

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 June 28, 2023

Link to recording: <https://youtu.be/3EdKwhLWedM?t=23>

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:

Guests: Michael Dutton – Town Manager, Azu Entoniru – DPW Director, Barbara Morrey – CSCC, Gregory Tansey – Town Engineer, Yamaris Martinez PGB Engineering

B. Chairs Announcements

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

C. Public Comments – None.

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

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

The committee reviewed the report as of May 31st. The committee reviewed what was needed for end-of-year encumbrances.

F. Old Business

Funded projects Update

Active Projects

Hanson Farm Appraisal

The Town Manager has an appraiser selected, William LaChance, and the funds will be encumbered to ensure they will come from FY23.

Central Square Congregational Church

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On hold, no updates.

Methodist Church

The update is that there is no update.

Stiles and Hart Improvements

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

Broad Street Properties

The committee discussed the wetlands, uplands, best usage, accessibility, and other locations for possible parking.

Patrick Driscoll motioned to recommend the purchase of the two properties as described in the application in the amount of \$340,000, based on the recommendations of the Town staff and Engineering Department, from the Undesignated Funds Account 359000 which was duly seconded. The motion was approved unanimously.

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

New Business

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CPC Signage – Recognition Plaques/Signage for CPA Funded Projects

Carlton has received an estimate for the signage from Bridgewater Trophy. The estimate includes 4 12x12 cast aluminum plaques, 14 6x12 cast aluminum plaques, 3 plastic CPA plaques for the library with a total cost of 6,224. The committee will consider if future applications should include a cost for a plaque by the project applicant or paid for by the CPC.

Harry Bailey motioned to approve \$6,500 for the cost of signage purchased from Bridgewater Trophy from the FY23 Administrative Account 53000000. The motion was approved unanimously.

Completion of Documents

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

Annual Public Hearing

The Town Manager confirmed that the committee can hold the annual public hearing and 5-year plan until the Spring in 2024. Carlton has reached out to Jennifer Goldson requesting a quote for a 5-year plan. Depending on the cost, a bidding process may be required to compare pricing.

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