

Town of Bridgewater, Massachusetts

Community Preservation Committee

Meeting Minutes

January 24, 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

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Affordable Housing Trust

Link to meeting recording:

<https://www.youtube.com/watch?v=xOnpBlgBtA8&>

A. Call to Order

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

Members Present: Gina Guasconi, Carlton Hunt, Geoff Merriman, Patrick Driscoll, Harry Bailey, William Smith

Members Absent: Stacey Driscoll, Maureen Minasian

Guests: Emily Williams; Eileen Hiney

B. Chairs Announcements

The Chair conveyed recent notice from the CPA Coalition indicated the state has not added funds to the CPA Trust Fund in its budget which could result in only a 20% match in State funds. Members were encouraged to take advantage of CPC training offered by the Coalition.

C. Public Comments – None.

D. Approval of Meeting Minutes

October 25, 2023

Carlton Hunt motioned to approve the October 2023 meeting minutes which was duly seconded. The minutes were approved with 5 yea's and 1 member abstaining.

E. Review of Financial Reports

The committee reviewed the report as of December 31st. Revenue perspective - \$3,400,000 is available for various projects, of which, \$800,000 could be used for open space. The Town House Roof project has unspent funds. The state approved the grant funding. About \$14,000 will be returned to the CPC accounts.

F. Old Business

a) Policies and Procedures

The comments from the Town Manager and Finance Director have been received. Gina and Carlton are doing a final review and will send out the completed document prior to the next meeting.

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b) Project Updates – Active Projects

1. Central Square Congregational Church

The church withdrew its application citing its concern over the deed restriction and lack of commitment from the CPC for phases 2 & 3.

Carlton Hunt motioned to accept the withdrawal from the Central Square Congregational Church of the funding and also that the town close the accounts and to return the funds to the CPC accounts from which they were taken. The motion was duly seconded and approved unanimously.

2. Stiles and Hart Improvements

A detailed potential cost has been received; however, the committee has not received the list of eligible items the town anticipates.

3. Hemlock Drive Windows and Doors Replacement

The housing authority requested to present changes to the scope of their project at the February meeting.

4. Old State Farm Trails

Kitty Doherty has asked for letters of support for an all trails grant to provide funding for phase 4 of the trails.

5. Parthenon Frieze

Carlton Hunt reported that the restoration is complete. Installation is on hold while the town considers the cost of construction for the structural changes required.

6. Mobil Station

The town will be scheduling a public meeting to discuss ideas and use of the space.

7. Broad Street Parcels

No update.

c) Project Updates – Completed Projects

1. Pickle Ball Courts

The final report is being reviewed and finalized for the February meeting.

2. McElwain School

The final report is being reviewed and finalized for the February meeting.

3. Memorial Building

The final report is being reviewed and finalized for the February meeting.

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4. Town House

Carlton Hunt reported that the roofing is complete, and the Town Manager is requesting a final report from the Historic Architect overseeing the project..

d) Project Updates – Eligibility Form Approved, Awaiting Application

1. Community Gardens at the Senior Center

The application will be submitted and presented at the February meeting.

2. Hanson's Farm

The appraisal is complete. The application will be submitted by the Town Manager for the February meeting. Eileen Hiney with the Open Space Committee discussed use of public areas and the benefits the land acquisition will provide.

e) Administrative Account Update – FY23 Carryover Encumbrances

1. Recognition Plaques and Signage

Carlton Hunt has reached out to the Parks and Recreation Department to discuss displaying the CPC Plaques and Signage.

2. Hanson Farm Appraisal

The appraisal cost exceeded the original award, and the town will let the CPC know if they plan to come back to the CPC to cover additional funding.

3. RFQ 5-year Plan

The posting was delayed by a week due to an issue with posting and the response date was extended to February 22nd.

f) Applications Received

1. Central Square Congregational Church

The application has been rescinded.

g) Annual Public Hearing – Procurement Status

The bid for procurement is in process.

h) Committee Liaison Reports

Parks and Recreation

The town has not submitted the Jenny Leonard Park information to the Parks and Recreation committee, Gina and Josh will follow up. The P&R would like to add a park to Jenny Leonard Park using CPC Funds.

Historic District Commission

No update.

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Historical Commission

The library has will hire a new archivist to begin cataloging the historical documents.

Conservation Committee

Harry Bailey - No update. Next meeting is the following night. They have been without an agent so Bob Rulli, Director of Community and Economic Development, has stepped in.

Open Space

Wyman's Meadow needs additional work before the opening. Jim Small will be delivering gravel to the parking area to help prevent flooding.

Planning Board

No update.

Upcoming Events

Public Comment - None

The next meeting will be held on February 28th at 6:30 p.m.

Adjourn – The meeting was adjourned at 7:30 p.m.

Carlton motioned to adjourn the meeting at 7:30 p.m., which was duly seconded. The motion was approved unanimously.

Submitted by: Joshua McGraw