

Town of Bridgewater, Massachusetts

Community Preservation Committee

Meeting Minutes
February 28, 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=c0KAtREwxQw>

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, Maureen Minasian

Members Absent: Stacey Driscoll

Guests: Emily Williams

B. Chairs Announcements

The Chair thanked Carlton Hunt for his work on the policies and procedures document.

C. Public Comments – None.

D. Approval of Meeting Minutes

January 24, 2024

William Smith motioned to approve the January 24, 2024, meeting minutes which was duly seconded. The minutes were approved unanimously.

E. Review of Financial Reports

Acting Finance Director Laurie Guerrini provided a financial update including tax income and adjustment for Central Square Congregational Church funds. Approximately \$1,540,000 funds remain unappropriated in various accounts.

F. Old Business

a) Policies and Procedures

The completed document has been submitted to the committee for review. Members will have the opportunity to submit comments/recommendations prior to the final vote in March.

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b) Project Updates – Active Projects

1. Stiles and Hart Improvements

There is a RFQ out for the project.

2. Hemlock Drive Windows Replacement

The grant agreement is being sent and once signed, work will begin.

3. Old State Farm Trails

A meeting was held to discuss the webpage and meet with college students for project discussion. There is no expectation for town funding from CPC at the moment.

4. Parthenon Frieze

The Frieze restoration is complete and the installation is being considered as there is significant work that needs to be completed.

5. Summer Street (Mobil Station)

A public input session for use of the park is scheduled for March 13th.

6. Broad Street Properties

The Town Attorney is finishing work with the registry of deeds for the property.

7. Town House

The final report is due so that the project can be closed out.

c) Project Updates – Completed Projects

1. Pickle Ball Courts

Carlton Hunt motioned to accept the Pickle Ball Court Final Report which was duly seconded. The motion was approved unanimously. The Chair will request that the Finance Department return the remaining funds to the Open Space and Recreation pool account.

2. McElwain School

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

3. Memorial Building

Carlton Hunt motioned to accept the Memorial Building Final Report which was duly seconded. The motion was approved unanimously.

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d)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.

e) Annual Public Hearing and 5-year Plan – Procurement Status

One response was received for the procurement for the 5-Year Plan, from J.M. Goldson

Carlton Hunt motioned to accept and recommend using \$35,200 from the administrative account (53000) for the contract with J.M. Goldson, which was duly seconded. The motion was approved unanimously.

G) New Business

a) Project Updates – Eligibility Form Approved, Awaiting Application

1. Community Gardens at the Senior Center

Carlton Hunt motioned to take the Community Gardens at the Senior Center out of order which was duly seconded. The motion was approved unanimously.

The project includes an intergenerational community garden with pickle ball courts and parking lots. The Chair expressed the need for more information and application corrections before voting to approve the application. The committee will have a special meeting in early March to vote on the finalized application after concerns were raised about the timing of approval and its impact on planting season for the garden.

2. Hanson's Farm

The negotiations are ongoing with the Town Attorney and the Hanson's for the conservation restriction to and public benefits access of the 72-acres. The CPC will ask that a member be in attendance for the negotiations.

H) Committee Liaison Reports

Parks and Recreation

No update.

Historic District Commission

Bill updated the committee that the new zoning laws will not override historic district bylaws, ensuring preservation and regular review process for the historic district.

Historical Commission

No update.

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No update.

Open Space

No update.

Planning Board

The Planning Board recommended height reduction to ensure quality development of the form-based code that was sent to the Planning Board. A public hearing on March 12th to further discuss the form-based code.

Upcoming Events

None.

Public Comment - None

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

Adjourn – The meeting was adjourned at 8:30 p.m.

William Smith motioned to adjourn the meeting at 8:30 p.m., which was duly seconded. The motion was approved unanimously.

Submitted by: Joshua McGraw