

Town of Bridgewater, Massachusetts

Community Preservation Committee



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

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Affordable Housing Trust

Meeting Minutes July 26, 2023

Link to recording: <https://www.youtube.com/watch?v=X9OmsX9HPFU>

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, Harry Bailey

Members Absent: William Smith, Stacey Driscoll, Maureen Minasian

Guests Present: Barbara Morrey

B. Chairs Announcements

No announcements.

C. Public Comments – None.

D. Approval of Meeting Minutes – June 28, 2023

June 28, 2023 – the minutes are being revised and will be voted on at the August meeting.

E. Review of Financial Reports

June 30th Finances

The Finance Department has not sent out the June 30th Finances.

End of Year Closeouts/Encumbrances

The EOY closeouts and encumbrances were received by the Finance Department.

F. Old Business

Projects Update:

Central Square Congregational Church

The deed restriction is still being worked on.

Old State Farm Trail Project

The trail department has secured commitments from the state. Currently, the trail layout is being finalized, plans are under way to begin trail construction and the parking areas at each end of the trail have been engineered.

Summer Street (Mobil Street Property)

The property has been transferred to the town's ownership. A small working group made up of Marilee Hunt (representing the BIA), Deniz Leuenberger (BSU), Bob Rulli (CED), and Jim Small (Parks and Rec) will guide the public design process with Melissa Desjardin. Flora Little Park Survey due this week (held up due to weather) so the transition between the Mobil station property and the existing park can be designed. The designer will have several weeks of planning to do to present several alternative plans. These will be the basis for a community planning session in September/October. The town engaged a structural engineer to survey the

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existing structure. The analysis showed that the structure is in fine condition and could be reused for recreational purposes. A written report is forthcoming.

Stiles and Hart Parkland Improvements

The design work is substantially complete and will be forwarded to the Ad Hoc Committee and the Open Space Committee for comments and suggestions this week. Once they have completed their reviews, we will send them to Park and Rec Committee for final approval. Then the project will go out to bid.

Hanson's Farm

The surveyed plan was forwarded to the appraiser for his review. The appraisal will not be officially requested until later in the fall so the timing complies with the state's LAND grant requirements. Once the appraisal is complete, and assuming the Town will move forward with the purchase of the agricultural restriction, the Town Manager's office will complete the CPC forms and secure a purchase agreement from the Hansons. A revised timeline will be circulated in August.

Hemlock Drive Windows and Doors Replacements

Gina will follow up with the Town Manager on signing the grant agreement.

Parthenon Frieze

There are no updates.

McElwain School

There are no updates.

Completed Projects – Pending Final Reports

Pickle Ball Courts

The committee is waiting for a final report, they have asked that Josh follow up with the Town Manager for the final report.

Memorial Building

The committee is waiting for a final report.

Summer Street Property

The committee is waiting for a final report.

Project Recommended to Town Council

The Town Council will vote on the recommendation for the Broad Street Properties Purchase/Taking at their meeting on 8/8/2023.

Eligibility forms approved, Awaiting Applications

Methodist Church

The church will not be pursuing CPC project money at this time.

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Administrative Account Updates

Recognition Plaque and Signage for CPA Funded Projects

Approval of the purchase of plaques was voted at the June meeting. The first plaques will be for the library and Carlton Hunt will be reaching out to prior project participants to ensure they are willing to hang signs.

Central Square Congregational Church

The church has called a special meeting regarding the renovations of the church. The meeting will determine if the church would like to continue with renovations and the deed restriction will be postponed until confirmation has been received from the church that the project will move forward.

Carlton Hunt motioned to postpone the deed restriction preparation for the Central Square Congregational Church until a determination on continuing the project has been made which was duly seconded. The motion was approved unanimously.

Anticipated Projects

Restoration of Fire Department Antique Pump Wagon

There are no updates.

Additional Pickle Ball Courts

The committee has not received any applications; however, Parks and Recreation spoke about it at their last meeting.

Policies and Procedures Document - Completion of Documents

There is one piece of the policies and procedures document that is being finalized. The committee will consider the document at their August meeting.

Annual Public Hearing

This is being combined with the 5-year plan and the CPC is looking into hiring a consultant. JM Goldson has been contacted for a quote on the 5-year plan. The CPC officers will put together a scope of the 5-year plan to the Town Manager in an effort to begin the bidding process in August.

Other Old Business

New Business

Reorganize

Carlton Hunt motioned to postpone the reorganization of the committee which was duly seconded. The motion was approved unanimously.

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Committee Representative Reports

Parks and Recreation

Parks and Recreation has reorganized with Mark Thomas as the chair of the committee. Gina Guasconi will continue to be the representative for Parks and Recreation to the CPC.

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 August 23, 2023

Adjourn – The meeting was adjourned at 7:24Pm

Carlton Hunt motioned to adjourn the meeting at 7:24 p.m. which was duly seconded. The motion was approved unanimously.

Submitted by: Joshua McGraw