

Town of Bridgewater, Massachusetts

Community Preservation Committee



Community Preservation Committee

Gina Guasconi, Chair
Recreation Commission

Carlton Hunt, Vice-Chair
Citizen at Large

Kevin Mandeville
Open Space Committee

Joan Neumeister
Housing Authority

Jean Guarino
Planning Board

Harry Bailey, Jr.
Conservation Commission

Stephen Rogan
Historical Commission

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Historic District Commission

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Affordable Housing Trust

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Joshua McGraw
Staff Assistant

Meeting Minutes Wednesday, December 11th, 2019

The meeting was called to order by the Chair at 6:00PM.

Members Present: Steve Rogan, Harry Bailey, Gina Guasconi, Jean Guarino, Carlton Hunt, Kevin Mandeville

Members Absent: Joan Neumeister

Guests Present: Anna Callahan – JM Goldson, Barbara Morrey – Central Square Congregational Church

Call to Order

Approval of Meeting Minutes – 11.20.2019

Carlton Hunt motioned to approve the meeting minutes from 11.20.2019, Harry Bailey seconded the motion. The minutes were approved unanimously.

Public Comment

No public comment.

Review financial report

A meeting will be set-up with Gina Guasconi, Anna Callahan, and Laurie Guerrini to discuss questions posed by committee members regarding what is included on the financial reports.

Central Square Congregational Church - discussion of application

The Central Square Congregational Church has submitted their application to the Committee for renovations to their church. Three architects were interviewed for the project, and Gale Associates were chosen for the project renovations. The renovation scope includes; repairs to the steeple, exterior restoration, roof repairs, restoration to original windows, and restoration to the doors. The total amount being asked of the committee is \$1,378,553.88 for hard costs, and additional \$161,200 for soft costs \$1,548,753.88. Gale Associates have submitted applications for grants and a capital campaign will be undertaken to offset costs. The soft costs include bringing an engineer in, insurance, diagrams, permitting, etc. The grants that have been requested so far are for \$10,000 to \$25,000 if awarded. Renovations would plan to be started in Spring of 2020 and the construction time frame would be 12 to 14 months. The committee recommended edits to the budget narrative on the application and the amended application will be forwarded once completed.

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CPA Plan - review and finalize for upcoming Public Hearing

Anna Callahan reviewed questions submitted by committee members regarding the CPA Plan and responded with answers to each. A revised version of the plan will be sent to the committee with items discussed during the meeting and reviewed at the next scheduled CPC meeting.

Kevin Mandeville motioned to request that the projected state trust fund be raised to 20% even, Harry Bailey seconded the motion. The motion was approved unanimously.

Kevin Mandeville motioned to implement the “CPA Verbs” into the Town of Bridgewater Community Preservation Committee’s applications and CPA Plan goals. Harry Bailey seconded the motion. With a vote of 4 yea, 0 nay, and 2 abstain the motion was approved.

Review of CPC Website

Discussion postponed to a later meeting.

New Business

January 22nd will be the next scheduled CPC Meeting.

Adjourn

Carlton Hunt motioned to adjourn the meeting of the Community Preservation Committee at 9:04PM, Harry Bailey seconded. The motion was approved unanimously.