



Town of Bridgewater

Community Preservation Committee

October 25, 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/85427654877>

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

Meeting ID: 854 276 548 77

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) August 23, 2023
- E. Review of Financial Reports**
 - a) Financial Report as of September 31, 2023
- F. Committee Reorganization**
- G. Old Business**
 - a) Policies and Procedures - Final Review
 - b) **Project Updates - Active Projects**
 - 1. Central Square Congregational Church
 - 2. Stiles and Hart Improvements
 - 3. Hemlock Drive Windows and Doors Replacement
 - 4. Old State Farm Trails
 - 5. Parthenon Frieze
 - 6. Summer Street (Mobil Station) Property

c) Project Updates - Completed Projects

1. Pickle Ball Courts - Final Report
2. McElwain School - Final Report
3. Memorial Building - Final Report

d) Project Updates - Eligibility Form Approved, Awaiting Applications

1. Community Gardens at the Senior Center
2. Hanson's Farm - Application will be submitted in Spring 2024 in accordance with a revised timeline. An update on the appraisal is below.

e) Administrative Account - FY23 Carryover Encumbrances

1. Hanson's Farm Appraisal
2. Recognition Plaques and Signage for CPA Funded Projects
3. PAL - Central Square Congregational Church Deed Restriction

f) Applications Received

1. Central Square Congregational Church - Phases 2 and 3

g) Anticipated Projects

1. Restoration of Fire Department Antique Pump Wagon
2. Additional Pickle Ball Courts

h) Annual Public Hearing - Procurement Status

i) Liasons for all CPA Funded Projects - Discussion

H. New Business

a) Coalition Dues - \$3,500 Vote to Pay

b) Other New Business

I. Committee Liaison Reports

J. Upcoming Events

K. Public Comment

L. Next Meeting Date

M. Adjournment of Meeting

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

-
Affordable Housing Trust

Meeting Minutes August 23, 2023

Link to meeting recording: https://www.youtube.com/watch?v=Lr9_mkLtUpo

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, Maureen Minasian, Harry Bailey

Members Absent: William Smith, Stacey Driscoll

Guests: Emily Williams

B. Chairs Announcements

The chair recommended subscribing to the state CPA newsletter and invited all the CPC members to the McElwain Ribbon Cutting on September 21st at 11 a.m.

C. Public Comments – None.

D. Approval of Meeting Minutes

June 24, 2023

Carlton Hunt motioned to approve the June 28th meeting minutes which was duly seconded. The motion was approved unanimously.

July 26, 2023

Carlton Hunt motioned to add Maureen Minasian to the “Members Absent” section of the July 26th meeting minutes and to approve the minutes as amended which was duly seconded. The motion was approved unanimously.

E. Review of Financial Reports

The committee reviewed the report as of July 31st.

F. Old Business

Committee Reorganization

The committee will reorganize in October.

Project Updates

Active Projects

Central Square Congregational Church

No updates at this time.

Stiles and Hart Improvements

The ad-hoc reviewed the final plans with the engineer, Patrick Brennan, and the plans will now go to the Parks and Recreation.

Town of Bridgewater, Massachusetts

Community Preservation Committee

Hemlock Drive Windows and Doors Replacement

Finalization of the grant agreement is being worked on.

Old State Farm Trails

Survey work continues to be tweaked; trail works has completed the submission to the Parks Service to begin discussion. The trail is being redirected around the wetlands and the Town Manager believes that no additional funding from the CPC will be necessary. There is a \$4,400 remaining balance, however, the tweaks to the trails could incur additional costs.

Parthenon Frieze

Carlton Hunt shared pictures of the completed restoration of the friezes. The next step is to determine where the friezes can be installed.

McElwain School

The last payment of \$135,000 was made in the last month and a final report is incoming.

Taking of Broad Street Properties

The town applied for the land grant funding to offset the total cost by up to 66%. The property cannot be transferred until the town has been approved for the grant.

Hanson's Farm

Wildlands Trust has indicated they would be interested in jointly holding the conservation restriction and co-holding it would be the conservation commission. The town is looking into applying for a land grant along with the Municipal Vulnerability Preparedness Grant.

Mobil Station

The deed is all set, however, there are ongoing legal issues.

Completed Projects

Pickle Ball Courts

The committee is waiting for a final report from Jim Small.

Memorial Building

The final report and maintenance plan have been received. Pictures were omitted and will be added.

Summer Street

The building has been inspected and found to be stable and safe. The use of the building is being considered while an application for a parks grant has been submitted.

Administrative Account Update

CPC Signage – Recognition Plaques/Signage for CPA Funded Projects

Six small plaques for the library have been delivered, a seventh is still need for the displays in the basement.

Anticipated Projects

Town of Bridgewater, Massachusetts

Community Preservation Committee

Restoration of Antique Fire Pump

No updates.

Additional Pickle Ball Courts

The Parks and Recreation has discussed the courts and will discuss again at their next meeting.

Policies and Procedures

The process for closing projects has been added. The committee will walk through the document once it is ready for review.

New Business

Carlton Hunt motioned to take “New Business: Senior Center Community Gardens/Activity Area Eligibility Form” out of order which was duly seconded. The motion was approved unanimously.

Senior Center Community Gardens/Activity Area Eligibility Form

Elder Affairs Director, Emily Williams, gave a presentation on “Accessible Open Space and Recreation Projects.” The project goals are to execute a comprehensive master plan, increase use of outdoor space and create amenity destinations, provide learning opportunities for all ages, encourage physical activity, and improve site accessibility and equity. Schematic plans were shared with the committee that included plans for benches, grills, outdoor and tree lighting, with a total estimated cost of \$115,000. The committee considered the eligibility of and agreed that the community garden aspect of the project is eligible for CPC funding.

Carlton Hunt motioned that the Senior Center Community Gardens were eligible under CPC Guidelines for CPC Funding which was duly seconded. The motion was approved unanimously.

Annual Public Hearing

Carlton Hunt motioned that the Town Manager begin the process to begin the process of procuring a consultant to assist with the FY25 CPC 5-year Plan which was duly seconded. The motion was approved unanimously.

Committee Representative Reports

Parks and Recreation

No updates.

Historical District Commission

No updates.

Historical Commission

A demo delay hearing was voted for 596 Main Street and a date is still needed for 357 Center Street.

Conservation Committee

No updates.

Town of Bridgewater, Massachusetts

Community Preservation Committee

Open Space

Everything has been approved for the Wyman Meadows trails and work will begin in the Fall.

Planning Board

No updates.

Public Comment - None

The next meeting will be held on September 27th at 6:30 p.m.

Adjourn – The meeting was adjourned at 7:52 p.m.

Carlton Hunt motioned to adjourn the meeting at 7:52 p.m. which was duly seconded. The motion was approved unanimously.

Submitted by: Joshua McGraw

Town of Bridgewater CPC Reporting 9/30/2023 Revenue Budget to Actual				
Group 4				
Object	Description	FY2024 Budget Amount	FY2024 Actuals	FY2024 Available
412000	REAL ESTATE SURCHARGE	825,000.00	241,020.87	583,979.13
414200	TAX LIENS REDEEMED-TAX TITLE PAYMTS	0.00	1,419.55	(1,419.55)
417001	PENALTIES & INTEREST TAXES	0.00	738.19	(738.19)
468004	STATE REVENUE-CPA MATCH	175,000.00	0.00	175,000.00
482000	EARNINGS ON INVESTMENT	0.00	36,079.18	(36,079.18)
Grand Total		1,000,000.00	279,257.79	720,742.21

Town of Bridgewater CPC Reporting 9/30/2023 Expense Budget to Actual				
Group 5				
Object	Description	FY2024 Budget Amount	FY2024 Actuals	FY2024 Available
0.573000	ADMINISTRATIVE EXPENSES-DUES	3,000.00	0.00	3,000.00
530000	ADMINISTRATIVE EXPENSES	47,000.00	0.00	47,000.00
530000	**ADMINISTRATIVE EXPENSES- CARRYOVER	20,372.50	234.00	20,138.50
580050	**O-FY23-042 OLD STATE FARM TRL PROJ	4,400.00	0.00	4,400.00
581000	**O-FY23-038 EMINT DOMAIN SUMMER	313,900.00	0.00	313,900.00
581002	**O-FY24-008 BROAD ST 2-LOTS	340,000.00	3,600.00	336,400.00
582000	**O-FY21-017 CNTRL SQ CONGR CHUR	200,000.00	0.00	200,000.00
582004	**O-FY23-039 BHA WINDOW PROJECT	363,000.00	0.00	363,000.00
582006	**O-FY23-026 TOWN HOUSE ROOF PROJECT	38,824.31	28,831.88	9,992.43
584000	**O-FY21-037 PICKLE BALL PROJECT	2,090.34	0.00	2,090.34
584001	**O-FY23-051 PARTHENON FRIEZE RESTORAT	15,375.00	0.00	15,375.00
584010	**O-FY22-074 STILES&HART IMPRVMT	1,284,556.38	1,912.75	1,282,643.63
589000	**O-FY19-027 MCELWAIN REDEVLPMT	135,000.00	135,000.00	0.00
591082	KEITH HOMESTEAD (Matures 2026)	48,000.00	48,000.00	0.00
591086	ACADEMY BUILDING (Matures 2036)	240,000.00	0.00	240,000.00
591582	KEITH HOMESTEAD INTEREST	2,340.00	1,440.00	900.00
591586	ACADEMY BUILDING INTEREST	95,400.00	47,700.00	47,700.00
Grand Total		3,153,258.53	266,718.63	2,886,539.90

Town of Bridgewater CPC Reporting 9/30/2023 Unofficial Balance Sheet of Available for CPC			
Type	Object	Description	FY2024 Actuals
Fund Balance .Voted N/A	321500	**FUND BAL-CPA RES FOR CONT APPR	2,697,146.03
Fund Balance Available	324000	FUND BAL-CPA RES FOR EXP	264,260.00
Fund Balance Available	324100	FUND BAL-CPA RES OPEN SPACE	123,227.14
Fund Balance Available	324200	FUND BAL-CPA RES HISTORIC PRES	383,395.52
Fund Balance Available	324300	FUND BAL-CPA RES COMM HOUSNG	148,800.14
Fund Balance Available	359000	UNDESIGNATED FUND BALANCE	420,414.39
Grand Total			4,037,243.22

Town of Bridgewater
**Community Preservation Act Grant Final Report
Guidelines**

Pursuant to the standard condition of Bridgewater CPA Grant Agreements:
Within 60 days of the completion of the Project, the Grant Recipient shall submit to the Community Preservation Act Committee a written account of the use of the Grant Funds along with a short narrative of the completed Project. Any unexpended balance of the Grant Funds will be returned to the Community Preservation Fund.

DATE OF REPORT: 09/26/2026

CONTACT PERSON: Jim Small

PROJECT TITLE: Pickle Ball Courts

FISCAL YEAR APPROVED: 2021

CPA PURPOSE:

Community Housing ☒ Historic Preservation ☐ Open Space ☐ Recreation ☒

FUNDING AMOUNT \$ 112,250 UNEXPENDED FUND BALANCE \$ 10,565

WRITTEN NARRATIVE ACCOUNT

- 1) Summary of what was accomplished
- 2) Budget Summary/ Spreadsheet/ including Proposal and actual expenditures
- 3) Photo documentation if applicable

SUBMITTED BY:

<u>Michael Dutton</u>	Michael Dutton	Town Manager
(signature)	(printed name)	(position)

Project Summary

Planning for the Bridgewater Pickle Ball courts were in the planning stages for several years prior to Charlie Simonds' work to secure Community Preservation Act funds.

The CPC recommended that the Council appropriate \$112,450 to offset the costs of site development, court construction, and required shelter.

Although Mr. Simonds passed away very soon after the courts were completed, his work continues to be enjoyed by a large contingent of residents and visitors who are passionate pickle ball players.

The Community Preservation money of \$112,450 funded the construction of six courts and the pavilion shelter which provides shade and seating for players while they await court time.

Ledger Activity of Pickle Ball Court Construction and payments to date 06.30.23

APPROPRIATED	ORG	OBJECT	VDR NAME/ITEM DESC	COMMENTS	Sum of AMOUNT
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	AMAZON CAPITAL SERVICES	AQVY34WDH2ES8 REC	189.90
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	AMAZON CAPITAL SERVICES	AQVY34WDH2ES8 REC PICKLEBALL W	185.10
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	AMAZON CAPITAL SERVICES	BLOWER BATTERY & CHARGER	267.98
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	AMAZON CAPITAL SERVICES	CREDIT 2 MESH NET COVER REC	(97.96)
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	AMAZON CAPITAL SERVICES	LOCKS REC	15.98
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	AMAZON CAPITAL SERVICES	MASTER LOCK REC	21.93
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	AMAZON CAPITAL SERVICES	PICKLE BALL	606.98
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	AMAZON CAPITAL SERVICES	SOCKET SETS REC	87.98
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	AMAZON CAPITAL SERVICES	TOOLS REC	49.96
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	AMAZON CAPITAL SERVICES	LIFT LADDERS FOR PB COURTS	342.80
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	AMAZON CAPITAL SERVICES	WIND SOCK/HOSE REC	33.98
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	AMAZON CAPITAL SERVICES	LEAF BLOWER	110.50
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	AMAZON CAPITAL SERVICES	LEAF RECLASS TO RECREATION BUDGET	(110.50)
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	AMAZON CAPITAL SERVICES	PB SUPPLIES	140.94
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	BRYAN E BLUNDELL	PAVILION LABOR FRAME & ROOF	4,100.00
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	BWG ENTERPRISES INC	1045 REC PICKLE BALL	239.00
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	BWG ENTERPRISES INC	CORE RIGGER & BIT PICKLE BALL	335.00
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	BWG ENTERPRISES INC	RENTAL EQUIP FOR PICKLE BALL P	186.00
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	CHAPIN SHEDS INC	PICKLEBALL SHED REC	4,134.00
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	DEWHURST LUMBER CO INC	2303 REC	239.51
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	DEWHURST LUMBER CO INC	2303 REC PICKLE BALL	21.57
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	DEWHURST LUMBER CO INC	2303 REC PB COURTS	129.97
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	DEWHURST LUMBER CO INC	2303 REC PB COURTS	111.19
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	DEWHURST LUMBER CO INC	2303 REC PICKLE BALL SUPPLIES	119.99
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	DEWHURST LUMBER CO INC	2303 SUPPLIES PICKELBALL COURT	31.50
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	DEWHURST LUMBER CO INC	2303 SUPPLIES PICKLE BALL COUR	105.89
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	DEWHURST LUMBER CO INC	2304 REC PICKLE BALL SUPPLIES	183.99
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	DEWHURST LUMBER CO INC	2303 LUMBER PAVILION	6,302.64
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	GRAZIANO REDI-MIX INC	CONCRETE PICKLE BALL COURTS	400.00
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	HOME DEPOT CREDIT SERVICES	SHINGLES PICKLEBALL PAVILION	706.00
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	INLINE FENCE INC	FENCING PICKLE BALL COURTS	41,806.00
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	INLINE FENCE INC	INSTALL NET POSTS PICKLE BALL	3,050.00
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	NATIONAL SPORTS PRODUCTS	C112067 PICKLE BALL	4,016.00
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	NEW ENGLAND SEALCOATING CO INC	6 PICKLE BALL COURTS	18,890.00
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	SEEKONK SUPPLY INC	BRID018	314.44
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	SIGN DESIGN INC	PICKLE BALL COURT SIGNS	390.00
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	SIGN DESIGN INC	PICKLE BALL SIGN	360.00
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	T L EDWARDS INC	2.03 TOP PICKLE BALL COURTS	128.80
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	T MIOZZI INC	PICKLE BALL COURTS	21,961.60
CPA 4/27/21 O-FY21-037 \$112,250	21005	584000	W B MASON CO INC	MARKERS & BOARD REC	51.00
CPA 4/27/21 O-FY21-037 \$112,250 Total					110,159.66
GF CAPITAL 04/10/18 O-FY18-029 \$20K	10541218	584000	DYER CONSTRUCTION INC	PICKLE BALL COURTS	585.00
GF CAPITAL 04/10/18 O-FY18-029 \$20K	10541218	584000	LMM ASPHALT INC	PICKLE BALL PARKING LOT	8,850.00
GF CAPITAL 04/10/18 O-FY18-029 \$20K Total					9,435.00
GF CAPITAL 2/26/19 O-FY19-047 \$5K	10541219	584001	DYER CONSTRUCTION INC	ASPHALT PICKLE BALL	1,110.00
GF CAPITAL 2/26/19 O-FY19-047 \$5K	10541219	584001	DYER CONSTRUCTION INC	GRADING PICKLE BALL COURT	1,000.00
GF CAPITAL 2/26/19 O-FY19-047 \$5K	10541219	584001	DYER CONSTRUCTION INC	GRADING PICKLE BALL COURTS	1,500.00







Town of Bridgewater
**Community Preservation Act Grant Final Report
Guidelines**

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DATE OF REPORT: 8/21/2023

CONTACT PERSON: Michael Dutton, Town Manager

PROJECT TITLE: Memorial Building

FISCAL YEAR APPROVED: FY2019

CPA PURPOSE:

Community Housing ☐ Historic Preservation ☒ Open Space ☐ Recreation ☐

FUNDING AMOUNT \$ 445,000 (total) UNEXPENDED FUND BALANCE \$ 0

WRITTEN NARRATIVE

- 1) Summary of what was accomplished (attached)
- 2) Budget Summary/ Spreadsheet/ including Proposal and actual expenditures (attached)
- 3) Photo documentation if applicable (attached)

SUBMITTED BY:



Michael Dutton

Town Manager

(signature)

(printed name)

(position)

Responses:

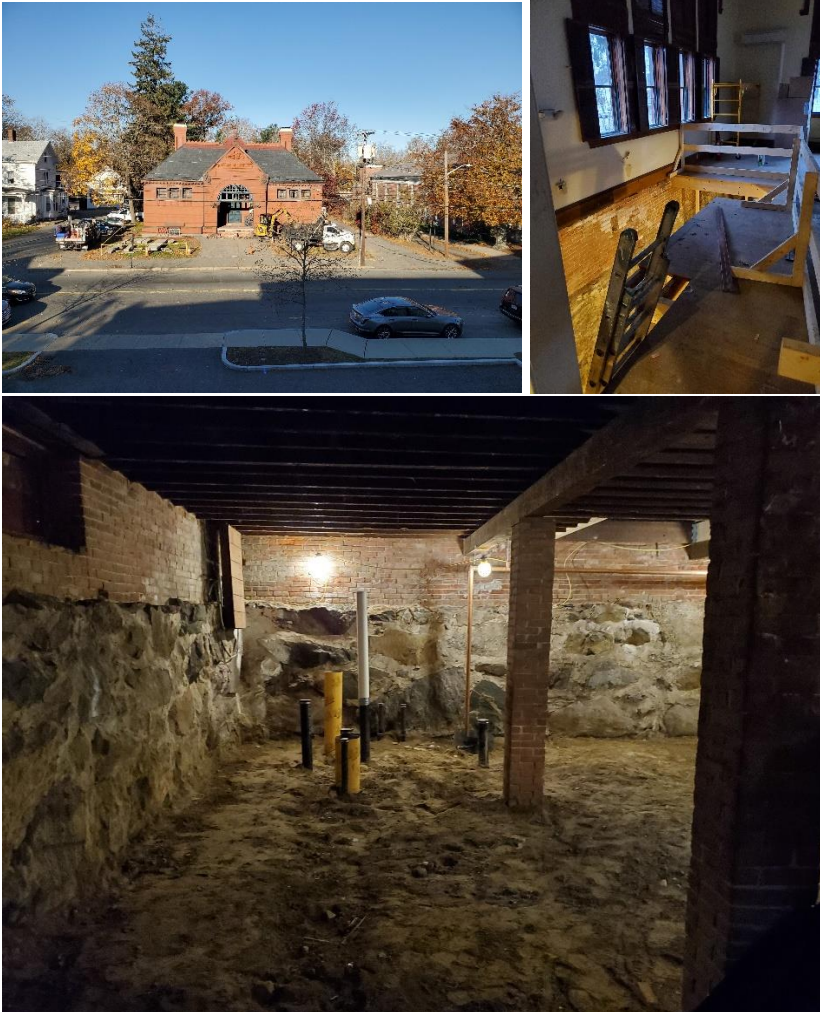
- 1) The Memorial Building rehabilitation project was completed in August of 2023 with the processing of the final payment to the general contractor. The finished project included: installation of two exterior accessible walkways to the front entrance, adjustment to the front entry to allow handicapped access, installation of one handicap parking space, refurbishment of all the historic windows, installation of solid storm windows, installation of an interior lift, refurbishment of the historic front doors, installation of automatic door openers (pursuant to a waiver granted by the Massachusetts Architectural Access Board), electrical upgrades, plumbing upgrades, roof and flashing repairs, and exterior drainage. The final result was the preservation and rehabilitation of a historic building, creation of easy handicapped accessibility, an improved handicapped parking space, an upgraded fire suppression system, and a new addressable fire alarm system.

2) Budget Summary

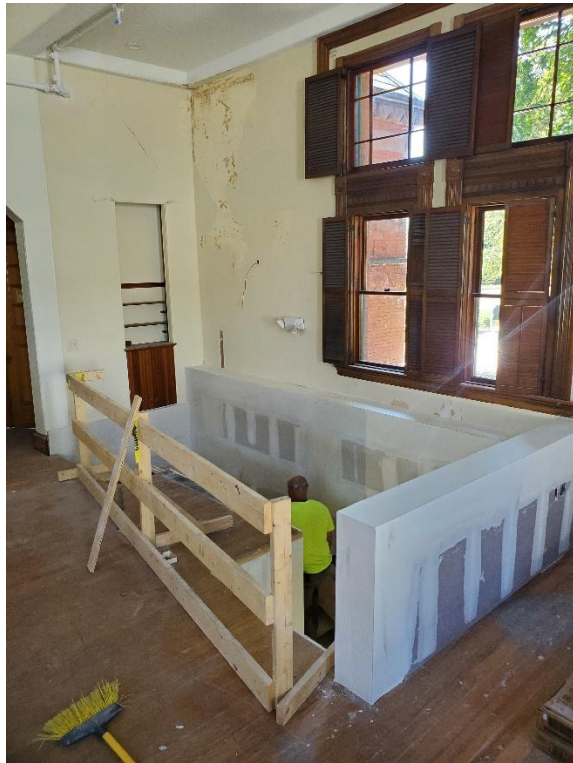
Activity in Fund 3003 Memorial Building Project Fund as 08.15.23

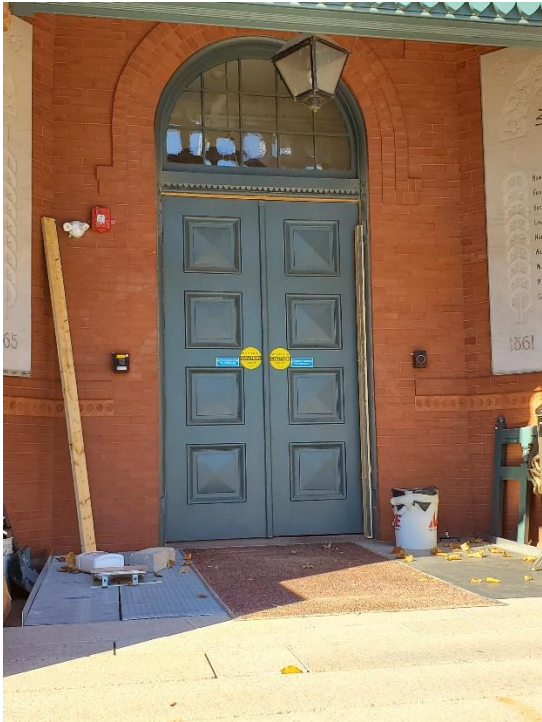
TYPE PAYMT	VDR NAME/ITEM DESC	AMOUNT
1-ENGINEERING/OPM	TAPPE ARCHITECTS	246,886.45
1-ENGINEERING/OPM Total		246,886.45
2-PERMITS/TESTS	COMMONWEALTH OF MASSACHUSETTS	136.00
	YANKEE SPRINKLER COMPANY	750.00
	UTS OF MASSACHUSETTS INC	3,475.00
2-PERMITS/TESTS Total		4,361.00
3-ADMIN COSTS	PROJECTDOG	1,791.75
3-ADMIN COSTS Total		1,791.75
4-MISC CONSTUCTION	KILROY BROS INC	11,029.00
	TOWN OF BRIDGEWATER	518.48
	NATIONAL GRID	1,343.50
	DYER CONSTRUCTION INC	39,710.00
	NOREL SERVICE COMPANY INC	15,816.84
	ENCORE HOLDING LLC	179.00
4-MISC CONSTUCTION Total		68,596.82
5-CONSTRUCTION	APC DEVELOPMENT GROUP INC	1,973,292.98
5-CONSTRUCTION Total		1,973,292.98
6-FFE	AMAZON CAPITAL SERVICES	442.26
	CREATIVE OFFICE PAVILION LLC	50,108.32
	W B MASON CO INC	60.44
	HOME DEPOT CREDIT SERVICES	375.96
6-FFE Total		50,986.98
6-IT	AMAZON CAPITAL SERVICES	4,323.79
	HOME DEPOT CREDIT SERVICES	68.59
	FEDERAL TELEPHONE AND COMMUNICATIONS	5,293.50
	MONOPRICE INC	284.98
	DEWHURST LUMBER CO INC	70.57
	IT INSTALL	1,350.00
6-IT Total		11,391.43
Grand Total		2,357,307.41
		-
	Tappe from proforma pd to date per Tappe	8,000.00
	APC Remaining Contract	-
		8,000.00
AS OF PROFORMA 04/28/23	PROFORMA FROM OPM	2,356,298.00

3) Pictures











HANDICAPPED
PARKING
SPECIAL PLATE
REQUIRED
UNAUTHORIZED
VEHICLES
MAY BE REMOVED
AT THE OWNERS
EXPENSE

Hanson Farm Timeline Updated September 2023

Task	Responsible Party	Time Frame/Due Date
1. Community Outreach & Support	Open Space Committee/CPC/TM/TC	Ongoing
a. Build community support		
b. Collect support letters for grant funding		
c. Discuss with relevant Boards & Committees		
d. Hold community input sessions		
e. Inform State Rep & Senator of project		
2. CPC to Vote on Funding for Appraisal	CPC	COMPLETE
a. Town Manager to request admin funds		
3. TM Meeting with Property Owners	Town Manager/Hanson Family	October – November 2023
a. Initial discussion concerning farming parameters		
4. Property Survey	Hanson Family	COMPLETE - Tentative
5. Draft CR/Farm Plan	CED/Hanson Family/Town Atty	November 2023
6. Discuss Involvement of Wildlands Trust	TM/CED/Wildlands Trust	ONGOING
a. Discuss whether WLT will co hold the CR		
7. Appraisal	Town Manager	September – November 2023
8. Negotiation of P & S	Town Atty/Hanson Family	December 2023 – January 2024
9. Phase 1 Environmental Review	Town Manager/Consultant	December 2023/January 2024
10. CPC Eligibility Submission	Town Manager	COMPLETE
11. CPC Application	CED/TM's Office	January 2024
12. Review & Vote on CPC Request	CPC	February 2024
13. Town Council Authorization CPC App	TM/Council	March 2024
14. Loan Order	TM/Finance Director	March 2024
15. MVP Grant Application	CED/TM's Office	April – May 2024
16. LAND Grant Application	CED/TM's Office	June 2024
17. Closing Date	TM/Hanson Family	September – December 2024

MEMORANDUM

To: Hanson Family
From: Michael Dutton, Town Manager
cc: Jason Rawling, Town Attorney
Bob Rulli, CED Director
Deb Ward, Council Clerk
Date: 9/8/2023
Re: Potential Restriction Purchase

Since there are several boards and committees involved in reviewing the conservation restriction purchase of your farm, I thought a memo would be in order to update you on the process, and to keep the multiple moving parts straight.

We received the property survey which was completed earlier this summer. It is fine for the appraisal purposes, but I know it will need a few edits which should not be difficult. When the time comes to record the plan, the surveyor can make these edits required.

The town is sensitive to the timing of the appraisal because the appraisal must be “fresh” for the two grant applications we are seeking. Within the next week I will engage the appraiser to begin his work. This will allow the appraisal to be fresh for these two grants: MVP grant as well as the LAND grant. We are relying on one of these two grants to offset the cost to our Community Preservation Funds. The MVP grant will be due in April or May of 2024, and the LAND grant will be due in May or June of 2024.

I am enclosing a revised timeline for the actions related to the conservation restriction purchase. I have also shared it with the Open Space Committee, the Community Preservation Committee, the Conservation Commission, and the Town Council.

I am also enclosing copies of the Conservation Restriction and Access Management Plan from the Murray Farm transaction. When we met some time ago, you all were generally satisfied with the substantive terms these documents lay out. I ask that you review them again, preferably with legal counsel, and let me know if there are any substantive changes which we need to discuss. Don't worry about the deed references or property descriptions. Our Town Attorney Jason Rawlins will draft these pieces.

I hope to organize a meeting with all the stakeholders as soon as the appraisal is complete.

In the meantime, if you have any questions or concerns, please feel free to reach out. My cell phone, which you can either call or text, is 508-627-1658. The best email is townmanager@bridgewaterma.org.

Town of Bridgewater - CPC Listings Provided to State CP3

As of FY2023 6/30/2023

status (All)

FY Year	Calendar YR	Project Name	CPA Approp	Total Cost
2007	2007	Cedar Street Parish House restoration	33,300.00	33,300.00
		CPA Liaison	28,000.00	28,000.00
		GIS consultant for Open Space Plan	5,000.00	5,000.00
		Mt. Prospect Cemetery fence	40,000.00	40,000.00
		Municipal buildings restoration and use study	60,000.00	60,000.00
		Scotland Trinitarian Congregational Church roof replacement	10,000.00	10,000.00
		Softball Fields - Located on Crescent Street	200,000.00	200,000.00
		Town River Landing	15,000.00	15,000.00
2007 Total			391,300.00	391,300.00
2008	2008	Academy building handicap compliance	15,000.00	15,000.00
		Bridge structure at the Town River Landing	13,000.00	13,000.00
		Consultant - application for historic district and McElwain Sholl	20,000.00	20,000.00
		First Parish Unitarian Universalist Church/exterior doors and shutters	27,000.00	27,000.00
		Restore Town of Bridgewater vital records	35,000.00	35,000.00
2008 Total			110,000.00	110,000.00
2009	2009	Clerk of the Works - Town Hall/Academy restoration	21,500.00	21,500.00
		Grant Writer/Preservation Planner	30,000.00	30,000.00
		Library HVAC System	26,000.00	26,000.00
		Softball Fields - Located on Crescent Street	98,784.00	98,784.00
2009 Total			176,284.00	176,284.00
2010	2010	Planner and Grant Writer	60,000.00	60,000.00
		Schematic Design Academy Building	74,539.00	74,539.00
		Town Hall and Academy Building Restoration	956,360.00	956,360.00
2010 Total			1,090,899.00	1,090,899.00
2011	2011	Clerk of the Works - Town Hall/Academy restoration	18,615.00	18,615.00
		Grant Writer	60,000.00	60,000.00
		Keith Homestead purchase	1,297,000.00	1,297,000.00
2011 Total			1,375,615.00	1,375,615.00
2012	2012	Calthrop Purchase	1,825,000.00	3,450,000.00
2012 Total			1,825,000.00	3,450,000.00
2013	2013	Bridgewater Iron Works Park restoration	37,200.00	37,200.00
		Grant Writer/Preservation Planner	60,000.00	60,000.00
		Keith Homestead Appropriation	6,000.00	6,000.00
		Master Plan	10,000.00	10,000.00
		Memorial Building Ceiling Restoration Project	93,462.00	93,462.00
2013 Total			206,662.00	206,662.00
2014	2014	First Parish Church Siding & Chimney Restoration	42,738.00	42,738.00
2014 Total			42,738.00	42,738.00
2015	2015	Academy Building Design/Admin./OPM	5,150,000.00	8,150,000.00
		Housing Coordinator	26,000.00	26,000.00
		Recreational Needs	25,000.00	25,000.00
		The Murray Need Farm	864,408.00	1,264,408.00
2015 Total			6,065,408.00	9,465,408.00
2016	2016	MUSIC ALLEY	20,000.00	25,000.00
		WWII Memorial Improvements	75,000.00	75,000.00
2016 Total			95,000.00	100,000.00
2018	2017	Legion Field Lights Project	231,000.00	231,000.00
2018 Total			231,000.00	231,000.00
2019	2019	BROAD STREET STILES/HART	500,000.00	500,000.00
		OLD BRIDGEWATER HISTORICAL SOCIETY BUILDINGS	20,000.00	20,000.00
	2018	MCELWAIN SCHOOL REDEVELOPMENT PROJECT	1,345,000.00	9,595,000.00
2019 Total			1,865,000.00	10,115,000.00
2020	2020	LEGION FIELD NEW FENCING	27,500.00	27,500.00
		MEMORIAL BUILDING	350,000.00	1,726,000.00
2020 Total			377,500.00	1,753,500.00
2021	2020	Central Square Congregational Church Steeple Project	200,000.00	200,000.00
	2021	Pickle Ball Project	112,250.00	112,250.00
2021 Total			312,250.00	312,250.00
2022	2022	BROAD STREET STILES/HART	1,300,000.00	1,300,000.00
		Library Historic Archival Preservation Project	89,310.00	174,000.00
2022 Total			1,389,310.00	1,474,000.00
2023	2023	MEMORIAL BUILDING	95,000.00	95,000.00
		PARTHENON FRIEZE RESTORATION	17,000.00	17,000.00
		BRIDGEWATER HOUSING AUTHORITY WINDOW PROJECT	363,000.00	363,000.00
		46 SUMMER STREET PROPERTY	313,900.00	558,900.00
		TOWN HOUSE ROOF PROJECT	82,500.00	277,500.00
		OLD STATE FARM TRAIL PROJECT	40,000.00	65,000.00
2023 Total			911,400.00	1,376,400.00
Grand Total			16,465,366.00	31,671,056.00



September 1, 2023

Community Preservation Committee
Town of Bridgewater
Bridgewater Town Hall
64 Central Sq.
Bridgewater, MA 02324

Community Preservation Coalition Dues Notice

FY24 Annual Membership Dues:\$3500

PLEASE NOTE
Our billing information has changed as of July 1, 2023:

NEW PAYEE! Make checks payable to: Third Sector New England, Inc.
(And please include in the description line: Community Preservation Coalition)

NEW ADDRESS! Remit membership dues payments to:

Third Sector New England, Inc.
89 South Street, Suite 700
Boston, MA 02111-2670
Attn: Community Preservation Coalition

NEW TAX ID NUMBER! See attached W9 form.

The Community Preservation Coalition operates as a fiscally sponsored program of Third Sector New England, Inc.

For any questions regarding billing, please contact the Community Preservation Coalition staff at 617-367-8998.