



Town of Bridgewater
Community Preservation Committee

February 28, 2024

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/84725326956>

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

Meeting ID: 847 253 269 56

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) January 24, 2024
- E. Review of Financial Reports**
 - a) January 31, 2024
- F. Old Business**
 - a) Policies and Procedures Documents
 - b) Project Updates - Active Projects
 - 1. Stiles and Hart Improvements
 - 2. Hemlock Drive Windows and Doors Replacement
 - 3. Old State Farm Trails
 - 4. Parthenon Frieze
 - 5. Summer Street (Mobil Station)
 - 6. Broad Street Properties
 - 7. Town House
 - c) Completed Projects - Final Reports

1. Pickle Ball Courts - Vote to Accept
2. Memorial Library Building - Vote to Accept
3. McElwain School

d) Administrative Account - FY23 Carryover Encumbrances

1. Recognition Plaques and Signage for CPA funded projects

e) Annual Public Hearing and 5-year plan - Procurement Status

G. New Business

a) Applications Received

1. Hanson's Farm Conservation Restriction
2. Community Gardens at the Senior Center

H. Committee Liaison Reports

I. Upcoming Events

J. Public Comment

K. Next Meeting Date

L. Adjournment of Meeting



Final Project Report

Community Preservation Committee

Bridgewater, MA

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 account(s) from which appropriated.

Project Information

Project Name: Pickleball Courts

Location (address and neighborhood): 10 Walley Krueger Way

CPA Program Area (check all that apply):

☐ Open Space ☐ Historic Preservation ☐ Community Housing ☒ Recreation

Project Sponsor/Organization (check one below): Town of Bridgewater

☒ Town Committee or Department ☐ Non-Profit ☐ Private

Project Contact: Jim Small - Parks and Rec Director

Fiscal Year Approved: FY2021

Project Cost

Total Project Cost	CPA Funds Appropriated	Other Funding Sources	CPA Funds: % of Total	Unexpended Funds
\$ 137,235	\$ 112,235	\$ 25,000	83%	\$ 2,090.34

*Detailed project expenditure can be obtained by request to the Finance Department

Report Contents

- 1) Project Summary.
- 2) Photo documentation if applicable.

SUBMITTED BY:

MDutton

(signature)

Michael Dutton

(printed name)

9/26/2023

(date)



Final Project Report

Community Preservation Committee

Bridgewater, MA

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.

Project Photos





Final Project Report

Community Preservation Committee

Bridgewater, MA





Final Project Report

Community Preservation Committee

Bridgewater, MA

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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 account(s) from which appropriated.

Project Information

Project Name: Memorial Building

Location (address and neighborhood): 25 South Street

CPA Program Area (check all that apply):

☐ Open Space ☒ Historic Preservation ☐ Community Housing ☐ Recreation

Project Sponsor/Organization (check one below): Town of Bridgewater

☒ Town Committee or Department ☐ Non-Profit ☐ Private

Project Contact: Michael Dutton - Town Manager

Fiscal Year Approved: FY2019

Project Cost

Total Project Cost	CPA Funds Appropriated	Other Funding Sources	CPA Funds: % of Total	Unexpended Funds
\$ 1,726,000	\$ 350,000	\$ 1,176,000	20%	\$ 0

*Detailed project expenditure can be obtained by request to the Finance Department

Report Contents

- 1) Project Summary.
- 2) Photo documentation if applicable.

SUBMITTED BY:

MDutton

(signature)

Michael Dutton

(printed name)

8/21/2023

(date)



Final Project Report

Community Preservation Committee

Bridgewater, MA

Project Summary

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 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.

Project Photos





Final Project Report

Community Preservation Committee

Bridgewater, MA





Project Application

Community Preservation Committee

Bridgewater, MA

Cover Sheet

An electronic copy of this application and all supporting materials should be submitted to the CPC Chair at cpc@bridgewaterma.org and the CPC's administrative assistant (McGraw, Joshua <JMCRAW@bridgewaterma.org>). Applications should be submitted **no later than 4:00PM at least two weeks prior to the CPC's meeting (the CPC meets on the fourth Wednesday of each month).**

Complete applications received by this date will be reviewed at the next CPC meeting and considered for recommendation to the Town Council. Applications received after this will be reviewed at the following month's meeting, unless you receive an exception from the CPC chair for cases related to real estate purchase opportunities.¹ Projects may have timelines extending to a maximum of five years.

Projects will be favored by the CPC where:

- The project addresses at least one goal of the current CPC 5-yr. plan
<https://www.bridgewaterma.org/DocumentCenter/View/2928/Community-Preservation-Committee-Plan?bidId=>
- the applicant has site control of the proposed project parcel or involvement of the site owner.
- there is demonstrated community support for the project from elected officials, abutters, user groups, civic associations, and community organizations.
- applicants can demonstrate their capacity to implement their project and have a plan for ongoing maintenance and stewardship. projects occur on public space or private space with public access.

• Applicant Signature: MDutton Date Submitted: **2/16/2024**

¹ For cases related to real estate purchase opportunities, the CPC may consider emergency requests for funding outside of their regular meeting schedule. If you think you might be eligible for emergency consideration, please contact the CPC Chair. The CPC Chair has the authority to accept exceptions or extensions. They will consider such requests on a case-by-case basis and is under no obligation to grant any requested extensions or exceptions.



Project Application

Community Preservation Committee

Bridgewater, MA

Complete Application Check List

Please submit the application in this order:

- ☐ Project Application Cover Page (signed)
- ☐ Project Narrative and Timeline
- ☐ Budget Narrative and cost breakdown
- ☐ Required Project Attachments including:
 - ☐ Documentation of who has site control on the property (if other than the applicant)
 - ☐ Photographs of project site (at least three (3))
 - ☐ Map of project site showing nearest major roads or intersections
 - ☐ Letters of support from relevant Town departments, officials, and boards/commissions
 - ☐ Letters of commitment (from any organizations or individuals providing funding to the project)
- ☐ Other attachments as applicable and available to your project.

Note: Applicants may be required to submit additional supporting materials and documentation, as requested by the CPC, to aid the committee in their decision-making process.



Project Application

Community Preservation Committee

Bridgewater, MA

GENERAL INFORMATION

Project Name: Hanson Farm Conservation Re:

Project Location (address and neighborhood): 600 Pleasant Street

Legal Property Owner of Record: Hanson Family Realty Trust

CPA Program Area (check all that apply):

☒ Open Space ☐ Historic Preservation ☐ Community Housing ☒ Recreation

PROJECT DESCRIPTION

Short Project Description: Purchase of a conservation easement of approximately 72 acres of farmland.

Estimated Start Date: 12/1/24 **Estimated Completion Date:** 1/31/25

Amount Requested: \$ TBD **Total Project Cost:** \$ TBD

PROJECT CONTACT

Contact Person: Michael Dutton

Telephone: 508-697-0919

Email: townmanager@bridgewater

Project Sponsor/Organization (check one below):

☒ Town Committee or Department ☐ Public Charity/Non-Profit ☐ Private

Have you or this organization applied for or received CPA funding before? ☒ Yes ☐ No

If yes, what project and when? Various Projects

ASSURANCE

I, Michael Dutton hereby certify under the penalties of perjury the
(Print the name of the fiduciary agent)

following application information is true and correct to the best of my knowledge and I am legally able to enter into a contract on behalf of Town of Bridgewater (with the Town of Bridgewater for Community Preservation Funds.

Signature MDutton

Date 2/16/24

Title Town Manager



Project Application

Community Preservation Committee

Bridgewater, MA

Project Narrative

Use as much space as needed and refer to the CPC's Project Application Guidance for requirements

1. **PROJECT DESCRIPTION, TASKS, & ANTICIPATED OUTCOME:** See Attachments
2. **CPC GOALS AND PRIORITIES:** See Attachments
3. **COMMUNITY NEEDS:** See Attachments

4. **COMMUNITY SUPPORT:** List of Letters of Support

Name (committee, department, official, organization, etc.)	Date Requested	Date Submitted

5. **IMPLEMENTATION AND TIMELINE:** 12/1/24 - 1/31/25
6. **ORGANIZATIONAL EXPERIENCE AND CAPACITY:** The Town is an institutional applicant for
7. **MAINTENANCE:** No significant Town funded maintenance is anticipated unless stipulated in
8. **MULTI-YEAR PROJECTS:** This Project is not a multi-year project, however it is possible
9. See Attachments Checklist for additional required materials, if applicable and available.

APPLICANT SIGNATURE: *MDutton*

DATE SUBMITTED: 2/16/24



Project Application

Community Preservation Committee

Bridgewater, MA

Project Application Attachments (see Application Guidance)

1. **SITE CONTROL**
2. **COMMUNITY SUPPORT**
3. **VISUAL MATERIALS:**
4. **MAPS:**
5. **FUNDING SUPPORT REQUIREMENTS**
 - a. Historic Preservation Proposals
 - b. OPEN SPACE PROPOSALS
 - c. RECREATION PROPOSALS
 - d. COMMUNITY HOUSING PROPOSALS
 - e. Proposals Involving Real Property
 - f. Proposals Involving Design and Construction

Check out the CPC's webpage for more information:

<https://www.bridgewaterma.org/1353/Community-Preservation-Committee>



Project Application

Community Preservation Committee

Bridgewater, MA

Project Budget Narrative

PROJECT COST:

Project Budget Overview

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$	\$	\$	%

LEVERAGING FUNDING:

Sources of Funding Overview

Source <i>(private, federal, state, or local government)</i>	Amount	Status <i>(received, pending, will apply)</i>
	\$TBD	
	\$TBD	
	\$TBD	
	\$TBD	
	\$TBD	

ANTICIPATED PROJECT EXPENSES:

PROJECT COST ASSUMPTIONS:

ACQUISITION OF AN INTEREST IN REAL ESTATE:

BONDING AGAINST CPA FUNDS:



Project Application

Community Preservation Committee

Bridgewater, MA

Project Budget Attachment

BUDGET OVERVIEW

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$TBD	\$TBD	\$TBD	% TBD

INCOME – OTHER SOURCES OF PROJECT FUNDING

Source <i>(private, federal, state, or local government)</i>	Amount	Status <i>(received, pending, will apply)</i>
MVP Action Grant	\$TBD	
Land Aquisition Grant	\$TBD	
	\$TBD	
	\$TBD	
	\$TBD	

SUMMARY OF PROJECT EXPENSES²

	CPA Funds	Other Funding	Total
Personnel	\$	\$	\$
Equipment	\$	\$	\$
Supplies	\$	\$	\$
Design and Contracts	\$	\$	\$
Construction	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$	\$	\$

² Equipment is generally defined as an item with a useful life expectancy of more than one year. Supplies are defined as an item with a useful life of less than one year. Construction means all types of work done on a particular property or building including erecting, altering or remodeling.



Project Application

Community Preservation Committee

Bridgewater, MA

DETAILED PROJECT EXPENSES

Personnel

	CPA Funds	Other Funding	Total
Ex: Project Manager	\$5,000	\$50,000	\$55,000
Ex. Inspectional Services	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Equipment³

	CPA Funds	Other Funding	Total
Ex: Furniture	\$	\$5,000	\$50,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Supplies⁴

	CPA Funds	Other Funding	Total
Ex:	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Design and Contracts

	CPA Funds	Other Funding	Total
Ex: Deed Restriction	\$10,000	\$5,000	\$5,000
Ex: Appraisal	\$12,000	\$0	\$12,000
CR Holder Fees	\$	\$	\$
R Fees	\$	\$	\$
TOTAL	\$	\$	\$

³ Equipment is generally defined as an item with a useful life expectancy of more than one year.

⁴ Supplies are defined as an item with a useful life of less than one year.



Project Application

Community Preservation Committee

Bridgewater, MA

Building and Construction⁵

	CPA Funds	Other Funding	Total
<i>Ex: Picnic Pavilion</i>	\$	\$50,000	\$50,000
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Other

	CPA Funds	Other Funding	Total
<i>Ex: Land Acquisition</i>	\$1,000,000	\$500,000	\$1,500,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Task based task (scope) costs identifying funding source

	CPA Funds	Other Funding	Total
<i>Ex: Accessible Entrance</i>	\$100,000	\$15,000	\$115,000
<i>Ex: Accessible Elevator</i>	\$75,000	\$0	\$ 75,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$190,000

Attach Letters of support and other key documents.

⁵ Construction means all types of work done on a particular property or building including erecting, altering or remodeling.

Project Description, Tasks and Anticipated Outcome:

The Project proposes to purchase a conservation easement over approximately 72 acres of farmland and provide public benefits as outlined in the draft Conservation Restriction. This Project is proposed to be very similar to the Murray/Needs CR purchase in 2015. For this initial application, the Community Preservation Committee should be aware that we have purposely not added the amount of the request for funding, nor any other monetary figures. This is due to the ongoing negotiation with the Hanson family. The subjects of these negotiations are cost, the terms of the conservation restriction, the public benefit or public access to be permitted on the subject property, and the timing of the potential closing date. While these items are still outstanding, we anticipate that may be resolved within the next several weeks. To make sure we are in sync with the schedules of two separate state funding sources, we are making application now to preserve the possibility of a Community Preservation Committee vote to recommend as early as the committee's March meeting (assuming all the numbers and terms have been successfully negotiated). This will allow the Council to vote an appropriation and potential bond authorization as early as its first April meeting, and allow a completed application to be filed for grants from both state agencies: MVP and LAND.

CPC Goals and Priorities:

The project will achieve various CPC Plan, Open Space & Recreation Plan, and MVP Plan goals:

FY20-FY24 Community Preservation Plan:

- **Page 11: Goal #2** Preserve Bridgewater's farms and agricultural lands.
- **Chapter 5: Open Space and Passive Recreation:**
 - **Goal #1:** Preserve Bridgewater's farms and agricultural lands.
 - **Goal #3:** Preserve and acquire strategic private open space properties along water resources and river corridors to improve water quality and to protect priority wildlife habitats and critical natural landscapes from development.
 - **Goal #4:** To preserve and cultivate public and private agricultural lands. Objective #1. Protect historic agricultural land by encouraging sustainable land use practices such as Conservation Restrictions (CR), Agricultural Preservation Restriction (APR), and Transfer of Development Rights (TDR).
 - **Goal #5.** To protect and preserve environmentally sensitive areas that promote local and regional ecological and environmental integrities. Objective #3. Sustain current aquifer protection districts to protect the quality, capacity, and security of the public water supply.

Open Space & Recreation Plan

- *Page 19: Between 1971 and 2013, acreage of farmland in Bridgewater declined from close to 3,000 acres to just over 1,000 acres. This project will prevent further decline of farmland through the conservation easement.*
- *Page 23: Working farms include the Murray and Needs properties on North Street and the Hanson Farm on Route 104. These agricultural areas and the acres of non-forested wetland make up most the town's open vistas.*

- *Page 20: On the ecological side the extensive paving accompanying such a build-out would increase runoff, decreasing recharge and depressing water tables unless most development is done as Low Impact Development (LID). This would feature a maximum of recharge and integration of vegetation into storm water management.* This project prevents the impact of future development to the land.

MVP Plan

- **Goal #12: Protect agricultural land** - Continue to implement Open Space and Recreation Plan

Community Needs:

The Project accomplishes a long-term municipal goal of securing the development rights to the Hanson Farm property to create more permanently preserved open space and recreation while addressing concerns of adverse impacts if the land was developed.

Full Community Support List:

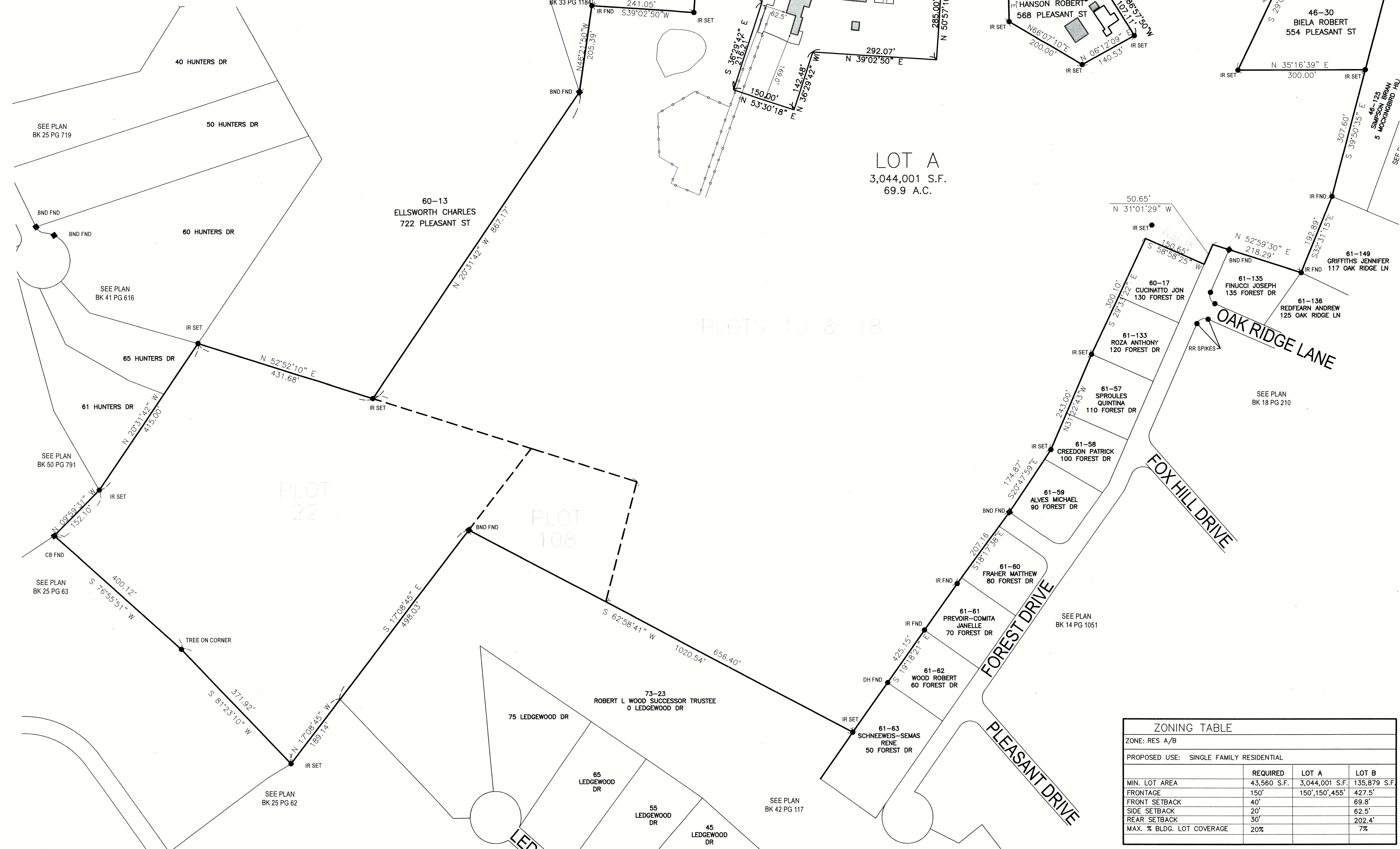
- a. Open Space Committee
- b. Conservation Commission
- c. Planning Board
- d. Citizens
- e. Senator Walter Timilty
- f. Representative Angelo D’Emilia
- g. Kitty Doherty
- h. Michael Dutton
- i. DPW
- j. Park and Recreation
- k. Bridgewater State University
- l. Bridgewater Community and Economic Development

Application Information Continued

1. **ORGANIZATIONAL EXPERIENCE AND CAPACITY:** The Town is an institutional applicant for Community Preservation Funds with extensive familiarity with municipal process, funding, procurement, and grant funding.
2. **MAINTENANCE:** No significant Town funded maintenance is anticipated unless stipulated in the conservation restriction.
3. **MULTI-YEAR PROJECTS:** This Project is not a multi-year project, however it is possible the Town will bond all or a portion of the Project cost. A detailed projection will be forthcoming once the purchase and sales agreement is signed.

TOWN OF BRIDGEWATER PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
DATE

THE INTENT OF THIS PLAN IS TO REDIVIDE PLOTS 10 AND 18 INTO 2 LOTS SHOWN AS LOTS A + B.
LOT A IS COMPRISED OF PLOTS 22 AND 108 IN THEIR ENTIRETY AND THE REMAINDER OF PLOTS 10 AND 18, AFTER LOT B IS SUBTRACTED.



I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
5/26/2023
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

GENERAL NOTES :
ASSESSORS MAP : 60 PLOTS 10, 18, 22 & 108
LOCUS DEED REFERENCE : BOOK 10049, PAGE 194

PLAN REFERENCE: PLAN 8873
6 888
BK 33 PG 1015
BK 32 PG 101
BK 18 PG 1043
BK 18 PG 210
BK 14 PG 1051
BK 42 PG 117
BK 25 PG 62
BK 25 PG 63
BK 50 PG 791
BK 41 PG 616
BK 25 PG 719
BK 33 PG 1184
BK 29 PG 238
BK 6 PG 888

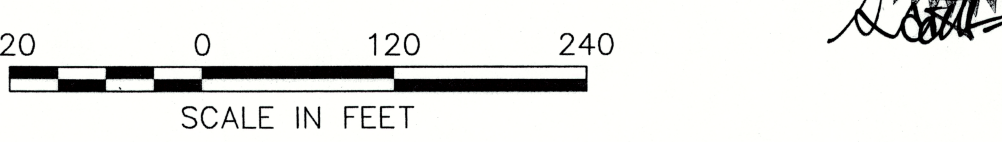
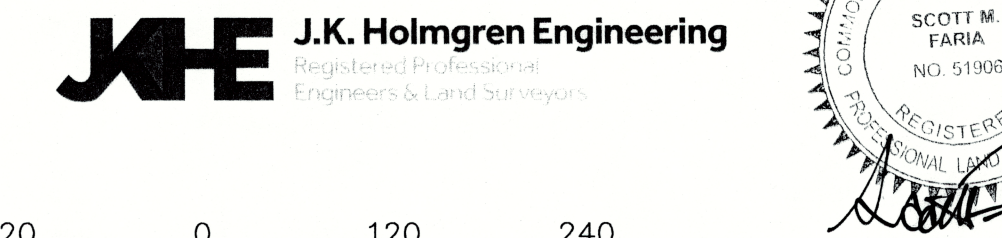
APPLICANT/OWNER :
CHAFFEE CAROL & HANSON DAVID E
TRUSTEES HANSON FAMILY REALTY
600 PLEASANT STREET
BRIDGEWATER, MA 02324

Assessors Map: 60 Plots 10, 18, 22 & 108
600 Pleasant Street, Bridgewater, Massachusetts

PREPARED FOR
HANSON FAMILY REALTY

TITLE
PLAN OF LAND

J.K. HOLMGREN ENGINEERING, LLC.
Registered Professional Engineers and Land Surveyors
1024 Pearl Street, Brockton, MA. 02301
Phone - (508) 583-2595
Email : sfaria@jkholmgren.com



SCALE: 1" = 120' DATE: 05/04/2023

ZONING TABLE			
ZONE: RES A/B			
PROPOSED USE: SINGLE FAMILY RESIDENTIAL			
MIN. LOT AREA	REQUIRED	LOT A	LOT B
FRONTAGE	43,560 S.F.	3,044,001 S.F.	135,879 S.F.
FRONT SETBACK	150'	150', 150', 455'	427.5'
SIDE SETBACK	40'		69.8'
REAR SETBACK	20'		62.5'
REAR SETBACK	30'		202.4'
MAX. % BLDG. LOT COVERAGE	20%		7%

NO.	BY	DATE	REMARKS

H:\2021\2021-039 Hanson Farms, 600 Pleasant St., Bridgewater\SURVEY\2021-039GPS ALL.dwg
2021-039



Project Application

Community Preservation Committee

Bridgewater, MA

Cover Sheet

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<https://www.bridgewaterma.org/DocumentCenter/View/2928/Community-Preservation-Committee-Plan?bidId=>
- the applicant has site control of the proposed project parcel or involvement of the site owner.
- there is demonstrated community support for the project from elected officials, abutters, user groups, civic associations, and community organizations.
- applicants can demonstrate their capacity to implement their project and have a plan for ongoing maintenance and stewardship. projects occur on public space or private space with public access.

• Applicant Signature: MDutton Date Submitted: **2/21/24**

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Project Application

Community Preservation Committee

Bridgewater, MA

Complete Application Check List

Please submit the application in this order:

- ☒ Project Application Cover Page (signed)
- ☒ Project Narrative and Timeline
- ☒ Budget Narrative and cost breakdown
- ☒ Required Project Attachments including:
 - ☐ Documentation of who has site control on the property (if other than the applicant)
 - ☐ Photographs of project site (at least three (3))
 - ☐ Map of project site showing nearest major roads or intersections
 - ☐ Letters of support from relevant Town departments, officials, and boards/commissions
 - ☐ Letters of commitment (from any organizations or individuals providing funding to the project)
- ☒ Other attachments as applicable and available to your project.

Note: Applicants may be required to submit additional supporting materials and documentation, as requested by the CPC, to aid the committee in their decision-making process.



Project Application

Community Preservation Committee

Bridgewater, MA

GENERAL INFORMATION

Project Name: Senior Center Accessible Comr

Project Location (address and neighborhood): Wally Krueger Way

Legal Property Owner of Record: Town of Bridgewater

CPA Program Area (check all that apply):

☒ Open Space ☐ Historic Preservation ☐ Community Housing ☒ Recreation

PROJECT DESCRIPTION

Short Project Description: Intergenerational Community Gardens at the Senior Center/Pickleball Courts

Estimated Start Date: 4/12/24 **Estimated Completion Date:** 6/12/24

Amount Requested: \$106,500 **Total Project Cost:** \$115,000

PROJECT CONTACT

Contact Person: Emily Williams

Telephone: 508-697-0929

Email: ewilliams@bridgewaterma.c

Project Sponsor/Organization (check one below):

☒ Town Committee or Department ☐ Public Charity/Non-Profit ☐ Private

Have you or this organization applied for or received CPA funding before? ☒ Yes ☐ No

If yes, what project and when? 03/22 Landscape Master Pl

ASSURANCE

I Michael Dutton hereby certify under the penalties of perjury the
(Print the name of the fiduciary agent)

following application information is true and correct to the best of my knowledge and I
am legally able to enter into a contract on behalf of Town Bridgewater (with the
Town of Bridgewater for Community Preservation Funds.

Signature MDutton

Date 2/21/24

Title Town Manager



Project Application

Community Preservation Committee

Bridgewater, MA

Project Narrative

Use as much space as needed and refer to the CPC's Project Application Guidance for requirements

1. **PROJECT DESCRIPTION, TASKS, & ANTICIPATED OUTCOME:** The Senior Center Commur
2. **CPC GOALS AND PRIORITIES:** CPA Category: Active RecreationGoal #2 Preserve existing nat
3. **COMMUNITY NEEDS:** improve public space, develop infrastructure and facilities to support resi
4. **COMMUNITY SUPPORT:** List of Letters of Support

Name (committee, department, official, organization, etc.)	Date Requested	Date Submitted
Mitchell Elementary School	11/17/2023	11/20/2023
Town of Bridgewater Tree Committee	11/17/2023	12/11/2023

5. **IMPLEMENTATION AND TIMELINE:** Please see additional attached resource documents. T
6. **ORGANIZATIONAL EXPERIENCE AND CAPACITY:**
7. **MAINTENANCE:** Community Gardens will be maintained by Senior Center staff and volunteer
8. **MULTI-YEAR PROJECTS:**
9. See Attachments Checklist for additional required materials, if applicable and available.

APPLICANT SIGNATURE: *MDutton*

DATE SUBMITTED: 2/21/24



Project Application

Community Preservation Committee

Bridgewater, MA

Project Application Attachments (see Application Guidance)

1. **SITE CONTROL**
2. **COMMUNITY SUPPORT**
3. **VISUAL MATERIALS:**
4. **MAPS:**
5. **FUNDING SUPPORT REQUIREMENTS**
 - a. Historic Preservation Proposals
 - b. OPEN SPACE PROPOSALS
 - c. RECREATION PROPOSALS
 - d. COMMUNITY HOUSING PROPOSALS
 - e. Proposals Involving Real Property
 - f. Proposals Involving Design and Construction

Check out the CPC's webpage for more information:

<https://www.bridgewaterma.org/1353/Community-Preservation-Committee>



Project Application

Community Preservation Committee

Bridgewater, MA

Project Budget Narrative

PROJECT COST:

Project Budget Overview

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$115000	\$106500	\$8500	%93

LEVERAGING FUNDING:

Sources of Funding Overview

Source <i>(private, federal, state, or local government)</i>	Amount	Status <i>(received, pending, will apply)</i>
private	\$	\$2500 received
government	\$	\$6000 requested
	\$	
	\$	
	\$	

ANTICIPATED PROJECT EXPENSES: please see additional quotes and PowerPoint document

PROJECT COST ASSUMPTIONS: additional CPC funding available to offset increase in labor

ACQUISITION OF AN INTEREST IN REAL ESTATE:

BONDING AGAINST CPA FUNDS:



Project Application

Community Preservation Committee

Bridgewater, MA

Project Budget Attachment

BUDGET OVERVIEW

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$115000	\$106500	\$8500	93%

INCOME – OTHER SOURCES OF PROJECT FUNDING

Source <i>(private, federal, state, or local government)</i>	Amount	Status <i>(received, pending, will apply)</i>
private	\$	\$2500 received
government tree committee	\$	\$6000 pending
	\$	
	\$	
	\$	

SUMMARY OF PROJECT EXPENSES²

	CPA Funds	Other Funding	Total
Personnel	\$	\$	\$
Equipment	\$27730	\$2500	\$30230
Supplies	\$	\$	\$
Design and Contracts	\$	\$	\$
Construction	\$78770	\$6000	\$84770
Other	\$	\$	\$
TOTAL	\$106500	\$8500	\$115000

² Equipment is generally defined as an item with a useful life expectancy of more than one year. Supplies are defined as an item with a useful life of less than one year. Construction means all types of work done on a particular property or building including erecting, altering or remodeling.



Project Application

Community Preservation Committee

Bridgewater, MA

DETAILED PROJECT EXPENSES

Personnel

	CPA Funds	Other Funding	Total
<i>Ex: Project Manager</i>	\$5,000	\$50,000	\$55,000
Ex. Inspectional Services	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Equipment³

	CPA Funds	Other Funding	Total
<i>Ex: Furniture</i>	\$	\$5,000	\$50,000
furniture	\$15,000	\$	\$15,000
ADA raised garden beds, bird cafes, arbor, dirt	\$9,095	\$2,500	\$6,595
grills	\$6,135	\$	\$6,135
	\$	\$	\$
TOTAL	\$30,230	\$2,500	\$27,730

Supplies⁴

	CPA Funds	Other Funding	Total
<i>Ex:</i>	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Design and Contracts

	CPA Funds	Other Funding	Total
Ex: Deed Restriction	\$10,000	\$5,000	\$5,000
Ex: Appraisal	\$12,000	\$0	\$12,000
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

³ Equipment is generally defined as an item with a useful life expectancy of more than one year.

⁴ Supplies are defined as an item with a useful life of less than one year.



Project Application

Community Preservation Committee

Bridgewater, MA

Building and Construction⁵

	CPA Funds	Other Funding	Total
<i>Ex: Picnic Pavilion</i>	\$	\$50,000	\$50,000
prep, hardscape, land improvements, lighting	\$78200	\$	\$78200
trees, plantings, & labor	\$6570	\$6000	\$570
TOTAL	\$84770	\$6000	\$78770

Other

	CPA Funds	Other Funding	Total
<i>Ex: Land Acquisition</i>	\$1,000,000	\$500,000	\$1,500,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Task based task (scope) costs identifying funding source

	CPA Funds	Other Funding	Total
<i>Ex: Accessible Entrance</i>	\$100,000	\$15,000	\$115,000
<i>Ex: Accessible Elevator</i>	\$75,000	\$0	\$75,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$190,000

Attach Letters of support and other key documents.

⁵ Construction means all types of work done on a particular property or building including erecting, altering or remodeling.