

Town of Bridgewater, Massachusetts

Community Preservation Committee

Meeting Minutes December 17th, 2020



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

William Smith
Historic District Commission

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Affordable Housing Trust

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Joshua McGraw
Staff Assistant

The meeting was called to order by the Chair at 6:31PM

Members Present: Gina Guasconi, Jean Guarino, Carlton Hunt, Harry Bailey, Kevin Mandeville, Joan Neumeister, William Smith, Stephen Rogan

Members Absent:

Guests Present: Anthony Sulmonte – Finance Director, Gordon Brailsford, Barbara Morey, Eileen Hiney, Theresa Reynolds, Marilee Hunt – Town Clerk

Public Comment – No public comment.

Approval of Minutes – October 28th

William Smith motioned to approve the changes to the meeting minutes, Harry Bailey seconded the motion. With a vote of 6 yeas and 1 abstain, the motion was approved.

Carlton Hunt motioned to approve the meeting minutes from October 28th, 2020. William Smith seconded the motion. With a vote of 6 yeas and 1 abstain, the motion was approved.

Review of Financial Reports

Anthony Sulmonte reviewed the financial reports with the committee and answered questions from members. Carlton Hunt asked what the current “free cash” and Mr. Sulmonte explained that the available funds for allocation is about \$238,000 in the undesignated fund account. Gina Guasconi asked on this year’s revenue from real estate. The revenue exceeded by about \$30-\$40,000 and Mr. Sulmonte will provide more accurate numbers for the committee at a later date.

Old Business

Memorial Building

The Ad Hoc Memorial Building Committee approved changes to move the internal lift, keep the restrooms in the basement, and add a new ramp to allow front and back accessibility from the handicap parking. These changes to the project’s scope are cost neutral, however, the Community Preservation Committee will need to vote on approval allowing the original awarded money to be used on these changes.

Carlton Hunt motioned to accept the scope changes, presented by the Town Manager on 12/9/2020, at no additional cost, Stephen Rogan seconded the motion. The motion was approved unanimously.

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Toole Property Park

Carlton Hunt gave a presentation on Toole Memorial Park that included the history of the park and potential uses for the property as a recreational area. Several committee members were concerned over the vicinity of powerlines to the property. Eileen Hiney, with the Open Spaces Committee, would like to look into securing a grant through the CPC for an accessibility study on the property. The cost of the study is unknown at this time.

High Street Dam

The Town Manager has requested that the CPC designate a member for the ad hoc committee handling the Federal Government 106 process. The Historical Commission is required to sign-off on the process, and the Conservation Committee will have to sign-off on the conservation aspect of the project. Carlton Hunt gave recommendations on how the CPC should be involved if they choose to participate in the project. The committee agreed that they should have representation for the project and will designate a member through a recommendation. Carlton Hunt was appointed to the ad hoc committee.

CPC Policies and Procedures

Discussion is postponed until the January meeting.

Master Plan

The next step in the master plan is to finalize the reports and send out responses to comments that have been received.

New Business

Stephen Rogan motioned to discuss "New Business – Central Square Congregational Church" out of order, Carlton Hunt seconded. The motion was approved unanimously.

Central Square Congregational Church Preservation Restriction

The grant agreement is being drawn up by the Town of Bridgewater and should be available for review by the next Community Preservation Committee meeting. Marilee Hunt spoke on prior restrictions within the Town of Bridgewater and how they have been structured in the past. There are several options available for the restrictions and the Central Square Congregational Church or the committee are able to rescope up to 10% of the budget without needing to go to the Town Council for approval. A recommendation is that funds be allocated from the CPC's administrative fund be for payment to Brian Pfeiffer to conduct the preservation deed restriction. The Chair will be reaching out to the Town Manager and Finance Director with the vote on in order to expedite the contract and \$1,000 can be released to Brian Pfeiffer to begin work.

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Carlton Hunt motioned that the CPC authorize \$6,500 from the CPC's Administrative Fund for payment to Brian Pfeiffer to conduct the preservation deed restriction for the Central Square Congregational Church, with \$1,000 to be paid up front by the Town of Bridgewater, Stephen Rogan seconded the motion. The motion was approved unanimously.

Scheduling 2021 Annual Public Forum

The committee plans to hold the annual public form February 24th and will most likely be held virtually.

CPC Website

Gina Guasconi reached out to Kevin Bligh regarding the website as it is currently a “dead link” when accessed through the town’s website. The contract with Kevin Bligh has expired causing the website to shut down and he has recommended that the committee ask the town to take the link down.

Committee Report

Historical Commission

Stephen Rogan has been in contact with Bridgewater’s sister town, Town of Bridgewater, England and updated the committee on their discussions.

Open Space Committee

Gina Guasconi shared the recent recommendations from the Open Space Committee on the land behind the softball fields, the land behind the senior center, the land located behind Holly Lane, and the land at Bridgewater Preserve.

Next Meeting – January 27th, 2021

Adjourn – 9:40PM