



Town of Bridgewater **Community Preservation Committee**

July 26, 2023

6:30 PM

The meeting will be held virtually via Zoom.

To attend via video, click on the link below:

<https://us06web.zoom.us/j/86952604399>

To attend via phone, dial: 1(646) 876-9923

Meeting ID: 869 526 043 99

MEETING AGENDA

Disclosure: Pursuant to Section 20 of Chapter 20 of the Acts of 2020, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, and the March 31, 2025, extension granted by Chapter 22 of the Acts of 2022, this meeting for the Town of Bridgewater will be fully remote and accessible to the public through remote participation to the greatest extent possible. No in-person attendance is permitted. Citizens who wish to tune in to the meeting may do so via Zoom.

A. Call to Order

B. Chair's Announcements

C. Public Comment

D. Approval of Meeting Minutes

- a) June 28th, 2023

E. Review of Financial Reports

- a) Review of Financial Report as of July 31, 2023
- b) End of Year Closeout and Encumbrances

F. Old Business

- a) Project Updates:
 - 1. Central Square Congregational Church Historic Restoration
 - 2. Stiles and Hart Parkland Improvements
 - 3. Summer Street (Mobil Station) Property
 - 4. Hemlock Drive Windows and Doors Replacement
 - 5. Old State Farm Trails
 - 6. Parthenon Frieze
 - 7. McElwain School
- b) Completed Projects - Pending Final Reports Before Closing:

1. Pickle Ball Courts
2. Memorial Building (Original Project)
3. Summer Street (Mobil Station) Property

c) Project Recommended to Town Council:

1. Broad Street Properties Purchase/Taking

d) Eligibility Forms Approved, Awaiting Applications:

1. Hanson's Farm
2. Methodist Church - project is not being done, no application will be submitted

e) Administrative Account Updates:

- a. Hanson Farm Appraisal
- b. Recognition Plaques/Signage for CPA-Funded Projects

f) Applications Received:

- a. Central Square Congregational Church - Phases 2 and 3 - No Discussion

g) Anticipated Projects:

- a. Restoration of Fire Department Antique Pump Wagon
- b. Additional Pickle Ball Courts

h) Policies and Procedures Document - Update

i) Annual Public Hearing - Being Combined with 5-year plan

j) Other Old Business

G. New Business

a) Reorganize

b) Other New Business

H. Committee Liaison Reports

I. Upcoming Events

J. Public Comment

K. Next Meeting Date

- a) August 23, 2023 at 6:30PM

L. Adjournment of Meeting

Town of Bridgewater, Massachusetts

Community Preservation Committee

Meeting Minutes
June 28, 2023



Community Preservation Committee

Gina Guasconi, Chair
Recreation Commission

Carlton Hunt, Vice-Chair
Citizen at Large

Maureen Minasian
Open Space Committee

Stacy Driscoll
Housing Authority

Patrick Driscoll
Planning Board

Harry Bailey, Jr.
Conservation Commission

Geoff Merriman
Historical Commission

William Smith
Historic District Commission

-
Affordable Housing Trust

A. Call to Order

The meeting was called to order by the Chair at 6:34

Members Present: Gina Guasconi, Carlton Hunt, Geoff Merriman, Patrick Driscoll, William Smith, Stacey Driscoll, Maureen Minasian, Harry Bailey

Members Absent:

B. Chairs Announcements

The chair and vice-chair continue to meet with the Town Manager prior to CPC meetings.

C. Public Comments – None.

D. Approval of Meeting Minutes – March 23, 2023

March 22, 2023

Carlton Hunt motioned to approve the March 22, 2023 meeting minutes, which was duly seconded. With a vote of 7 yea and one member abstaining, the motion was approved.

April 26, 2023

Harry Bailey motioned to approve the April 26, 2023 meeting minutes which was duly seconded. With a vote of 5 yea and 3 members abstaining, the motion was approved.

May 24, 2023

Carlton Hunt motioned to approve the May 24, 2023 meeting minutes which was duly seconded. With a vote of 7 yea and 1 member abstaining, the motion was approved.

E. Review of Financial Reports

There were no notable changes.

F. Old Business

Funded projects Update

Active Projects

Hanson Farm Appraisal

The Town Manager has an appraiser selected, William LaChance, and the funds have been encumbered.

Central Square

On hold, no updates.

Funded Projects

Stiles and Hart

The final draft is being completed, Patrick Brennan will circulate to the ad-hoc, open space committee and parks and recreation once completed.

Town of Bridgewater, Massachusetts

Community Preservation Committee

Broad Street Properties

Patrick Driscoll motioned to take the Broad Street Properties out of order which was duly seconded. The motion was approved unanimously.

Patrick Driscoll motioned to approve the Broad Street Properties Application using the undesignated account for FY23 which was duly seconded. The motion was approved with a vote of 6 yeah and 1 member abstaining.

Housing Authority – Hemlock Drive Windows and Exterior Improvements

The grant agreement needs to be signed before the improvements can begin.

Old State Farm Trails

The surveying has been completed.

Parthenon Frieze

Restoration is ongoing with no return date available at this time.

Projects Ready to be Closed

Library Archival Project

A final report was received and there is \$992.96 left from the project funding.

Carlton Hunt motioned to close the Library Archival Project out and return \$992.96 to the account that it was taken from which was duly seconded. The motion was approved unanimously.

Pickle Ball Courts

The committee is waiting for a final report.

Memorial Building

The committee is waiting for a final report.

Summer Street

The committee is waiting for a final report.

McElwain Building

The committee is waiting for a final report.

Anticipated Projects – Eligibility forms approved, application not received

Hanson's Farm

A scan of the property being considered for purchase was shown to the committee.

New Business

CPC Signage

Carlton has received an estimate for the signage from Bridgewater Trophy.

Carlton Hunt motioned to approve \$6,500 for the cost of signage purchased from Bridgewater Trophy. The motion was approved unanimously.

Town of Bridgewater, Massachusetts

Community Preservation Committee

Completion of Documents

The policies and procedures will be reviewed at the next meeting.

Committee Representative Reports

Parks and Recreation

No updates.

Historical District Commission

No updates.

Historical Commission

No updates.

Conservation Committee

No updates.

Open Space

No updates.

Planning Board

No updates.

Public Comment - None

The next meeting will be held on July 26th at 6:30 p.m.

Adjourn – The meeting was adjourned at 8:51 p.m.

Carlton Hunt motioned to adjourn the meeting at 8:51 p.m. which was duly seconded. The motion was approved unanimously.

Submitted by: Joshua McGraw