

Town of Bridgewater, Massachusetts

Community Preservation Committee

Community Preservation Committee

Gina Guasconi, Chair
Recreation Commission

Carlton Hunt, Vice-Chair
Citizen at Large

Kevin Mandeville
Open Space Committee

Stacy Driscoll
Housing Authority

Steven Geller
Planning Board

Harry Bailey, Jr.,
Conservation Commission

Stephen Rogan
Historical Commission

William Smith
Historic District Commission

Affordable Housing Trust

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Agenda

April 27, 2022

Virtual Meeting

Disclosure: Pursuant to Section 20 of Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, this meeting of the Community Preservation Committee for the Town of Bridgewater will be fully remote and accessible to the public through remote participation to the greatest extent possible. There will be no in person attendance permitted. Citizens who wish to tune in to the meeting may do so via Zoom or Facebook Live.

Link to join meeting: <https://us06web.zoom.us/j/82584282459>

Call In:

1-646-876-9923

Meeting ID: 825 842 824 59

Call to order – 6:30PM

Chair's Announcements

- Welcome to new member Steve Geller (Planning Board)
- Additional Comments

Citizen Open Forum

Approval of Minutes

- 3/23/2022
- 4/4/2022

Review of Financial Reports

Old Business

- FY23 Budget (2nd Revote)
- Funded Project Updates:
 - Central Square Congregational Church
 - Pickle Ball Courts
 - Memorial Building
 - McElwain School (CPC Building Tour – May 4 1:00 pm)
- Applications Received
 - Library – Archival Project (Vote)
 - Central Square Congregational Church – Phases 2 and 3
 - Stiles and Hart Improvement Project – Accessibility and Trails
- Anticipated Projects – eligibility forms approved, applications not received
 - Summer Street Property (Mobil Station)
 - Hanson's Farm

Town of Bridgewater, Massachusetts

Community Preservation Committee

- Possible Project Updates
 - Purchase of Broad Street Property
 - Town Hall (aka Town House) – Roof Repair/Restoration
 - Toole Park – Trails
 - Methodist Church for Historic Preservation
- Eligibility Forms Received
 - Jennings Hill Cemetery (Vote)
 - Senior Center for Adult Recreation Areas, Trails, and Community Gardens (Vote)
- Annual Public Hearing

New Business

Committee Liaison Reports

Upcoming Events

Public Comment

Next Meeting Date/Time – May 25, 2022, at 6:30 p.m.

Adjourn

Town of Bridgewater, Massachusetts

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Meeting Minutes March 23, 2022

Special Note: A recording of this meeting can be viewed on the Town of Bridgewater's YouTube page using the following link:

<https://www.youtube.com/watch?v=qUtbuT4zTWc>

The meeting was called to order by the Chair at 6:35

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

Members Absent:

Guests Present: Barbara Morey, Gordon Brailsford, Theresa Reynolds, Patricia Neary, Richard Eastman, Allyson Sekerke, Cathy Bouldry, Melissa Ramondetta, Monica Bentley

Chair's Announcements:

This will be Jean Guarino's last meeting with the CPC. Stacy Driscoll was sworn in and has joined the CPC. The latest coalition newsletter sent to the committee offers training for the members.

Citizen's Open Forum - None

Approval of Meeting Minutes – 2/23/2022

Carlton Hunt motioned to approve the meeting minutes from 2/23/2022 as amended which was duly seconded. The motion was approved unanimously.

Review of Financial Reports

The committee reviewed the FY2022 CPA Revenue Expenditure Reporting and FY2022 CPA Balance Sheet Reporting through 2/28/2022.

Old Business

FY23

The committee discussed and reviewed a presentation of the budget by Carlton Hunt. The committee will be setting the FY23 budget that will begin July 1st, 2022. The committee considered budget allocations to the Reserve for Open Space, Reserve for Historical Preservation, and Reserve for Housing.

Town of Bridgewater, Massachusetts

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Harry Bailey motioned to approve the FY23 Budget as presented, which was duly seconded. The motion was approved unanimously.

Project Updates

CSCC Deed Restriction and Grant Agreement

Virginia Adams with P.A.L is waiting for an additional payment from the town in the amount of \$1183. This payment exceeds the original allocation of \$6,500 that was approved by the committee and a vote is needed to provide funding for what is due. The work on the steeple has been completed and the cost came to \$10,058.

Carlton Hunt motioned to approve an increase of \$1,300.00 to the original \$6,500 payment to P.A.L. bringing the total amount allocated to \$7,800, which was duly seconded. The motion was approved unanimously.

Memorial Building

Progress continues with excavation and the restoration for the windows ongoing. The award letter needs to be signed by the town and the maintenance plan should be submitted by the Town Manager by the next meeting.

Pickle Ball Courts

Pictures of the completed courts were shared with the committee.

McElwain Building

The building is on schedule and is about 40% completed and Carlton Hunt is working on possibly getting a tour or view of the interior of the building.

Mobile Station

The Town Manager, Landscape Architect, and Chair of the BIA walked the grounds and discussed the integration of the two parcels. The appraisals have been completed but have not been reviewed by the committee.

Hanson's Farm

A tentative timeframe has been received for the acquisition of the property. The Town Manager submitted a letter to Gina Guasconi with the appraisal for an estimated cost of \$15,000 which would need to be voted from the CPC administrative fund

Carlton Hunt motioned to transfer \$15,000 from the CPC administrative fund for the Hanson's Farm appraisal, which was duly seconded. The motion was approved unanimously.

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Library Archival Project

The application has been received by the committee which will be reviewed by all, and a vote is expected by the next committee meeting. Allyson Sekerke answered questions from the committee and explained the use of equipment and items being asked for in the application. Digitization of books was discussed, and Carlton Hunt clarified that the cost could be covered by CPA funding if the digitization process is incidental, such as the restoration of a book.

Stiles and Hart Project

The application looks to add new boat launch, parking lot, new trail heads, with an estimated project cost of 1.3mm. A grant has been applied for and can cover up to 50% of the cost. There may be additional money for funding through the Taunton River Stewardship project.

Carlton Hunt motioned to approve the eligibility document as fundable with CPA under "Open Space," which was seconded. The motion was approved unanimously.

Public Hearing

The committee is holding off on setting a date until the master plan is available.

Document Updates

The application and eligibility forms are being worked on to be made fillable on the website.

Toole Property

The new fire station being proposed will be built on the Toole Property and recreational trails are being planned with \$102,000 allocated for these trails. It may be possible to connect these trails with another conservation area.

Broad Street Purchase

The eligibility form should be submitted by the Town Manager and the estimated cost for the two land purchases is estimated at \$300,000 and will be for accessibility and parking to the Stiles and Hart trails.

Trails near Correction Facility

Funding is not expected to be requested from the CPC for the project.

Town of Bridgewater, Massachusetts

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New Business

Town Hall

A grant application has been submitted to the state and the town has allocated funds for the repair. The committee anticipates that an application for administrative funds for the interior work will be submitted soon.

Jennings Hill Cemetery

Rich Eastman and Cathy Bouldry updated the committee with the ongoing work for the cemetery and discussed eligibility for CPC funding in the future.

Committee Reports

No committee reports.

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

Adjourn – The meeting was adjourned at 9:34

Harry Bailey motioned to adjourn which was duly seconded. The motion was approved unanimously.

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Meeting Minutes April 4, 2022

Special Note: A recording of this meeting can be viewed on the Town of Bridgewater's YouTube page using the following link:

<https://www.youtube.com/watch?v=Dv5z89K3v44>

The meeting was called to order by the Chair at 5:00 p.m.

Members Present: Gina Guasconi, Carlton Hunt, Harry Bailey, Kevin Mandeville, Stacy Driscoll

Members Absent: Stephen Rogan, William Smith

Citizen's Open Forum

Adjustment to FY23 Recommended Budget

Carlton Hunt motioned to rescind the vote for the FY23 Recommended Budget which was duly seconded. The motion was approved unanimously.

Carlton Hunt motioned to approve the revised FY23 Recommended Budget which was duly seconded. The motion was approved unanimously.

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

Harry Bailey motioned to adjourn the meeting at 5:09 which was duly seconded. The motion was approved unanimously.

Adjourn – The meeting was adjourned at 5:09



Project Eligibility Form

Community Preservation Committee

Bridgewater, MA

Please email this form **to the CPC Chair and Administrative Assistant no later than the third Wednesday of the month for the CPC's review at their regularly scheduled meeting on the fourth Wednesday.** Forms received after this date will be discussed at the following month's meeting.

This form is **OPTIONAL BUT STRONGLY ENCOURAGED** to help determine whether projects are eligible for CPA funding. Please refer to Appendix A in the *Community Preservation Plan* (<https://www.bridgewaterma.org/DocumentCenter/View/2928/Community-Preservation-Committee-Plan>) when filling out this form. Email the form to CPC@BridgewaterMA.org for consideration.

Please use the information in the CPA Eligibility Matrix below to determine if the project may be eligible for CPA funds, paying close attention to the verbs (i.e., purpose) in the left column and the category(s) to which these pertain (top line).

CPA Eligibility Matrix

Category Purpose	Open Space	Historic Preservation	Recreation	Housin g
Acquire	Y	Y	Y	Y
Create	Y		Y	Y
Preserve	Y	Y	Y	Y
Support				Y
Rehabilitate and/or Restore	If acquired or created using CPA funds	Y	(as of 2012)	If acquired or created using CPA funds

Chart adapted from "Recent Developments in Municipal Law," Massachusetts Department of Revenue, October 2012

Project Name: The History, Preservation & Restoration of Jennings Hill Cemetery

Project Address: Jennings Hill Burial Ground, Plain Street, Bridgewater

Project Sponsor/Organization: Friends of Jennings Hill

Check One: ☐ Town Committee/Department ☒ Public Charity/Non-Profit ☐ Private Group/Individual

Project Description: *(Note the project must demonstrate a public benefit.)*

Estimated Project Cost: \$100,000 ± Estimated CPA Contribution : 100%

Submission Date: March 23, 2022 Project Contact Person/Title Cathy Bouldry
Co-Founder

Telephone: 774-273-5705 Email: jenningshill1766@gmail.com

Signature: C. Bouldry Submission Date: : March 23, 2022

Supporting Organization(s)/Person(s):

Organization/Name/ Position: Bridgewater Cultural Council/Theresa Foley

Telephone: 413-829-2837

Email: bridgewatercultural@gmail.com

Signature _____

Date _____

For CPC Use Only. Do not write below this line.

CPA Program Area *(check all that apply)*:

☐ Open Space ☐ Historic Preservation ☐ Community Housing ☐ Recreation

Project Purpose *(check all that apply) (Refer to CPA eligibility matrix for guidance)*:

☐ Acquire ☐ Create ☐ Preserve ☐ Support ☐ Rehabilitate/Restore

CPC Determination:

☐ Eligible ☐ Potentially Eligible ☐ Not Eligible ☐ More Information Needed

Signature CPC Chair

Date: _____