



Town of Bridgewater **Community Preservation Committee**

April 24, 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/87351423857>

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

Meeting ID: 873 514 238 57

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) March 27th, 2024
- E. Review of Financial Reports**
 - a) March 31, 2024
- F. Old Business**
 - a) Applications Received
 - 1. Senior Center Community Garden
 - 2. Hanson's Farm
 - b) Project Updates - Active Projects
 - 1. Stiles and Hart Improvements
 - 2. Hemlock Drive Windows Replacement
 - 3. Parthenon Frieze
 - 4. Summer Street

c) Project Updates - Completed Projects/Final Reports

1. McElwain School - Vote
2. Town House - Pending Final Cost Information and Final Report
3. Old State Farm Trails - Pending Final Report

d) Administrative Account - FY23 Carryover Encumbrances

1. Recognition Plaques and Signage for CPA Funded Projects

G. New Business

- a) Hanson Farm Appraisal Engineering Cost
- b) CPC Document Posting to CPC webpage
- c) As brought up by the committee

H. Committee Liaison Reports

I. Upcoming Events

J. Public Comment

K. Next Meeting Date

- a) May 22, 2024

L. Adjournment of Meeting

Town of Bridgewater, Massachusetts

Community Preservation Committee

Meeting Minutes
March 27th, 2024



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

Link to meeting recording:

<https://www.youtube.com/watch?v=fWpuSCZC3MA>

A. Call to Order

The meeting was called to order by the Chair at 6:30

Members Present: Gina Guasconi, Carlton Hunt, Geoff Merriman, Harry Bailey, Maureen Minasian

Members Absent: Stacey Driscoll, William Smith, Patrick Driscoll

Guests:

B. Chair's Announcements

C. Public Comments – None.

D. Approval of Meeting Minutes

a) February 28th, 2024

Carlton Hunt motioned to approve the February 28th, 2024, minutes which was duly seconded. The motion was approved unanimously.

b) March 18th, 2024

Carlton Hunt motioned to approve the March 18th, 2024, minutes which was duly seconded. The motion was approved unanimously.

E. Financial Reports

a) February 29, 2024

The financial report indicates that the committee is at 85% of its budget goal with a 6% state match above expectations.

F. Old Business

a) Policies and Procedures Document – Vote

The final document was distributed to the committee for review.

Geoffry Merriman motioned to accept the Policies and Procedures document which was duly seconded. The motion was approved unanimously.

b) Applications Received

1. Senior Center Community Garden

According to the CPA Coalition, it was advised that most of the work was ineligible for funding. After the special meeting on March 18th, it was referred to the Town Attorney for additional review. The Town Attorney will be speaking with the coalition and try to include Gina and Carlton in the discussion. No vote is necessary to “hold” the application.

2. Hanson's Farm

Negotiations are ongoing.

Town of Bridgewater, Massachusetts

Community Preservation Committee

c) Project Updates – Active projects

1. Stiles and Hart Improvement

The CPC has not received the itemization for what will be covered by the awarded funding. A bid was received for the trails and the estimated cost came in between \$800,000 and \$2,000,000.

2. Hemlock Drive Windows Replacement

The grant agreement has been sent out and the project will begin once returned.

3. Old State Farm Trails

The redraw from the state is complete and NRTB have raised a number of funds for the program.

4. Parthenon Frieze

The town is looking into strengthening the proposed area for the installation.

5. Summer Street

The money is still showing that it has not been paid, due clarification in who to pay, and it has been asked that it be put into a special account. A survey for the future of the site will be made available to the public and committees in the coming weeks.

6. Broad Street Properties

d) Project Updates – Completed Projects

1. McElwain School

2. Town House

e) Administrative Account – FY23 Carryover Encumbrances

1. Recognition Plaques and Signage for CPA Funded Projects

f) Annual Public Hearing and 5-Year Plan - Update

G. New Business

a) FY25 Budget

H. Committee Liaison Reports

I. Upcoming Events

J. Public Comment

K. Next Meeting Date

L. Adjournment of Meeting

The next meeting will be held on April 24th at 6:30 p.m.

Adjourn – The meeting was adjourned at 7:16 p.m.

Carlton Hunt motioned to adjourn the meeting at 7:16 p.m., which was duly seconded. The motion was approved unanimously.

Town of Bridgewater, Massachusetts

Community Preservation Committee

Submitted by: Joshua McGraw



Town Manager's Office

Municipal Office Building

66 Central Square
Bridgewater, MA 02324
508-697-0919

April 11, 2024

Ms. Gina Guasconi, Chair
Community Preservation Committee
Town of Bridgewater
66 Central Square
Bridgewater, MA 02324

Re: Hanson Farm Appraisal Overage Funding Request

Dear Chair Guasconi:

As you know, we have expended all the \$12,000 allocated by the Community Preservation Committee for an independent appraisal of the proposed Hason Farm conservation restriction. Due to the additional expense of requested engineering to determine the highest and best use of the property for appraisal purposes, we currently have a deficit of \$3,000 in the line item.

To that end, I request that the Community Preservation Committee fund an additional \$3,000 to cover this deficit through the Committee's administrative account.

As always, I thank the committee members for your diligent efforts on behalf of the residents of Bridgewater.

Sincerely,

A handwritten signature in black ink, appearing to read "M Dutton", is written over a light blue horizontal line.

Michael Dutton

Bridgewater:

Preserving Our Past. Enriching Our Present. Building Our Future.



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: McElwain School Apartments

Location (address and neighborhood): 242-250 Main Street

CPA Program Area (check all that apply):

☐ Open Space ☐ Historic Preservation ☒ Community Housing ☒ Recreation

Project Sponsor/Organization (check one below): MPZ Development

☐ Town Committee or Department ☐ Non-Profit ☒ Private

Project Contact: Mathieu Zahler

Fiscal Year Approved: 2018

Project Cost

CPA Category	CPA Funds Appropriated	Other Project Funding Costs	CPA Funds: % of Total	Unexpended Funds
Housing	\$ 1,210,000	\$23,000,000	5%	\$0
Recreation	\$ 135,000	\$23,000,000	.5%	\$0
Total	\$ 1,345,000	\$23,000,000	5.5%	

Report Contents

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

SUBMITTED BY:

(signature)

(printed name)

(date)



Final Project Report

Community Preservation Committee

Bridgewater, MA

Project Summary

MPZ Development LLC and Capstone Communities Development LLC have created a mixed-income housing development through the renovation of the historic but long-vacant McElwain School, to provide 16 units, and the construction of 38 new units on the balance of the property. The project also includes renovation of the three-family house and barn for an additional three units and maintenance workspace.

Bridgewater's Community Preservation Committee (CPC) recommended and Town Council appropriated Community Preservation Act (CPA) funds, which in addition to addressing housing, provided two community benefits: a community room and public playground.



Final Project Report

Community Preservation Committee

Bridgewater, MA

Project Photos

