u>
PARKING AVAILABILITY	10	<u>10</u>
SITE CONSTRUCTION COSTS	10	<u>8</u>
LOCATION / ACCESS / TRAFFIC	8	<u>8</u>
VEHICULAR ACCESS AND EGRESS	8	<u>8</u>
UTILITIES	8	<u>8</u>
VISIBILITY	6	<u>6</u>
NEIGHBORHOOD IMPACT	6	<u>5</u>
PUBLIC TRANSPORTATION ROUTE	6	<u>6</u>
ZONING RESTRICTIONS	4	<u>4</u>
WETLANDS	4	<u>1</u>
FLOOD PLAIN	4	<u>4</u>
CONVENIENCE	4	<u>4</u>
TOTAL RANKING	100	<u>94</u>

Recommendation

Based upon our research and site assessment of these three (3) parcels to provide for the space needs and site needs of the Bridgewater Fire Department, it is our recommendation to utilize 1185 Pleasant Street, Map 72, Parcel 1 as a highly desirable site for the placement of a new, modern, and efficient Fire Headquarters facility for Bridgewater, MA. The high score on the Site Evaluation Criteria scoring sheets for this site indicates very few concerns for future development of this site although wetland impacts will need to be mitigated.

The site location of 1185 Pleasant Street will also provide a much desired “west side” (Scotland region) location for fire apparatus within the community with easy access to a major east-west artery (Route 104) through the Town of Bridgewater.

A newly constructed fire facility on this parcel should be designed to reinforce the Gateway Business District efforts by the Town of Bridgewater. The site is serviced by all necessary utilities with convenient access to power.

Locating the entrance to the Fire Headquarters off Pleasant Street (Route 104) will greatly improve its visibility and accessibility to town residents and related emergency services.

While the Pleasant Street parcel provides a desirable location and size to provide for the needs of the Bridgewater Fire Headquarters, further investigation of subsurface soil conditions and the potential for on-site wetland soils, watercourses, vernal pools, or natural habitat is recommended prior to any further development. Following a successful investigation; stormwater management and environmental buffers can be engineered and provided as part of the site development efforts.

We recommend the remaining sites, 106 Hale Street and 0 Crescent Street, remain in consideration only as fire substation locations to support a Central Business District (CBD) fire apparatus presence within the Town of Bridgewater. Further development of these parcels may encounter many obstacles to development due to their lot configuration, available land area for development, impacts to existing uses, and perceived neighborhood impacts.

The 106 Hale Street parcel is in the closest proximity to the CBD. This site is not currently owned by the Town and future use of this parcel may be impacted by the University’s desire to develop this site for their public safety needs.

The 0 (45) Crescent Street parcel is in close proximity to the CBD (0.6 miles, 1 minute by vehicle), but the need to navigate Crescent Street and associated traffic signalization may reduce overall response times. Existing recreational uses may also be impacted by further development of this site for a fire substation.

While a fire apparatus presence within the CBD is an expressed interest in the fire response capability of the Bridgewater Fire Department, further site assessments may prove to provide a more suitable location for a fire substation than what was evaluated within this report.

END OF SITE RECOMMENDATION

Key: 6069

Town of BRIDGEWATER - Fiscal Year 2021

12/10/2020 10:15 am SEQ #: 5.610

CURRENT OWNER		PARCEL ID		LOCATION		CLASS%		DESCRIPTION		BN ID		CARD	
MASSACHUSETTS COMMONWEALTH OF c/o BRIDGEWATER STATE UNIVERSITI ATTN MIGUEL GOMES VP ADMIN/FIN 131 SUMMER STREET BRIDGEWATER, MA 02324		34-233		106 HALE ST		100		EDUC. MASS COLLEGES		1		1 of 1	
TRANSFER HISTORY		DOS		BK-PG (Cet)		PMT NO		TY		INSP		BY	
MASSACHUSETTS COMMONWEALTH HALE STREET PROPERTIES IN BEVIS DAVID A TRUSTEE		05/27/2014 E 10/11/1994 G 11/09/1992 G		830,000 44352-296 75,000 13196-147 200,000 11406-107-08		12-274 09-351 06-024 03-817 02-555		3 ALTERATIONS 3 ALTERATIONS 3 ALTERATIONS 4 DEMO 3 ALTERATIONS		08/14/2013 05/07/2010 07/26/2007 05/11/2004		RJM DF DF JF	
CD T AC/SF/UN BASE FACT PHY		LPI VC CREDIT AMT ADJ VALUE											
103 S 58,030 C5 1.00/100 1.00/100 1.00 C5		201,800 1.00/100 1.00 C5		268,840									
203 A 0.214 C5 1.00/100 1.00/100 1.00 C5		79,800 1.00/100 1.00 C5		17,080									
TOTAL		FRNT 0											

ASSESSED		CURRENT		PREVIOUS	
LAND		285,900		280,200	
BUILDING		633,600		621,100	
DETACHED		6,100		6,100	
OTHER		0		0	
TOTAL		925,600		907,400	

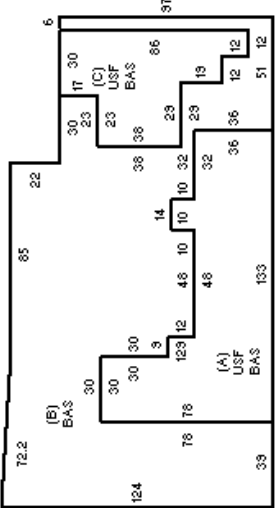
PHOTO 07/25/2007

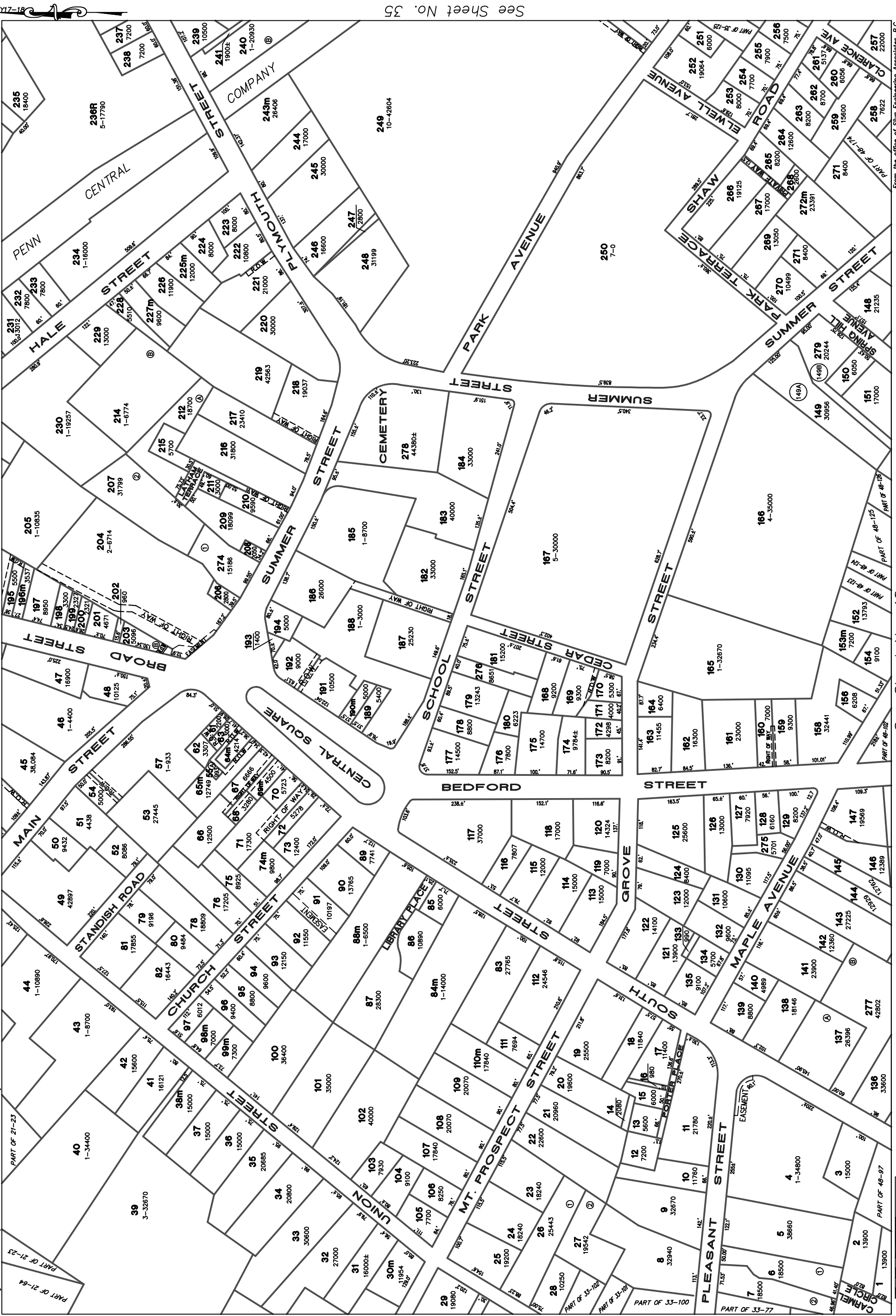
BLDG COMMENTS
MULTI RENT MILL THE VINTAGE SPA/REALITY
SELF /LAUZION MIXED MARTIAL ARTS /HALE ST
PROPERTIES/BUILDING SERVICES/NORTHERN
ENT/REP DAVID FLYNN/EFFECTIVE

BUILDING		CD		DESC	
MODEL		5		CIM-5	
STYLE		63		LIGHT MANUF. [55%]	
QUALITY		A		AVERAGE [100%]	
FRAME		2		MASONRY [100%]	
YEAR BLT		1900		SIZE ADJ 1.000	
NET AREA		34,685		DETAIL ADJ 0.661	
\$/NLA(RCN)		\$65		OVERALL 1.000	
CAPACITY		UNITS		ADJ	
STORIES		1		1.00	
% HEATED		100		1.00	
% AIR COND		0		1.00	
% SPRINKLER		100		1.02	

MEASURE		CD		DESCRIPTION		ADJ	
LIST		6/18/2012		FOUNDATION		1.00	
REVIEW		6/18/2012		EXT COVER		1.05	
		6/26/2012		ROOF SHAPE		0.98	
				ROOF COVER		1.02	
				FLOOR COVER		0.95	
				INT. FINISH		0.95	
				HEATING/COOL		1.01	
				FUEL SOURCE		1.00	

TOTAL RCN		RCN		ADJ PRICE		UNITS		YB		DESCRIPTION		S		BAT		T		DESCRIPTION	
2,262,858		410,753		65.24		6,296		1900		BASE AREA		A		BAS		L		BASE AREA	
CD		F		65.24		9,420		1900		UP-STRY FIN		+		USF		L		UP-STRY FIN	
EXTERIOR		1,237,542		65.24		18,969		1900		BASE AREA		+		BAS		L		BASE AREA	
INTERIOR																			
CDN/APP																			
EFF. YR/AGE		1958 / 61																	
COND		52		%															
FUNC		20		VAC/MILL															
ECON		0																	
DEPR		72		%		GD		28											
RCNLD																		\$633,600	





Key: 10612 Town of BRIDGEWATER - Fiscal Year 2021

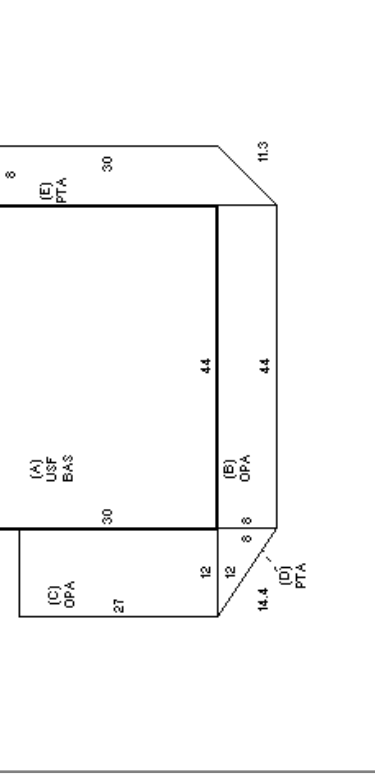
12/10/2020 10:15 am SEQ #: 8,035

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
9310	100	IMPROVED, SELECTION		1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	BY
08-491	11/04/2008	2	ADDITIONS	150,000	DF
		5	SPLIT/SUB/LA		PJB

CURRENT OWNER		LOCATION	
BRIDGEWATER TOWN OF SOFTBALL FIELDS 66 CENTRAL SQ BRIDGEWATER, MA 02324		0 CRESCENT ST BRIDGEWATER TOWN OF	
CD	T	AC/SF/UN	BASE
103	S	217,800	C5
303	A	44,970	C5
CD	T	AC/SF/UN	BASE
103	S	217,800	C5
303	A	44,970	C5
CD	T	ADJ BASE	SAF
		201,800	1.00
		10,100	1.00
CD	T	ADJ VALUE	VC
		1,009,000	1.00
		454,200	1.00

TOTAL	49.970 Acres	ZONING	FRNT	0
BASE	C5	N B-L 135-A... 2/6/02 SUB-DIV NEW OUT OF 33/135 49A		
FACT	FACTOR 100	O 42253SF		
PHY	PHY 100			

ASSESSED	CURRENT	PREVIOUS
LAND	1,463,200	1,434,200
BUILDING	92,200	91,400
DETACHED	30,900	30,600
OTHER	0	0
TOTAL	1,586,300	1,556,200



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C04	A	1.00	30	0.70	FENCE - 4 FT	11.90	7,500
C06	A	1.00	30	0.70	FENCE - 6 FT	14.10	10,400
C10	A	1.00	30	0.70	FENCE - 10 F	19.00	2,000
LH5	A	1.00	30	0.70	YD LTS - FIV	3,944.40	11,000

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2010	DF
MODEL	5		CIM-5	FOUNDATION		
STYLE	58	0.24	UTILITY BLD [100%]	EXT COVER	5/10/2010	DF
QUALITY	A	1.00	AVERAGE [100%]	ROOF SHAPE		
FRAME	1	1.00	WOOD FRAME [100%]	ROOF COVER	11/17/2011	ER

YEAR BLT	NET AREA	\$NLA(RCN)	CAPACITY	STORIES	% HEATED	% AIR COND	% SPRINKLER
2009	2,640	\$39	2	2	100	100	0
SIZE ADJ	DETAIL ADJ	OVERALL	UNITS	ADJ			
1,000	0.229	1,000	1.00	1.00			

S	BAT	T	DESCRIPTION	ADJ
A	BAS	L	BASE AREA	1.00
A	USF	L	UP-STRY FIN	1.00
A	OPA	N	OPEN PORCH	1.00
+	PTA	N	PATIO	0.98
				1.00
				1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMPSHIN	1.00
FLOOR COVER	4	TILE	0.98
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOLAIR	1.00
FUEL SOURCE	2	GAS	1.00

TOTAL RCN	RCN	ADJ PRICE	UNITS	YB	RCN	CONDITION ELEM	CD
43,239	43,239	32.76	1,320	2009	43,239	EXTERIOR	A
14,534	14,534	21.50	676	2009	14,534	INTERIOR	A
1,408	1,408	4.40	320		1,408	CDN/APP	A

EFF. YR/AGE	2009 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD
RCNLD	\$92,200

Note: These maps are not intended for use in conveyance or for engineering purposes. The Town of Bridgewater, and its representatives shall not be held liable for any reuse of this information.

See Sheet No. 33

47



See Sheet No. 46

See Sheet No. 48

0 25 50 75 100 200 300
Scale in Feet

See Sheet No. 61

From the office of Silva Engineering Associates, P.C.
June 2014
Bridgewater, MA

Key: 3167

Town of BRIDGEWATER - Fiscal Year 2021

12/10/2020 10:15 am SEQ #: 2,923

CLASS	9300	CLASS%	100	VACANT	BN ID	BN	CARD
PMT NO		PMT DT	TY	DESC	AMOUNT	BY	1st %

CURRENT OWNER		PARCEL ID		LOCATION	
BRIDGEWATER TOWN OF TOOLE MEMORIAL PARK CENTRAL SQ BRIDGEWATER, MA 02324		72-1		1185 PLEASANT ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Certi)
BRIDGEWATER TOWN OF FLETCHER JEROME H TRUSTEE TOOLE EDWARD W		09/16/1996	E	1	14669-042-44
		05/12/1995	F	1	13573-018-19
		11/01/1959	QS		2738-052

CD	T	AC/SF/UN	BASE	FACT	PHY	ADJ BASE	SAF	OBS	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	5	1.00	1.00	171,530	1.00	1.00	MR1	0.85		171,530
203	A	1,000	5	1.00	1.00	79,800	1.00	1.00	ELP	1.00		79,800
303	A	7,007	5	1.00	1.00	8,585	1.00	1.00	MR1	0.85		60,160
TOTAL		9.007 Acres		ZONING	FRNT	0						

ASSESSED	CURRENT	PREVIOUS
LAND	311,500	305,300
BUILDING	0	0
DETACHED	0	0
OTHER	0	0
TOTAL	311,500	305,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING	CD	ADJ	DESC	MEASURE LIST REVIEW
MODEL				
STYLE				
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL

CAPACITY	UNITS	ADJ

ELEMENT	CD	DESCRIPTION	ADJ

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD

EFF. YR/AGE	COND	FUNC	ECON	DEPR	% GD	RCNLD

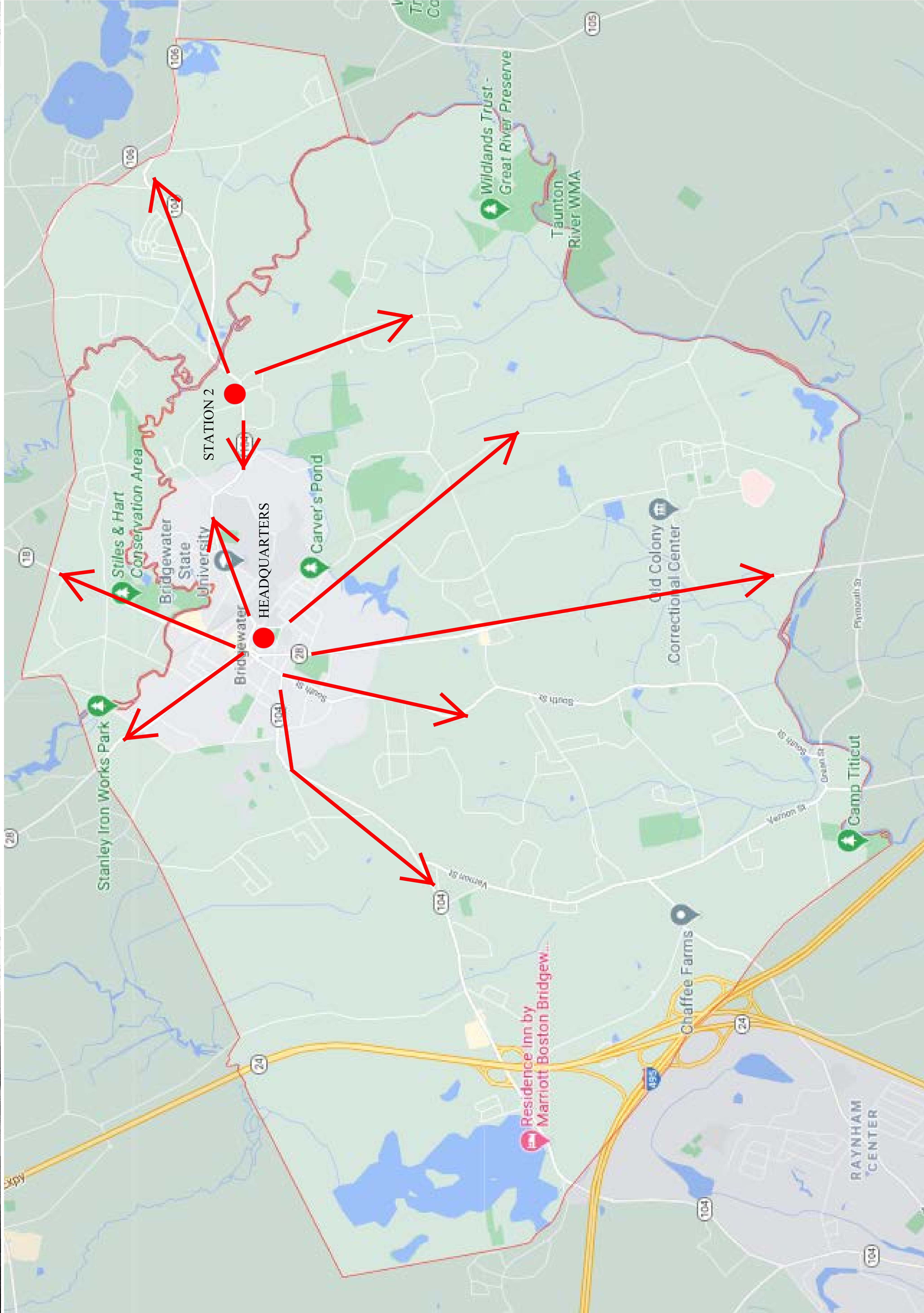


SITE ASSESSMENT
FOR
BRIDGEWATER FIRE DEPARTMENT
BRIDGEWATER, MA

JHAI
JACUNSKI HUMES
ARCHITECTS, LLC
15 MASSIRIO DRIVE
SUITE 101
BERLIN, CT 06037
TEL 860-828-9221
FAX 860-828-9223

EXISTING
CONDITIONS
PLAN

PROJ. NO.	DRAWING NO.
SCALE	E-1
DATE	



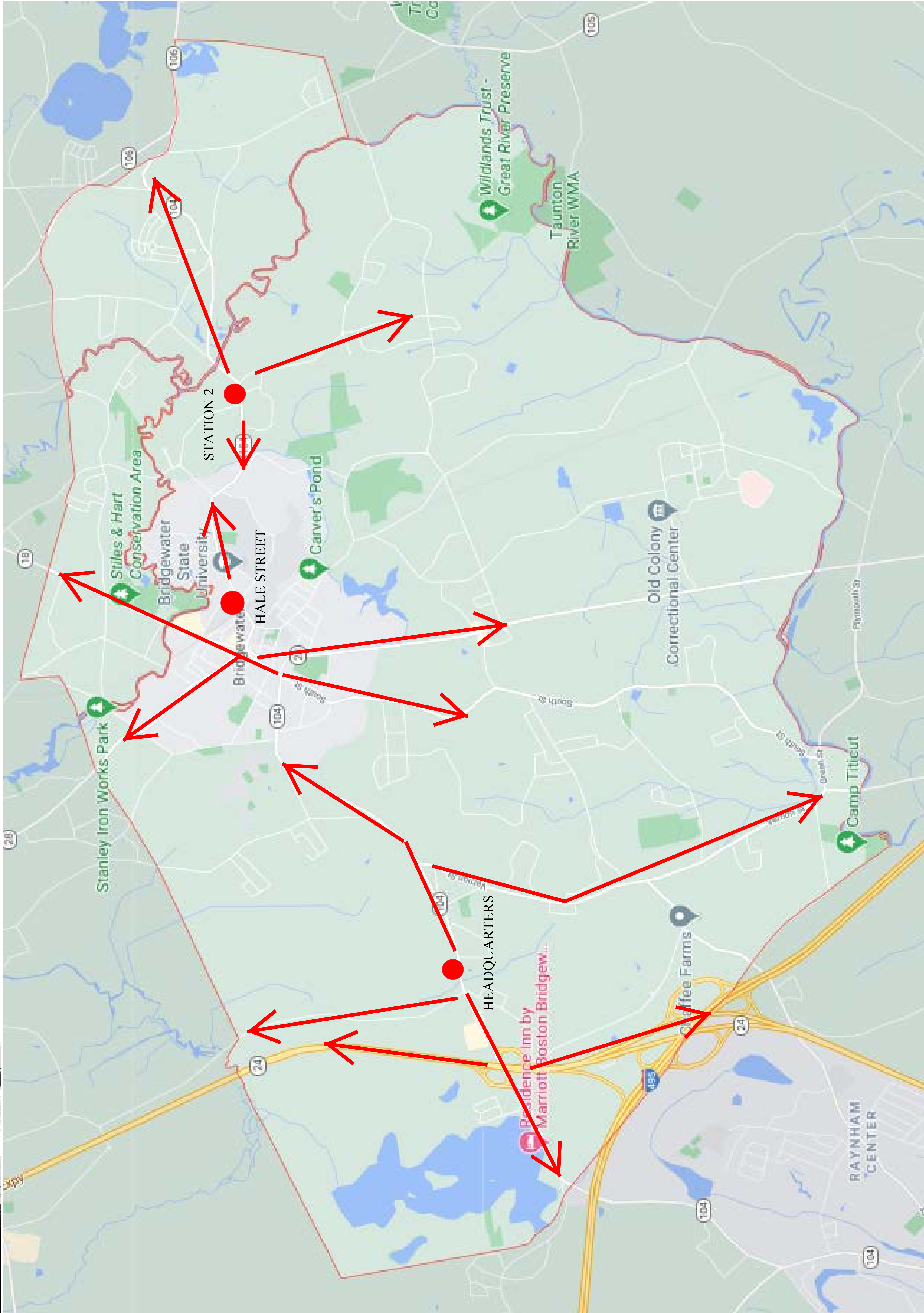
EXISTING CONDITIONS PLAN - HEADQUARTERS & STATION 2

SITE ASSESSMENT
FOR
BRIDGEWATER FIRE DEPARTMENT
BRIDGEWATER, MA

JJH
JACUNSKI HUMES
ARCHITECTS, LLC
15 MASSIRIO DRIVE
SUITE 101
BERLIN, CT 06037
TEL: 860-828-9221
FAX: 860-828-9223

PROPOSED
FIRE
STATION
PLAN

PROJ. NO. _____
SCALE _____
DATE _____
DRAWING NO. **C-1**



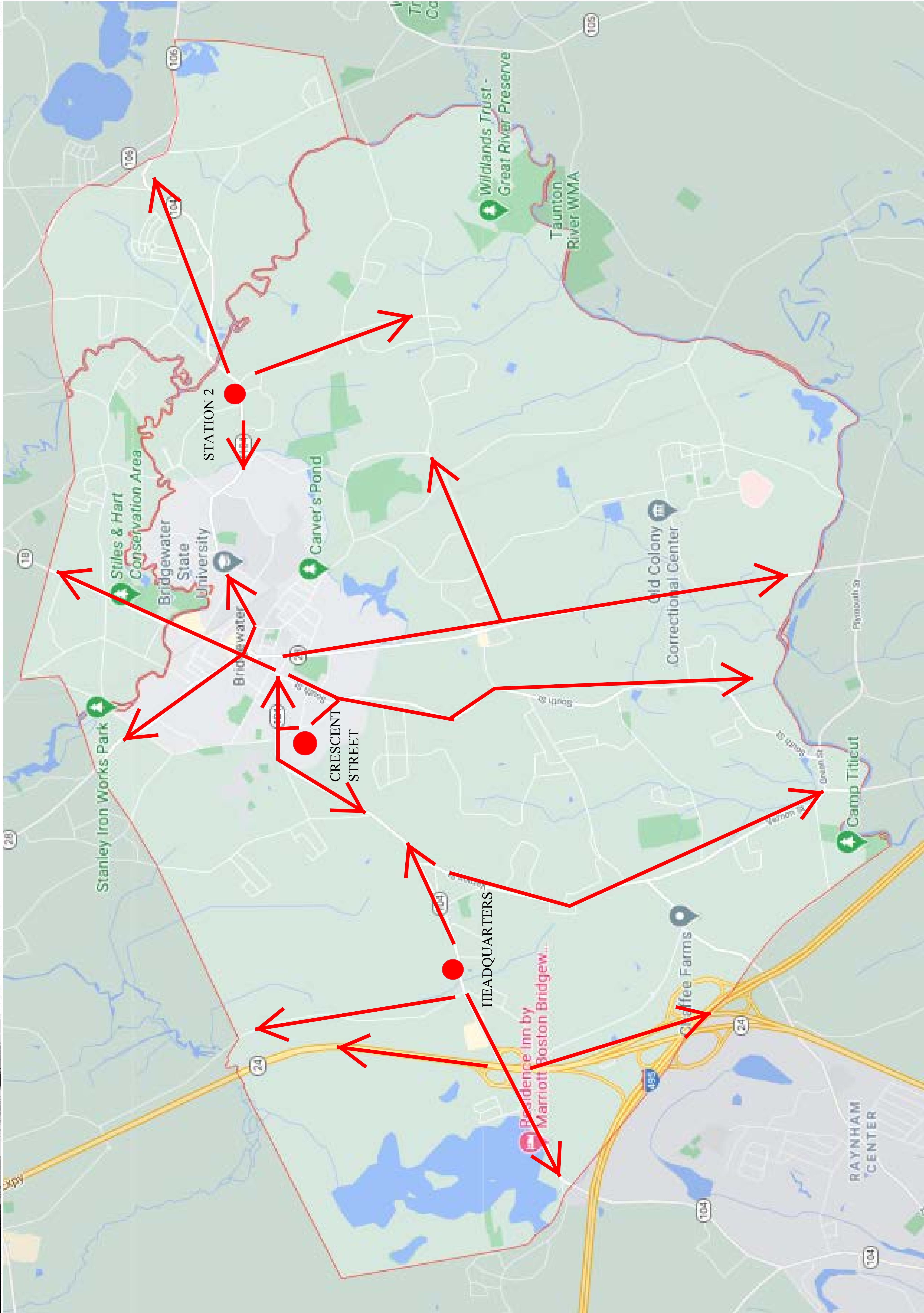
PROPOSED CONDITIONS PLAN - PLEASANT STREET / HALE STREET / STATION 2

SITE ASSESSMENT
FOR
BRIDGEWATER FIRE DEPARTMENT
BRIDGEWATER, MA

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PROPOSED
FIRE
STATION
PLAN

PROJ. NO. _____
SCALE _____
DATE _____
DRAWING NO. **C-2**



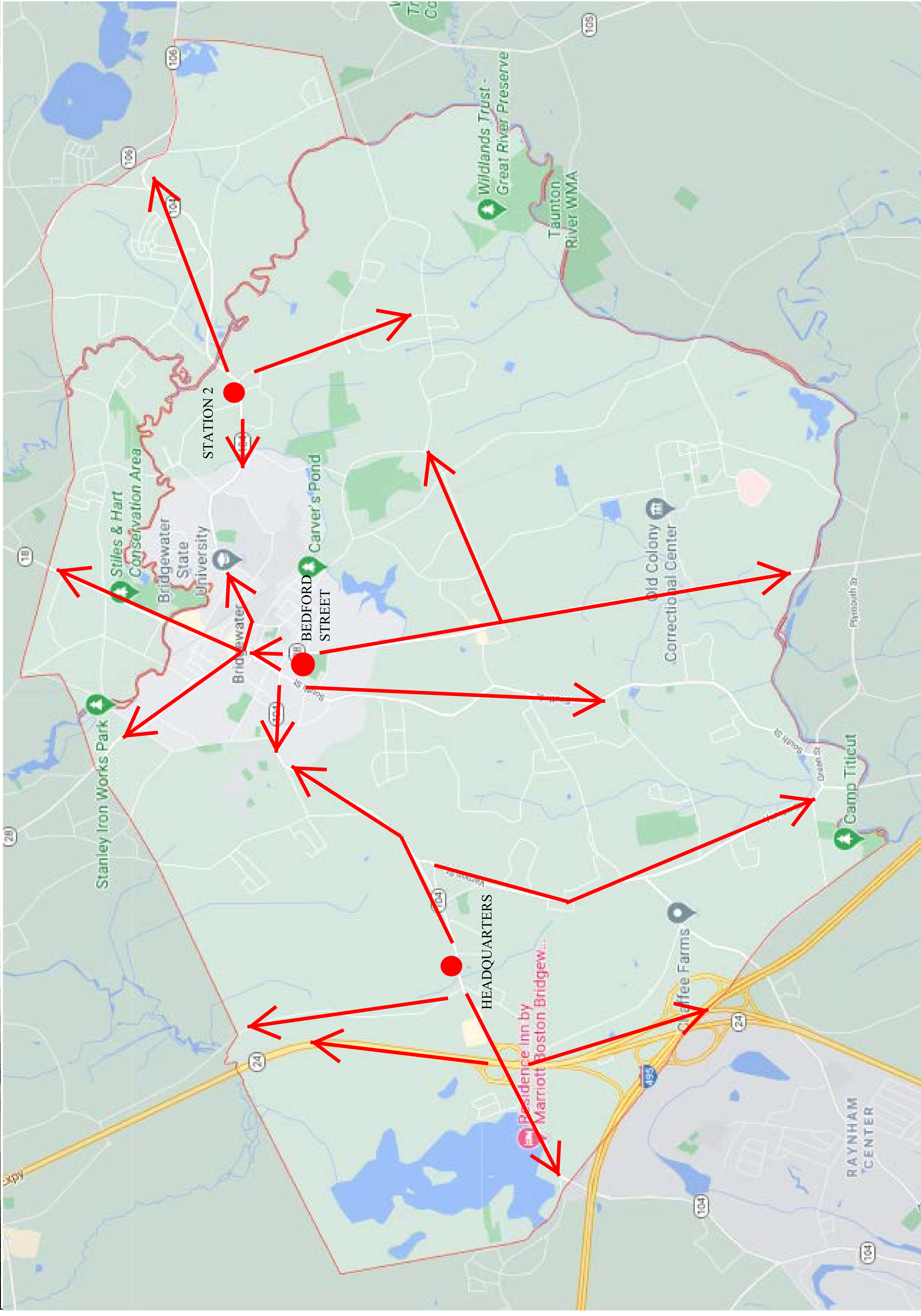
PROPOSED CONDITIONS PLAN - PLEASANT STREET / CRESCENT STREET / STATION 2

SITE ASSESSMENT
FOR
BRIDGEWATER FIRE DEPARTMENT
BRIDGEWATER, MA

JJH
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15 MASSIRIO DRIVE
SUITE 101
BERLIN, CT 06037
TEL 860-828-9221
FAX 860-828-9223

PROPOSED
FIRE
STATION
PLAN

PROJ. NO. _____
SCALE _____
DATE _____
DRAWING NO. **C-3**



PROPOSED CONDITIONS PLAN - PLEASANT STREET / BEDFORD STREET / STATION 2

SITE ASSESSMENT
FOR
BRIDGEWATER FIRE DEPARTMENT
BRIDGEWATER, MA

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15 MASSIRIO DRIVE
SUITE 101
BERLIN, CT 06037
TEL 860-828-9221
FAX 860-828-9223

BEDFORD
STREET
SITE

PROJ. NO.	DRAWING NO.
SCALE	
DATE	



BEDFORD STREET SITE / LEGIONS FIELD - EXISTING CONDITIONS

SITE ASSESSMENT
FOR
BRIDGEWATER FIRE DEPARTMENT
BRIDGEWATER, MA

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JACUNSKI HUMES
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TEL 860-828-9221
FAX 860-828-9223

**BEDFORD
STREET
SITE**

PROJ. NO.	DRAWING NO.
SCALE	
DATE	



BEDFORD STREET / LEGIONS FIELD - PROPOSED IMPROVEMENTS

J J H
JACUNSKI HUMES

ARCHITECTS, LLC

15 MASSIRIO DRIVE SUITE 101
BERLIN, CONNECTICUT
(860)-828-9221 FAX (860)-828-9223

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