



Town of Bridgewater
Community Preservation Committee

July 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/83869244904>

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

Meeting ID: 838 692 449 04

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) May 22, 2024
 - b) June 26th, 2024
- E. Review of Financial Reports**
 - a) May 31, 2024
- F. Old Business**
 - a) Applications Received
 - 1. Senior Center Community Garden - Pending Further Information
 - 2. Hanson's Farm - Pending Updated Application with Dollar Amount and Details
 - b) Project Updates - Active Projects
 - 1. Stiles and Hart Improvements
 - 2. Hemlock Drive Windows Replacement
 - 3. Parthenon Frieze

4. Rebinding of Records Book

c) Project Updates - Completed Projects

1. Town House
2. Old State Farm Trails
3. Broad Street Properties
4. Summer Street (Mobil Station)

d) Administrative Account - Carryover Encumbrances:

1. FY23 Recognition Plaques and Signage for CPA Funded Projects - Update
2. FY24 Consultant for 5-year plan

e) Annual Public Hearing and 5-Year Plan:

1. Discussion of:
 1. Focus Groups - August 5 and August 8
 2. Draft Public Survey
 3. Draft Profiles
 4. Draft PEOP
2. Plans Going Forward

f) Samuel Edson Book - Possible Purchase

G. New Business

- a) As brought up by the committee

H. Committee Liaison Reports

I. Upcoming Events

- a) Focus Groups - August 5 and August 8

J. Public Comment

K. Next Meeting Date

- a) August 24, 2024

L. Adjournment of Meeting

Town of Bridgewater, Massachusetts

Community Preservation Committee



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

Meeting Minutes May 22, 2024

Link to meeting recording:

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, Maureen Minasian, William Smith

Members Absent: Stacey Driscoll, Harry Bailey

Guests:

B. Chair's Announcements

C. Public Comments – None.

D. Approval of Meeting Minutes

a) March 27th, 2024

Carlton Hunt motioned to approve the March 27th which was duly seconded. The motion was approved unanimously.

b) April 24th, 2024

Carlton Hunt motioned to approve the April 24th which was duly seconded. The motion was approved unanimously.

E. Financial Reports

a) April 30th, 2024

The committee reviewed the financial report from April 30th, 2024.

F. Old Business

a) Applications Received

1. Senior Center Community Garden

The Senior Center application is on hold while the application is reviewed with the town attorney and CPC coalition.

Town of Bridgewater, Massachusetts

Community Preservation Committee

2. Hanson's Farm

Negotiations are ongoing.

b) Project Updates – Active projects

1. Stiles and Hart Improvement

Work is underway with an anticipated project length of 3-4 months.

2. Hemlock Drive Windows Replacement

The grant agreement has been signed and work should begin shortly.

3. Parthenon Frieze

The DPW is handling the work to reinforce the wall structure. This will not happen quickly given the work required and the nature of the public building. The friezes are in storage off site to protect them from damage. Once the walls are reinforced, the friezes can be hung – likely sometime this summer.

4. Summer Street

A presentation is available on the town's YouTube page and public input is available through completion of a survey that runs until the first of June.

5. Broad Street Properties

Working with Wildlands Trust to incorporate this property into the overall park restriction.

c) Project Updates – Completed Projects

1. Town House

The historic architect is in the process of submitting a final report to the state and an abridged version has been requested for the CPC.

2. Old State Farm Trails

The trails have attracted National Attention for the work being undertaken. Kitty Doherty will be meeting with BSU students for a collaboration for work on the trails and will also be talking to all three Bridgewaters to ultimately connect the trails.

Town of Bridgewater, Massachusetts

Community Preservation Committee

d) Administrative Account – FY23 Carryover Encumbrances

1. Recognition Plaques and Signage for CPA Funded Projects

Carlton Hunt has been finalizing the requested plaques, an invoice is expected before FY25

2. 5-Year Plan

The CPC Officers have met with JM Goldson for a preliminary discussion. Jennifer Goldson will be attending the June meeting for a kickoff to the proposal.

G. New Business

a) Hanson Farm Appraisal Engineering Cost

The awarded amount of \$12,000 for the appraisal has been spent, the Town Manager will be requesting an additional \$3,000 to pay the remaining balance of the appraisal.

William Smith motioned to approve the additional \$3,000 cost, taken from FY24 admin account 530000, which was duly seconded. The motion was approved unanimously.

b) CPC Document Posting to CPC Webpage

Josh will be updating the website after the CPC officers meet to discuss layout of the webpage.

c) Samuel Edison Book

Carlton motioned to authorize the assessment of the book, not to exceed \$2,000, by Karen Urbec which was duly seconded. The motion was approved unanimously.

H. Committee Liaison Reports

Parks and Recreation

No updates.

Historical District Commission

The commission will be meeting to discuss certificates of appropriateness for signage and installation of solar panels to a building in the district.

Town of Bridgewater, Massachusetts

Community Preservation Committee

Historical Commission

The commission will be meeting to discuss a demolition delay for 96 Main Street.

Conservation Commission

The commission will be meeting to discuss the pleasant street fire station location.

L. Adjournment of Meeting

The next meeting will be held on May 22 at 6:30 p.m.

Adjourn – The meeting was adjourned at 7:47 p.m.

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

Submitted by: Joshua McGraw

MINUTES – JUNE 26, 2024

Present: Gina Guasconi, Carlton Hunt, Bill Smith, Geoff Merriman, Harry Bailey.

Absent: Maureen Minasian, Patrick Driscoll, Stacy Driscoll.

Guests: Jennifer Goldson and Austin Smith of JM Goldson, Janet Hanson.

Meeting called to order at 6:32 PM.

Chair's Comments: The Chair thanked the CPC members for being present at this important meeting to kick-off the Committee's 5-year plan and also thanked Jennifer Goldson and Austin Smith of JM Goldson, consultants preparing the plan, for being present as well.

Public Comments: None.

Approval of Minutes: The May minutes were inadvertently omitted from the agenda packet. They will be submitted for approval at the July meeting.

Motion to take agenda item out of order: Carlton Hunt motioned to take the JM Goldson presentation out of order. The motion was duly seconded by Harry Bailey and approved unanimously.

JMGoldson Presentation: The Chair introduced Jennifer Goldson and Austin Smith for their presentation on the 5-year plan. In the presentation, Jenn and Austin:

- Introduced themselves and 'met' CPC members with the members giving their backgrounds to familiarize Jenn and Austin with the CPC makeup.
- Discussed results of the Project Launch Clarifier survey completed by CPC members to help establish CPC goals.
- Spoke on and discussed basics of the project including the scope, suggested communities for outreach, preparing for focus groups, outreach package, next steps, and proposed schedule.
- Requested CPC members to send Gina a list of suggested individuals/groups to be invited to each focus groups. Josh can provide contact list for boards, committees, and commissions.
- Gina will work with Jenn and Austin to choose dates for focus groups.
- Click to view slide presentation
https://www.youtube.com/results?search_query=bridgewater+ma+community+preservation+committee.

Deferring of remaining agenda items: Carlton suggested to defer all other actions to the next meeting. A motion is not needed.

Public Comments: Janet Hanson, Pleasant Street, suggested not using QR codes as the only means to access 5-year plan surveys and/or information. She also asked who to contact regarding bleaching of stones in the First Cemetery on Summer Street. Geoff will ask the Historical Commission.

Next meeting: July 24, 2024.

Motion to adjourn: A motion was made by Harry Bailey and duly seconded by Bill Smith to adjourn the meeting. The motion passed unanimously and the meeting was adjourned at 7:57 PM.

Town of Bridgewater CPC Reporting 5/31/2024 Revenue Budget to Actual				
Group 4				
Object	Description	FY2024 Budget Amount	FY2024 Actuals	FY2024 Available
412000	REAL ESTATE SURCHARGE	825,000.00	931,318.85	(106,318.85)
414200	TAX LIENS REDEEMED-TAX TITLE PAYMTS	0.00	3,049.79	(3,049.79)
417001	PENALTIES & INTEREST TAXES	0.00	2,197.35	(2,197.35)
468004	STATE REVENUE-CPA MATCH	175,000.00	186,066.00	(11,066.00)
482000	EARNINGS ON INVESTMENT	0.00	133,995.69	(133,995.69)
Grand Total		1,000,000.00	1,256,627.68	(256,627.68)

Town of Bridgewater CPC Reporting 5/31/2024 Expense Budget to Actual				
Group 5				
Object	Description	FY2024 Budget Amount	FY2024 Actuals	FY2024 Available
0.573000	ADMINISTRATIVE EXPENSES-DUES	3,500.00	3,500.00	0.00
530000	ADMINISTRATIVE EXPENSES	46,500.00	0.00	46,500.00
530000	**ADMINISTRATIVE EXPENSES- CARRYOVER	20,372.50	18,481.80	1,890.70
580050	**O-FY23-042 OLD STATE FARM TRL PROJ	4,400.00	4,400.00	0.00
581000	**O-FY23-038 EMINT DOMAIN SUMMER	313,900.00	0.00	313,900.00
581002	**O-FY24-008 BROAD ST 2-LOTS	340,000.00	303,600.00	36,400.00
582000	**O-FY21-017 CNTRL SQ CONGR CHUR	0.00	0.00	0.00
582004	**O-FY23-039 BHA WINDOW PROJECT	363,000.00	0.00	363,000.00
582006	**O-FY23-026 TOWN HOUSE ROOF PROJECT	38,824.31	29,048.88	9,775.43
584000	**O-FY21-037 PICKLE BALL PROJECT	2,090.34	0.00	2,090.34
584001	**O-FY23-051 PARTHENON FRIEZE RESTORAT	15,375.00	1,140.00	14,235.00
584010	**O-FY22-074 STILES&HART IMPRVMT	1,284,556.38	92,935.84	1,191,620.54
589000	**O-FY19-027 MCELWAIN REDEVLPMNT	135,000.00	135,000.00	0.00
591082	KEITH HOMESTEAD (Matures 2026)	48,000.00	48,000.00	0.00
591086	ACADEMY BUILDING (Matures 2036)	240,000.00	240,000.00	0.00
591582	KEITH HOMESTEAD INTEREST	2,340.00	2,340.00	0.00
591586	ACADEMY BUILDING INTEREST	95,400.00	95,400.00	0.00
Grand Total		2,953,258.53	973,846.52	1,979,412.01

Town of Bridgewater CPC Reporting 5/31/2024 Unofficial Balance Sheet of Available for CPC			
Type	Object	Description	FY2024 Actuals
Fund Balance .Voted N/A	321500	**FUND BAL-CPA RES FOR CONT APPR	2,497,146.03
Fund Balance Available	324000	FUND BAL-CPA RES FOR EXP	264,260.00
Fund Balance Available	324100	FUND BAL-CPA RES OPEN SPACE	123,227.14
Fund Balance Available	324200	FUND BAL-CPA RES HISTORIC PRES	583,395.52
Fund Balance Available	324300	FUND BAL-CPA RES COMM HOUSNG	148,800.14
Fund Balance Available	359000	UNDESIGNATED FUND BALANCE	420,414.39
Grand Total			4,037,243.22

JM GOLDSON

BRIDGEWATER CPA SURVEY

INTRODUCTION

Bridgewater adopted the Community Preservation Act (CPA) in April 2005 (enabled through Massachusetts General Law Chapter 44B).

CPA raises funds for projects related to Active Recreation, Community Housing, Historic Preservation, and Open Space. This is possible through a two percent surcharge on your local property taxes.

Some projects over the last 19 years have included site work and fence installation at the softball fields on Crescent Street, restoration projects at the Town Hall and Academy Buildings, purchase and preservation of the historic Keith Homestead on Lakeside Drive, and funding for the housing project at the McElwain School.

Each year, Bridgewater's Community Preservation Act Committee (CPC) receives applications to use CPA funds. The Community Preservation Plan (CPP) sets priorities to help guide the CPC in determining which projects to fund.

As we update Bridgewater's CPP, we want to hear from you about your priorities. Your ideas and input will be a valuable tool in developing this plan.

For more information on the Community Preservation Act and Bridgewater's CPC, please visit:

1) Community Preservation Coalition

2) Bridgewater Community Preservation Committee

*** Survey Instructions**

Survey questions marked with an asterisk (*) require at least one answer. The survey will not advance to the next question if you do not select at least one option.

This survey is expected to take no more than 15 minutes to complete.

☐ I have read and understand these survey instructions.

* Which of the following best describes your connection to Eastham?

This question is required.

- ☐ I live in Bridgewater year-round
- ☐ I live in Bridgewater seasonally or part-time
- ☐ I work for the Town of Bridgewater
- ☐ I work in or own a business in Bridgewater
- ☐ I own property in Bridgewater but do not live here
- ☐ I used to live in Bridgewater but no longer do
- ☐ I live in a neighboring community
- ☐ Other (please specify)

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BRIDGEWATER CPA SURVEY

Overall CPA Priorities

What is a Community Preservation Plan?

Community Preservation Plans outline the specific goals and priorities for using CPA funds across the four project categories.

Another purpose of the plan is to set principles and policies that reflect the values and opinions of the community. These principles help guide the Community Preservation Act Committee (CPC) decide whether to approve funding requests.

How are CPA funds spent?

The CPC must reserve ten percent of funds to each of the three legal funding categories (Community Housing, Historic Preservation, and Open Space/Active Recreation). They can also reserve up to five percent of funds for CPA administrative costs.

Help us understand your priorities: Please rank the four eligible CPA project categories below based on how you would like the CPC to prioritize allocating the funds over the next five years. (1 being your top priority, 4 being your last priority).

**If you would like the CPC to weigh all project categories equally, please select that button for each below.*

- | | | |
|---|-----------------------------------|---|
|   | Community Housing | ☐ Weight project categories evenly |
|   | Historic Preservation | ☐ Weight project categories evenly |
|   | Open Space and Passive Recreation | ☐ Weight project categories evenly |
|   | Active Recreation | ☐ Weight project categories evenly |

The CPC uses a rubric to evaluate and score funding requests. The CPC is updating its evaluation criteria to determine which projects should receive funding.

How important do you think each of the following potential considerations are for prioritizing the use of CPA funds over the next five years?

	Not important	Somewhat Unimportant	Somewhat important	Very Important
Projects that leverage CPA funds with other public and private funding as well as donations, bargain sales, and the like.	☐	☐	☐	☐
Projects that demonstrate comprehensive planning and compatibility with other community initiatives and goals.	☐	☐	☐	☐
Projects that include eligible activities in multiple CPA areas, such as affordable housing and recreation.	☐	☐	☐	☐
Projects that reinforce or are compatible with both the CPA goals within a project's funding category(ies) and goals in other CPA categories.	☐	☐	☐	☐

What other evaluation criteria ideas do you have?

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BRIDGEWATER CPA SURVEY

Active Recreation

Eligible active recreation initiatives include (but are not limited to):

- **The acquisition of land for the creation of new parks, playgrounds, and athletic fields.**
- **Renovation and restoration of existing recreation spaces (but not routine maintenance).**
- **New or improved tennis or basketball courts, dog parks, outdoor pools, or other outdoor recreational facilities.**

It does not include indoor recreational facilities, such as stadiums or gymnasiums. Artificial turf for athletic fields is also not eligible for funding.

* Please select your top active outdoor recreation priorities below.

You must select one to three priorities to advance to the next screen.

- ☐ Rehabilitate or restore existing parks, playgrounds, and other active recreation facilities to optimize their usefulness.
- ☐ Rehabilitate existing or create new facilities to improve safety and public access.
- ☐ Create a comprehensive and connected bike and walking path network.
- ☐ Create new access points and restore access to the Town River and other water bodies for canoes and kayaks.
- ☐ Create additional recreation facilities or expand existing facilities that cater to older residents and individuals with special needs.

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	No (unless acquired or created with CPA \$\$)	Yes	Yes	No (unless acquired or created with CPA \$\$)

After viewing the project eligibility chart above, are there any specific active recreation projects that you would like to see considered for CPA funding in the upcoming years?

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BRIDGEWATER CPA SURVEY

Community Housing

Eligible community housing initiatives include:

- **The acquisition, creation, preservation, or support of affordable community housing for households with incomes at or below the area median income.**

In 2022, the area median income was \$111,400 for a family of four in the Brockton HUD Fair Market Rent Area (FMRA).

* Please select your top community housing priorities below.

You must select one to three priorities to advance to the next screen.

- ☐ Create and preserve affordable housing for older residents, prioritizing locations that provide easy access to services and other resources.
- ☐ Create affordable and community housing through adaptive reuse of existing buildings and historic properties.
- ☐ Support a variety of affordable and community housing options for young individuals, young families, and those seeking entry-level housing.
- ☐ Preserve long-term affordability for existing affordable homes and preserve them through repairs and improvements.

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	No (unless acquired or created with CPA \$\$)	Yes	Yes	No (unless acquired or created with CPA \$\$)

After viewing the project eligibility chart above, are there any specific community housing projects/programs that you would like to see considered for CPA funding in the upcoming years?

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BRIDGEWATER CPA SURVEY

Historic Preservation

Eligible historic preservation activities include:

- **Acquiring, preserving, rehabilitating, or restoring historic resources.**

Historic resources include buildings, neighborhoods, landmarks, structures, landscapes, cemeteries, artifacts, or documents. They may be listed on the National or State Register of Historic Places or be a Local Historic District. They may also not be listed in any database but be determined to have local historic or cultural significance by the local Historical Commission.

* Please select your top historic preservation priorities below.

You must select one to three priorities to advance to the next screen.

- ☐ Preserve or restore historic properties to improve public accessibility, use, and awareness.
- ☐ Preserve historic artifacts and documents through digitization and the creation of permanent facilities to house these resources.
- ☐ Preserve historic resources from development or deterioration by pursuing local, state, and federal historic designations and other mechanisms.
- ☐ Rehabilitate or restore commercial facades and other historic resources to boost downtown economic revitalization.
- ☐ Preserve and restore outdoor public historic places and monuments.

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	No (unless acquired or created with CPA \$\$)	Yes	Yes	No (unless acquired or created with CPA \$\$)

After viewing the project eligibility chart above, are there any specific historic preservation projects that you would like to see considered for CPA funding in the upcoming years?

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BRIDGEWATER CPA SURVEY

Open Space and Passive Recreation

Eligible open space projects include:

- **Acquiring, creating, and preserving open space and land for conservation and passive recreational use.**
- **Open space includes watershed land, grassland, fields, forests, farms, marshland, wetlands, scenic vistas, and land for wildlife preservation.**
- **They may have ponds or rivers, trails, or share space with active recreation resources.**

* Please select your top open space priorities below.

You must select one to three priorities to advance to the next screen.

- ☐ Preserve Bridgewater's farms and agricultural lands.
- ☐ Preserve existing natural open space and passive recreation facilities by enhancing safety and public access.
- ☐ Preserve and acquire strategic private open space properties along water resources and river corridors to improve water quality and protect priority wildlife habitats and critical natural landscapes from development.
- ☐ Create, preserve, and acquire neighborhood-level open spaces for pocket parks, community gardens, and other outdoor gathering spaces.

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	No (unless acquired or created with CPA \$\$)	Yes	Yes	No (unless acquired or created with CPA \$\$)

After viewing the project eligibility chart above, are there any specific open space projects that you would like to see considered for CPA funding in the upcoming years?

JM GOLDSON

BRIDGEWATER CPA SURVEY

Demographic Questions

The following are optional demographic questions that help us ensure our survey **accurately represents Bridgewater's population**. We determine this by comparing the percentage of respondents who fall into a particular demographic category to the percentage of Bridgewater's total residents in that demographic category according to the Census. We ask that you please take a moment to answer these questions to inform our analysis.

At JM Goldson, we understand that people have multiple, intersecting identities that inform their experiences and that socio-demographic groups are not monolithic. The demographic information collected in this part of the survey will be used to understand whether this survey accurately represents the community and whether issues or opportunities vary by identity.

As a reminder, all survey responses are anonymous. Each question also includes a 'Prefer not to answer' option if you do not feel comfortable sharing a piece of your identity with us.

What is your age?

- | | |
|--|--|
| ☐ Less than 18 years old | ☐ 55-64 |
| ☐ 18-24 | ☐ 65-74 |
| ☐ 25-34 | ☐ 75-84 |
| ☐ 35-44 | ☐ 85 or older |
| ☐ 45-54 | ☐ Prefer not to answer |

What is your gender identity?

- ☐ Woman
- ☐ Man
- ☐ Non-binary/ Gender non-conforming
- ☐ Prefer not to answer
- ☐ Prefer to self-describe:

How would you describe your racial identity?

Note: these categories are defined by the U.S. Census. Please answer this question as you would on the U.S. Census so that we can compare respondents to this survey with Bridgewater's population.

- ☐ American Indian or Alaska Native alone
- ☐ Asian alone
- ☐ Black or African American alone
- ☐ Hispanic (or of Latin/Spanish descent)
- ☐ Native Hawaiian or Pacific Islander alone
- ☐ White alone
- ☐ Two or more races
- ☐ Prefer not to answer
- ☐ Other or prefer to self-describe:

What was your household's annual income last year (including all income sources)?

- | | |
|--|--|
| ☐ Less than \$10,000 | ☐ \$75,000 to \$99,999 |
| ☐ \$10,000 to \$14,999 | ☐ \$100,000 to \$149,999 |
| ☐ \$15,000 to \$24,999 | ☐ \$150,000 to \$199,999 |
| ☐ \$25,000 to \$34,999 | ☐ \$200,000 or more |
| ☐ \$35,000 to \$49,999 | ☐ Prefer not to answer |
| ☐ \$50,000 to \$74,999 | |

How long have you been associated with Bridgewater (either as a resident, employee, property or business owner, or other association)?

- | | |
|--|-----------------------------------|
| ☐ Less than 1 year | ☐ 21-30 years |
| ☐ 1-5 years | ☐ 31-40 years |
| ☐ 6-10 years | ☐ 41-50 years |
| ☐ 11-20 years | ☐ 50+ years |

JM GOLDSON

BRIDGEWATER CPA SURVEY

Thank you!

Thank you for completing this survey! We believe the best Town plans are written collaboratively with the community, and we greatly appreciate your ideas.

Our goal is to reach as many members of the Bridgewater community as possible in this planning process. We'd like to ask for your help in getting the word out!

Please consider sharing this survey with your networks by copying the link below:

<https://www.surveymonkey.com/r/BridgewaterCPP>

JM GOLDSON

Town of Bridgewater COMMUNITY PRESERVATION PLAN **PUBLIC ENGAGEMENT & OUTREACH PLAN**

Prepared by JM Goldson, July 2024



Draft
18 July 2024





Acknowledgments

The Public Engagement & Outreach Plan (PEOP) is intended to detail the Community Preservation Plan engagement processes and provide best practices for reaching the greatest and most representative participation. Thank you to members of the Town staff and CPC members who contributed their time and local knowledge to this plan.

COMMUNITY PRESERVATION COMMITTEE MEMBERS

*Gina Guasconi, Parks and Recreation Commission Representative

^Carlton Hunt, At-Large Member

Patrick Driscoll, Planning Board Representative

Harry Bailey, Jr., Conservation Commission Representative

William Smith, Historic District Commission Representative

Geoffrey Merriman, Historical Commission Representative

Stacy Driscoll, Housing Authority Representative

*Chair

^Vice Chair

BRIDGEWATER TOWN STAFF

Joshua McGraw, Special Assistant to the Town Manager for Boards, Commissions, and Committees

PLANNING CONSULTANT TEAM

JM Goldson LLC

Jennifer Goldson, AICP, Project Manager

Austin Smith, Project Assistant



KEY DEFINITIONS & ACRONYMS

DEFINITIONS

- Town Team — The Town Team will refer to the Town Staff and CPC members collectively.
- Engagement — Engagement, for the purposes of the PEOP, will refer specifically to the action of utilizing consultant-designed tools to receive feedback as it pertains to the Bridgewater Community preservation Plan.
- Gap Communities — Gap communities refer specifically to communities the CPC does not have an established relationship or connection to, as identified by the Network Mapping Assessment.
- Outreach — Outreach, for the purposes of the PEOP, will refer specifically to the marketing and advertising process for different engagement opportunities and tools.
- Project Team — The Project Team will refer to everyone working on the Bridgewater Community Preservation Plan, including Town staff, consultants, and CPC members.

ACRONYMS

- CPP — Community Preservation Plan
- CPC — Community Preservation Committee
- PEOP — Public Engagement & Outreach Plan



OVERVIEW

PROJECT DESCRIPTION

The Town of Bridgewater's Community Preservation Committee is working to update the Town's Community Preservation Plan, last revised in 2020. Based on community engagement and updated data, the goals and priorities articulated in the CPP will guide the CPC's decisions regarding project funding within CPA funding categories. To complete the plan, the Town has contracted with planning consultants at JM Goldson, LLC, to help facilitate the process.

ABOUT THE PEOP

Bridgewater's Community Preservation Plan Public Engagement & Outreach Plan, hereafter referred to as "this document," outlines the process for encouraging input and feedback from Bridgewater community members through the local community preservation planning process.

This document is a living document, developed collaboratively between all project team members and may be amended at any point in the process. Specifics outlined in this document, particularly any dates or timeframes, are subject to change. This document serves as a guide for encouraging broad community participation, including long-time residents, newcomers, traditionally hard-to-reach communities, and historically marginalized groups, to build a plan reflective of the entire community's needs.

The project team understands that the most effective and successful community preservation plan will be built collaboratively with the community it serves and intends to maximize engagement opportunities to ensure the Bridgewater community has meaningful opportunities to participate.

JM Goldson will provide periodic engagement updates to the CPC chair, including total participation points and a demographic comparison showing how representative results are of the Bridgewater community at large. Using demographic comparison results, JM Goldson will make recommendations for targeted outreach approaches to reach underrepresented groups.

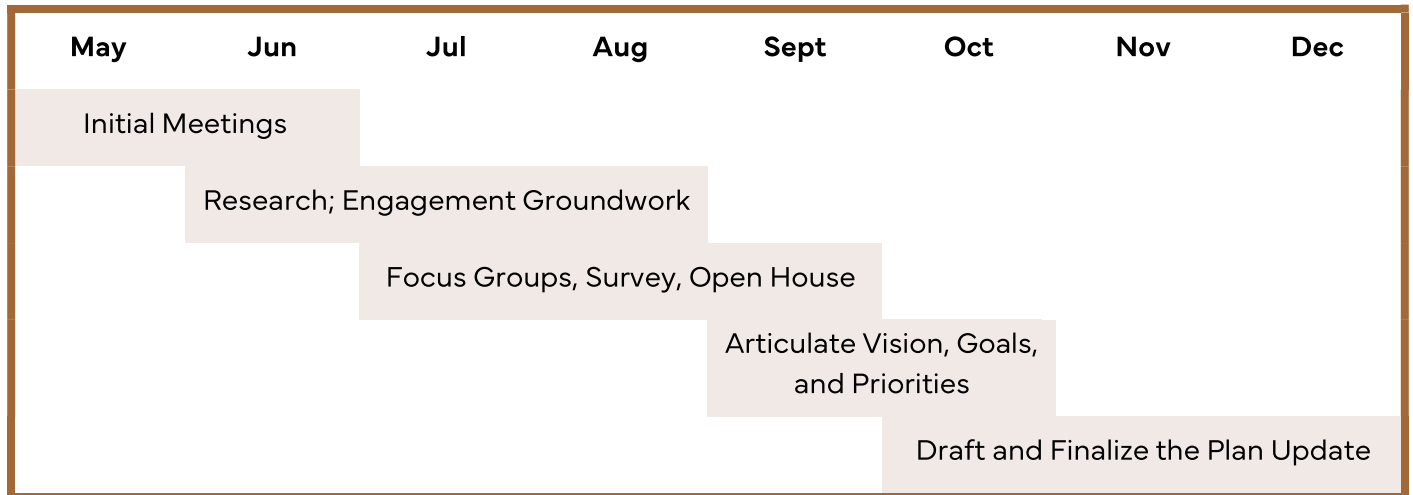
All members of the CPC were asked to complete a Network Mapping Assessment provided by JM Goldson. This assessment determined which groups and organizations respondents from the CPC were already connected to at the start of this project as well as other formal and/or informal Bridgewater communities they are aware of but perhaps not connected to — thus identifying community groups/organizations that may slip through the cracks. Engagement tools outlined in this Plan are designed with these "gap communities" and common barriers to participation in mind to ensure as many ideas and feedback are included, representing the most diverse community perspectives as possible.

JM Goldson will be responsible for creating outreach materials for the CPC to distribute. Outreach will be conducted by the CPC utilizing their existing relationships and networks. Suggestions for outreach methods are included in this Plan.



PROJECT TIMELINE

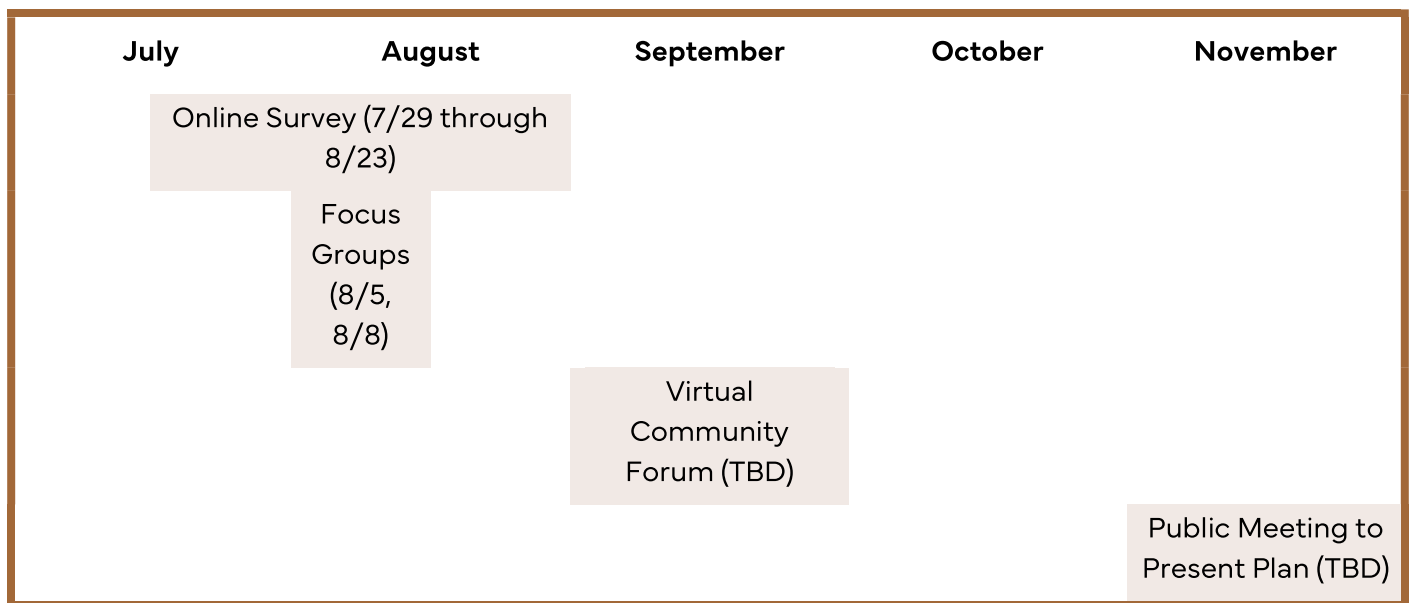
This project is intended to take place in 2024, between the months of May and December.



PUBLIC ENGAGEMENT & OUTREACH PLAN

OUTREACH TIMELINE

Engagement with the Bridgewater community to inform the goals and priorities in the Bridgewater CPP is intended to take place between July and September 2024. A public meeting to present the final plan is planned for the end of the process.





ENGAGEMENT OPPORTUNITIES

JM Goldson, in collaboration with the CPC, will develop a variety of engagement tools aimed at receiving input from the greatest number of Bridgewater community members, representing as diverse perspectives and identities as possible. JM Goldson will generate marketing materials at the beginning of each phase, detailing all public engagement opportunities for that phase. Once marketing materials have been finalized, the CPC will be responsible for connecting the community to engagement opportunities.

This section of the PEOP outlines engagement tools that will be utilized for the duration of this project as well as suggested outreach strategies for each. It should be noted that while all tools outlined in this Plan are aimed at receiving community input, not every opportunity is open to the public, as some engagement tools are designed for specific populations and will be noted as such.

Focus Groups

Focus groups are a way to have in-depth conversations about needs, issues, and opportunities for CPA funding and projects, as well as teach participants about the applicability requirements of CPA funding. Invitees are intended to be local leaders – Town staff, members of other Boards, Committees, and Commissions, nonprofit leaders, and other community members that have a direct stake in the CPA funding application process and are leaders in responding to community needs. JM Goldson will host four focus groups, for Active Recreation, Open Space and Passive Recreation, Community Housing, and Historic Preservation. The Town Team will provide a list of suggested invitees for each category, and JM Goldson will lead direct outreach to invitees, with support from the Town Team if needed. JM Goldson will hold primary responsibility for preparation, facilitation, and summarizing of results.

- Participants selected by the CPC
- Facilitated by JM Goldson, with CPC members invited
- JM Goldson responsible for outreach, with support from CPC as needed
- Held virtually or in-person, as decided by the Project Team
- Results used to inform the Vision, Goals, and Priorities in the CPP

Community Survey

JM Goldson will create a Community Survey, hosted online on SurveyMonkey, to understand the key issues Bridgewater community members hope the CPP will address. The survey will be open to all members of the broader Bridgewater community and analyze how different affiliations view Bridgewater (i.e., how year-round residents vs. seasonal residents vs. non-resident Town employees, etc. view the issues). Survey content will be co-generated by CPC members through review and discussion at a CPC meeting. The survey is intended to be open for four weeks and distributed widely through various community channels to encourage participation.

- Open to the public
- Facilitated by JM Goldson
- CPC responsible for outreach
- Results used in ACES to inform Vision, Goals, & Priorities in the CPP



Community Forum

JM Goldson will design and facilitate a Community Forum to share information about the CPA and collect community input on goals and priorities. The Open House will include a presentation from JM Goldson introducing the project to the community and explaining the process. Community members will have the opportunity to meet the project team, ask questions, and weigh in on goals and priorities for CPA funding categories.

- Open to the public
- Facilitated by JM Goldson and the CPC
- CPC responsible for outreach
- Held virtually or in-person, as decided by the Project Team
- Results used to inform the Vision, Goals, & Priorities in the CPP

CPC Meetings

The CPC will hold regular public meetings throughout the duration of this project. JM Goldson will attend six CPC meetings to provide project updates and facilitate working sessions and discussions with the CPC. At times, the CPC may choose to accept public comment or participation, which will be noticed accordingly.

OUTREACH STRATEGY

Outreach is a vital step in soliciting public opinion; if community members are unaware of engagement tools and opportunities, they will have no way of participating and providing feedback. For this reason, engagement opportunities will be publicized through as many avenues as is feasible.

The CPC will be responsible for outreach to the Bridgewater community and alerting community members to engagement opportunities. Outreach materials should be structured to include all engagement avenues (survey, community forum, and public comment to the CPC) in an effort to condense and clarify marketing materials and avoid outreach fatigue.

JM Goldson will create marketing content desired by the CPC, which may include social media graphics, flyers, email newsletter inserts, business cards, and press releases. Using these materials, the CPC will spread the word about engagement opportunities.

Outreach should begin as early as possible prior to an engagement event or tool submission deadline, with additional pointed outreach within 1-2 weeks of an event or deadline.

The recommendations below are a list of places to either post marketing materials and/or physically table in Bridgewater to invite community members to participate. This list is non-exhaustive nor is it meant to serve as a checklist, rather the list is meant to provide ideas for outreach locations.

This list is informed by the Network Mapping Assessment and created in such a way as to reach diverse perspectives. It should be noted that there is no one thing a municipality can do to reach every member of a specific demographic or community. Groups are not monolithic and therefore the suggestions



below for outreach aim to target a wide array of community members. The CPC should plan to utilize as many different outreach techniques as possible to reach the largest and most representative swath of people.

OUTREACH IDEAS

- Add a banner to the Town website to advertise specific engagement opportunities.
- Add engagement events to the Town website events calendar.
- Submit press release to local news outlets.
- Send outreach materials to the Chair of each Board/Committee and ask them to share at their next meeting or include in their packets.
- Work with municipal offices to include outreach materials in all Town-related newsletters.
- Connect with Middle & High School teachers of relevant classes or who serve as advisors for relevant extracurriculars to encourage youth participation.
- Connect with youth recreation instructors at schools and organizations (such as youth basketball, girls softball, lacrosse, little league, running club, youth football, and youth soccer, etc.) to encourage participation from younger residents.
- Post outreach materials at entrances of all municipal buildings and spaces.
- Post outreach materials and/or table at public recreation and community spaces including the pickle ball courts, the Senior Center, Stiles and Hart, Iron Works Park, Wyman Meadow, Carver's Pond, Tuckerwood, Lake Nippenicket, Titicut, and access points to the Town River, etc.
- Connect with local gas stations, corner stores, grocery stores, laundromats, coffee shops, and breweries to post outreach materials.
- Work with landlords/property management offices to post outreach materials in affordable housing and circulate information to tenants.
- Connect with community leaders (including neighborhood groups and religious leaders) to attend community events and share outreach materials.
- Share outreach materials digitally in local community Facebook groups, and across social media platforms.

NETWORK MAPPING ASSESSMENT

Members of the CPC were sent a Network Mapping Assessment to gain a better understanding of what formal and informal communities existing within Bridgewater and which of those communities the CPC is already connected to. Team members were asked to identify their primary, secondary, and tertiary networks as well as community outside their networks that should be engaged in the process. Team members were instructed only to identify communities in their primary, secondary, and tertiary networks they feel comfortable reaching out to for the purposes of engagement with the CPP.



Primary Networks

These are communities that you regularly interact with, typically one or more times per month. Examples might include neighborhood associations, places of work, hobby-based organizations, religious communities, volunteer groups, Boards/Committees, and social media pages you interact with significantly.

- Monday morning walking group
- Gold League
- Sassy Stitchers knitting and crochet group
- Bridgewater Democratic Town Committee
- St. Thomas Aquinas Parish
- Bridgewater Parks & Recreation Commission
- Ousamequin Club
- Bridgewater Senior Center
- Historic District Commission
- Bridgewater Improvement Association
- Bridgewater State University
- Bridgewater Energy Committee
- Bridgewater Ice Arena

Secondary Networks

These are communities you may know people in, but that you do not belong to. Examples might include the place of work of friends and family members, schools your child(ren) attend, volunteer organizations your friends/family are connected to, and local business owners or organization leaders you know.

- Academy Lions Club
- Bridgewater Lions Club
- Bridgewater Historical Society
- Music Alley
- Dress a Girl Around the World
- Bridgewater Citizens for Civil Rights
- Other local Boards, Committees, and Commissions

Tertiary Networks

These are physical or virtual spaces you frequent but are not directly connected to. Examples might include local businesses you frequent, community centers, trails and outdoor recreation spaces, local service providers, community social media pages or groups you follow, local event spaces, and transit stations.

- Bridgewater Public Library
- Bridgewater Bagel
- Restoration Coffee
- The Better Bean
- Trucchi's
- Roche Bros
- Bridgewater Residents Facebook Page
- Black Hat Brew Works
- Smith Farm
- Petersen's Farm
- Hanson's Farm
- Boundless Bean
- Sugar Cane
- Cedar Street Community Center
- Bridgewater 02324 Facebook Page
- BTV Access

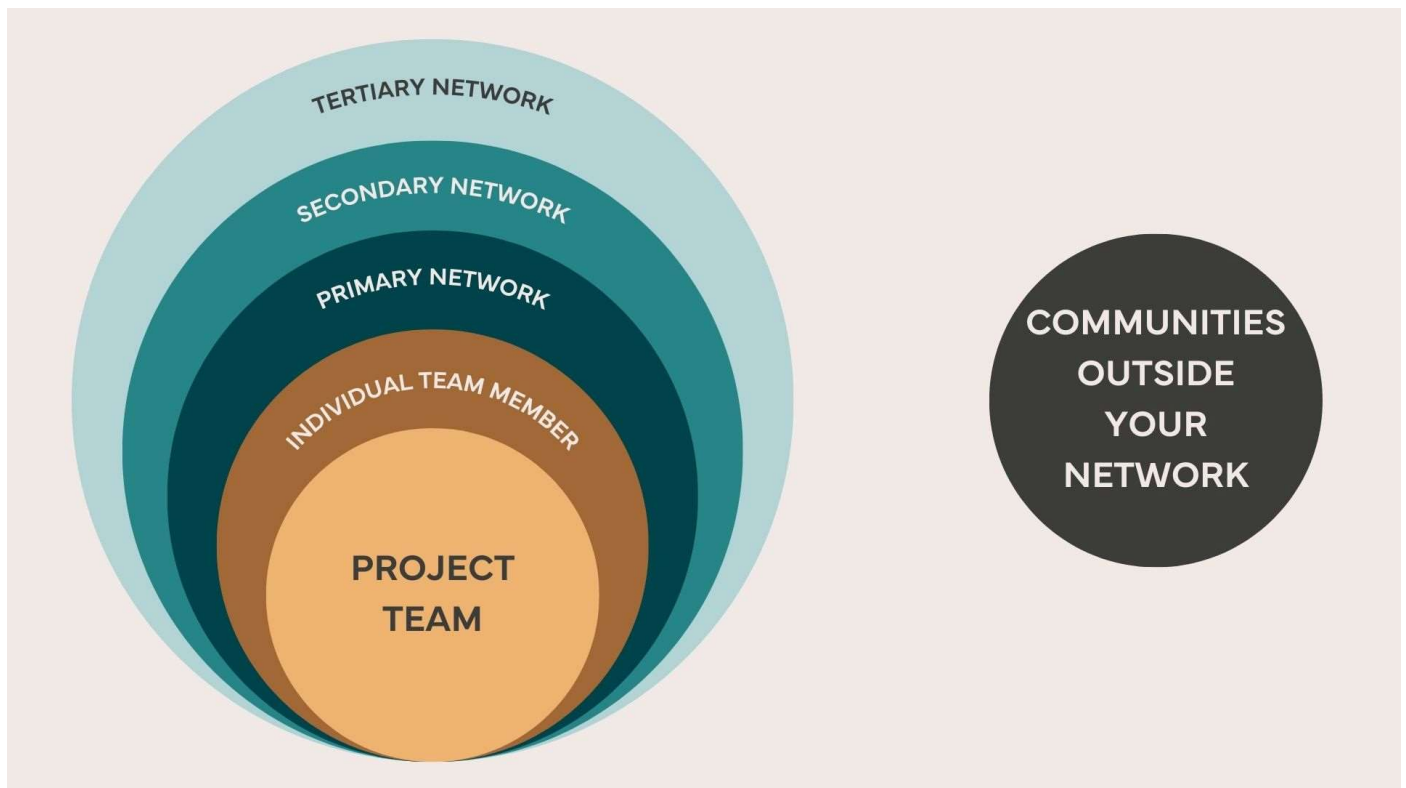


Gap Communities

These are communities outside your network. They exist within your municipality, you are aware of them, but you are not connected to them. They may be historically underserved or excluded communities that the project team wants to make an intentional effort to connect with. These might include religious organizations, minoritized racial and ethnic groups, disabled residents and those with special needs, and others.

- Bridgewater VFW
- Little League
- Badgers Football
- Girls Softball
- Pickel Ball Community
- Garden Club
- Lions Clubs
- Rotary Club
- Juneteenth
- Angels in America
- Buzz Around Bridgewater

The following graphic illustrates these networks and groups with relation to the project team:



Town of Bridgewater Community Preservation Plan

FUNDING ELEMENT PROFILES

DRAFT FOR DISCUSSION

Prepared by JM Goldson July 18 2024

COMMUNITY HOUSING PROFILE

Bridgewater's population is projected to hold relatively steady in the coming decades, while growing more diverse and older on average. The cost of living has been rising in connection to the regional crisis of housing shortages and land use constrictions. Bridgewater remains above the ten percent subsidized housing target set by the Commonwealth, and nearly all units on the SHI are permanently affordable.

DEMOGRAPHICS

- MassDOT projects that Bridgewater's population will stagnate over the coming decades. Bridgewater counted 28,531 residents in 2022, up four percent from 27,434 in 2017 (ACS S0101).
- There are 9,194 households, with an average household size of 2.66 (2022 ACS DP02).
- The population of Bridgewater is aging. The number of residents 65 and older grew 74 percent between 2010 and 2022, while the number of children under 18 fell nearly five percent (2010 US Census T11, 2022 ACS B01001).
- Bridgewater's 2020 population was 81 percent non-Hispanic white, a nearly 7.5 percent decrease in the proportion from 2010 (US Census P9). As the non-Hispanic white population only declined one percent in absolute numbers, this change in proportion is due to the growth of the non-Hispanic Black or African American population, which grew 61 percent, those that identified "Some other Race," which grew 134 percent, those that identified as two or more races, which grew 232 percent, and Hispanic residents, which grew 51 percent (US Census P9).

HOUSING SUPPLY

- In total, Bridgewater has 9,567 homes (2022 ACS DP04).
- Most homes in Bridgewater are single-family detached structures (63 percent). The total number of single-family detached homes grew 21 percent between 2010 and 2022 (ACS B25024), but as a percentage of all housing units fell nearly one percent. This is due to significant combined growth in single-family attached townhomes, structures with 10-19 units, and structures with fifty or more units (ACS B25024).
- Most homes in Bridgewater are owner-occupied, and the fell only slightly from 76 to 75 percent between 2010 and 2020 (US Census H4). The number of rental units added between 2010 and 2020 was 75 percent greater than the number of homeownership units added, contributing to this slight change in the ratio of owned and rented homes (US Census H4).
- Bridgewater has low vacancy rates, with 0.6 percent ownership vacancy and 4.8 percent rental vacancy (2020 US Census H5). Economists have suggested seven percent for rental

housing as a “healthy” vacancy rate; Bridgewater’s low rates are indicative of the desirability of living in the Town and a restricted supply of available housing.

- (Permitting history data to be included here, when received from the Town)

HOUSEHOLD INCOME AND HOUSING COST

- **The cost of living in Bridgewater is outpacing income gains.** The Area Median Income (AMI) has grown faster than the Median Household Income in Bridgewater, suggesting that the cost of living for most people is rising faster in Bridgewater than in surrounding areas. The Median Household Income in Bridgewater is \$110,354, an increase of over \$24,000 since 2010 (ACS S1903). Adjusted for inflation, the Median Household Income actually fell 1.3 percent between 2010 and 2022 (US Bureau of Labor Statistics, ACS S1903).
- **Housing costs have risen.** In 2024, the median sales price for a single-family home was \$657,500 (Massachusetts Association of Realtors). This has increased 66 percent since 2018, when the median sales price was \$395,000. The median gross rent grew by 22 percent between 2013 and 2022, from \$1,145 to \$1,820 (ACS A18009). Each of these outpaced inflation, with single-family home sales prices outpacing inflation by 33 percent between 2018 and 2024, and rent prices outpacing inflation by 21 percent between 2013 and 2022. This points to the wider housing crisis experienced by the region.
- **Just over 24 percent of households in Bridgewater were cost-burdened in 2020.** This was especially true for renting households, 42 percent of which had to spend over thirty percent of their income on housing costs, and for extremely low-income households – those making less than thirty percent AMI, or \$33,500 for a family of four in 2022 – of which 62 percent had to spend more than half their income on housing costs (HUD CHAS, HUD Income Limits).

SUBSIDIZED HOUSING INVENTORY

- Bridgewater remains above the State’s minimum housing stock affordability goal of ten percent. As of July 1, 2024, 10.85 percent of Bridgewater’s housing stock is listed on the State’s Subsidized Housing Inventory (EOHLC).
- **The vast majority of homes listed on the SHI are perpetually affordable.** Only eight housing units are set to have their affordability restrictions expire within the next five years. These are four rental units at South Shore HDC, 1130 Plymouth Street, expiring in 2024, and four rental units at Hayward Place, expiring in 2029.

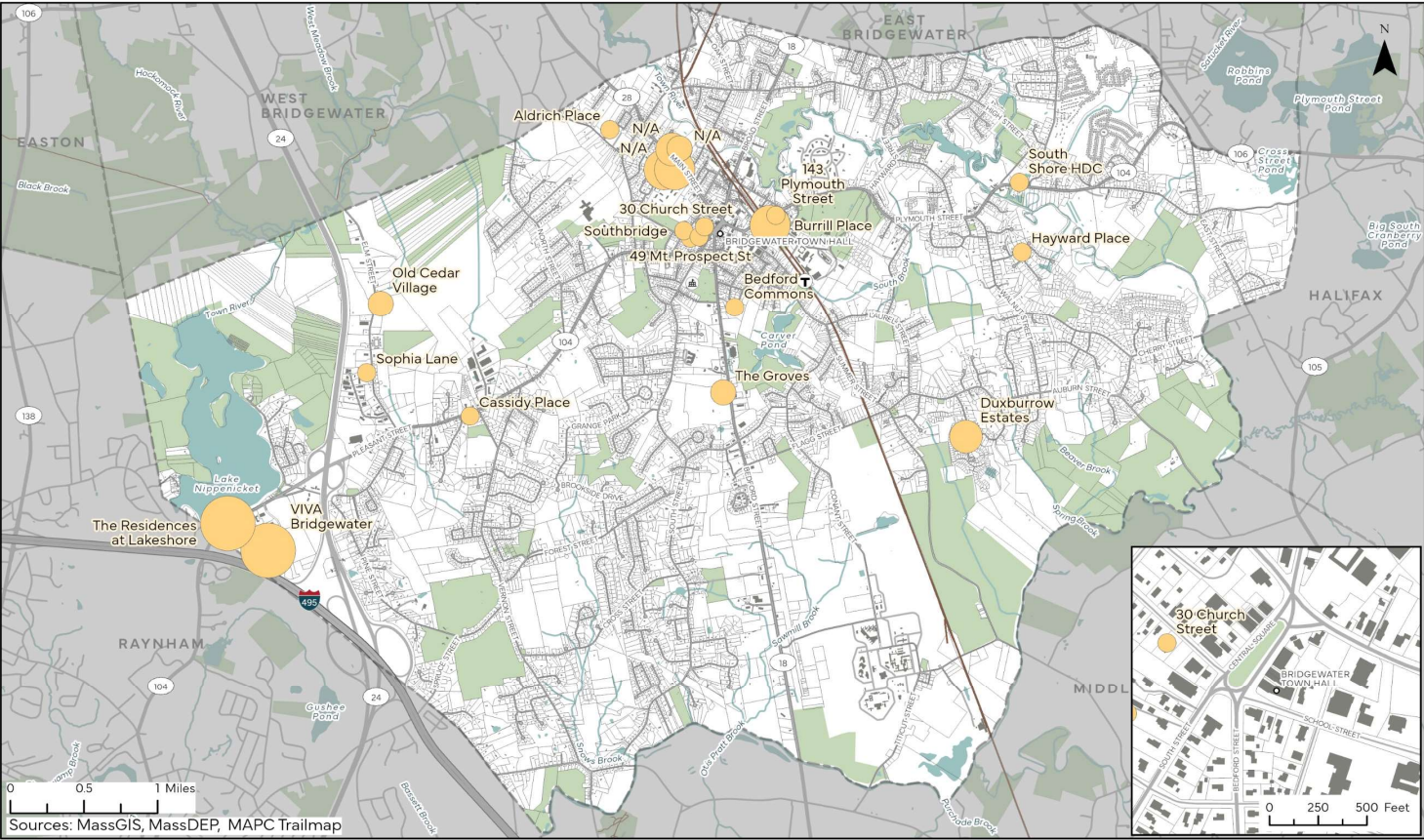
HOUSING EFFORTS

- CPA funds last year contributed \$363,000 to upgrade windows at a Bridgewater Housing Authority location.
- **The Town’s Affordable Housing Trust has struggled see operational effectiveness.** Though formally established, the Affordable Housing Trust (AHT) is reportedly a non-functional entity, with no standing members or staffing. A successful AHT can effectively collect and hold funds dedicated to creating and preserving affordable housing.

TOWN OF BRIDGEWATER - SUBSIDIZED HOUSING INVENTORY

Prepared by JM Goldson LLC

J M GOLDSON



- Schools
 - Buildings
 - Parcels
 - Trails
 - Water bodies
 - Open space
- | | |
|---------------|-----------------|
| 0 - 5 units | 50 - 100 units |
| 5 - 25 units | 100 - 300 units |
| 25 - 50 units | |
- *Another 60 units were not located on the map because the location is confidential or the units are scattered.

HISTORIC PRESERVATION PROFILE

Bridgewater has 385 documented historic resources, including buildings, cemeteries, objects, and structures (MACRIS). The majority (264) of the Town's historic resources date to the 19th century.

NATIONALLY DESIGNATED RESOURCES

- Bridgewater has one designated National Register District: the Lazell Perkins Iron Works (aka Bridgewater/Stanley Iron Works). Within this district, there are 18 individual resources, including the masonry-ruins of the Storehouse, built circa 1835 and still standing at 131 High Street (MACRIS).
- Bridgewater has one National Register Individual Property, the McElwain School, circa 1912. The CPC contributed funding to study the reuse of this site in 2007, funding to purchase and redevelop the site in 2018, and funding to restore original plaster cast Parthenon friezes from the site for display in the new Town Hall in 2023 (MACRIS, Community Preservation Coalition).
- The Double P Site has a Determination of Eligibility for listing on the National Register of Historic Places, but has no formal listing.

LOCAL HISTORIC DISTRICT

- Bridgewater has one local historic district. Local historic districts (LHDs) are a regulatory tool created through local bylaws. In LHDs, before any exterior architectural feature visible from a public way is altered, the plans must be approved by a local commission.
- Bridgewater adopted the Bridgewater Center Historic District in 2001. The historic district includes 21 resources spanning the 18th to 20th centuries, most of which are 19th-century buildings around Central Square. Two of these resources – the Town House and the Memorial Library – have preservation restrictions on them as well.

INDIGENOUS CONTEXT

- The area now known as Bridgewater was first populated by Indigenous communities of hunter-gatherers for over 12,000 years; agriculture is reported to have begun in the area between 3,000 and 1,500 years ago (Bridgewater Comprehensive Master Plan).

17TH CENTURY COLONIZATION

- Bridgewater was the first inland colonization in what is now Massachusetts, settled in 1649 when a deed transferring Bridgewater to colonial control was signed; Bridgewater was chartered in 1656 (Town of Bridgewater). Sachem of the Wampanoag Massasoit, then called Ousamequin, (written today in Wôpanâôk as 8sâmeeqan) negotiated this sale with three Duxbury residents including Myles Standish (Bridgewater Comprehensive Master Plan). This deed exists in the Old Bridgewater Historical Society's Memorial Building (Bridgewater Comprehensive Master Plan).

18TH CENTURY

- There are fifty eighteenth century resources in Bridgewater that are registered by the state (MACRIS).
- The Deacon Joseph Alden House at 768 High Street and the Keith-Wilbur-Packard House at 1776 South Street are thought to be the two oldest houses in Bridgewater, both build around 1700 (MACRIS).
- The Tory House (aka Joseph Leonard House) at 57 Central Square is a Federal-style house build c. 1710. It has had multiple uses in addition to residential including a tavern and doctor/dentist office (2020 CPP).
- Bridgewater has several historic cemeteries established during the eighteenth century, including the Bridgewater Old Graveyard (1717), the Old Trinity Church Cemetery on Main Street (1748), Jennings Hill Cemetery on High Street (1750), and the South Street Burial Ground (1756) (MACRIS).
- Other notable eighteenth century resources include the Weston-Mitchell House on Auburn Street (1720), the Henry Perkins Office Building at 170 Broad Street (1750), and the Deacon John Fobes House at 615-617 Pleasant Street (1704) (MACRIS).
- The Keith Homestead (1783) was protected through a Town acquisition funded with CPA funds. This Georgian style house is located at the end of Lakeside Drive (Community Preservation Coalition).

19TH CENTURY

- Many residences in Central Square and surrounding neighborhoods date to the 1850s and 1860s, and Central Square has been encapsulated by the Bridgewater Center Local Historic District (LHD) since 2001 (MACRIS). In total, 17 registered historic resources from the 19th century are also included in the Bridgewater Center Historic District (MACRIS).
- The Bridgewater Academy Building (1868), included in the LHD, is an Italianate style building on Central Square with a large Colonial Revival front addition that was built in 1868 as a private high school (2020 CPP).
- The New Jerusalem Church (1871) included in the LHD, is a prominent Gothic Revival church on Bedford Street (2020 CPP).
- Protected resources from the 19th century include the First Parish Church (1845) at 50 School Street, the Bridgewater Town House (1843) at 64 Central Square, and the Bridgewater Memorial Library (1881) at 25 South Street (MACRIS). The First Parish Church was constructed by Solomon Keith Eaton, who also designed the Bridgewater Town House two years earlier (2020 CPP).

20TH CENTURY

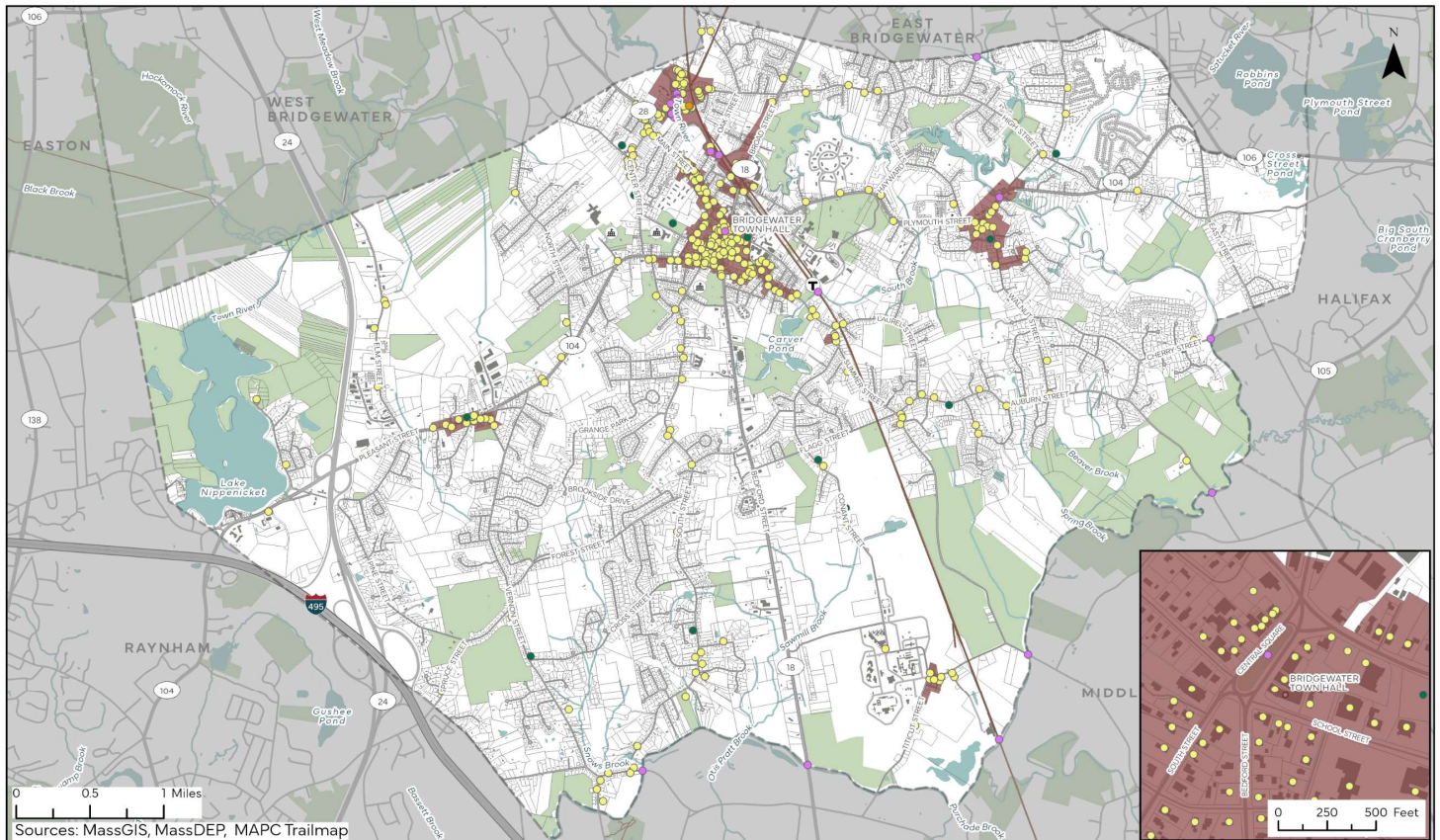
- Several of Bridgewater's twentieth century resources are part of Bridgewater State University (BSU), including the Boyden Gymnasium (1903), Woodward Hall (1911), and Normal Hall (1915). The J. Franklin McElwain House at 29 Park Terrace (1902), historically owned by

William H. McElwain's brother who donated the property for the McElwain School, is also currently owned by BSU (2020 CPP).

- The Town River Dam was built in 1919. It is located at the Bridgewater Iron Works (2020 CPP).

ARTIFACTS AND DOCUMENTS

- CPA funding was allocated in 2022 to support the digitization and preservation of historic documents at the Bridgewater Public Library (Community Preservation Coalition).
- The Old Bridgewater Historical Society serves to collect, preserve, and publish history about the original Bridgewater settlement, which includes the Towns of Bridgewater, West Bridgewater, East Bridgewater, and the City of Brockton (Old Bridgewater Historical Society).



- | | | |
|--------------|---|---|
| Schools | MassHistoric Commission Inventory Areas | MassHistoric Commission Inventory Points |
| Buildings | Building | Burial Ground |
| Parcels | Object | Structure |
| Trails | | |
| Water bodies | | |
| Open space | | |

OPEN SPACE PROFILE

PERMANENTLY PROTECTED OPEN SPACE

- Nearly 16 percent of the total land area in Bridgewater was permanently protected open space in 2020 (2020 CPP).
- Of all the protected open space in Bridgewater, 94 percent is permanently protected (MassGIS).

CHAPTER 61 – TEMPORARY PROTECTION

- (Updated data regarding Ch.61, 61A, and 61B to be included upon receipt from Assessor's office)

SCENIC VISTAS

- Open fields in Bridgewater have been noted as significant scenic landscapes, and the Town's Open Space plans have proposed a number of potential scenic landscapes in the past, including Auburn Street, Spruce Street, Summer Street south of Flagg Street, the northern portion of Elm Street, Plymouth Street east of Pond Street, South Street south of South Drive, and the portion of Lakeside along the edge of Lake Nippenicket (2020 CPP). Designation of these areas by Town Council would make these roads subject to Planning Board hearings prior to any alterations (2020 CPP).
- Great Hill on the BSU Campus and Sprague's Hill were identified in the 2018 Open Space Plan as potential viewing point opportunities; these areas are both covered by trees and have large water supply tanks (2018 OSRP).

WATER RESOURCES AND HABITAT

- The Town and Taunton Rivers are designated as a Wild and Scenic River under the Wild and Scenic Rivers Act (Bridgewater Comprehensive Master Plan). The Taunton River is also nationally recognized as the longest undammed coastal river in New England, as well as designated by the state as the Wampanoag Commemorative Canoe Passage, marking it as a waterway of Indigenous significance (2020 CPP).
- Bridgewater is located within the 562 square mile Taunton Basin, the second largest watershed in Massachusetts (2020 CPP).
- There are 15 Certified Vernal Pools and 298 Potential Vernal Pools in Bridgewater (MassGIS). These serve as essential habitat for a variety of species.
- As of 2020, Bridgewater had an estimated 3,048 acres of wetlands, including the state's largest freshwater swamp, the 16,800-acre Hockomock Swamp. This area was identified as an Area of Critical Environmental Concern, which marked it as a unique and significant natural and cultural resource (2020 CPP).

- Wetland areas provide habitat for a number of rare and endangered species. Bridgewater's greatest natural place is the area around Lake Nippenicket, and continuous wildlife corridors could be supported along the Town's existing streams and waterways to facilitate wildlife mobility (2020 CPP). The Town and Taunton Rivers are significant areas of Core Habitat and Critical Natural Landscapes, according to BioMap3, the state's plan to guide biodiversity conservation (MassGIS).

(Map of Open Spaces by Primary Purpose – conservation, recreation, historic, or other – to be created once data from Assessor's office is received)

TOWN OF BRIDGEWATER - ENVIRONMENTAL CONSTRAINTS

Prepared by JM Goldson LLC

J M GOLDSON



- Schools
- Buildings
- Parcels
- Trails
- Water bodies
- Open space
- Certified Vernal Pools
- Potential Vernal Pools
- BioMap3 Core Habitat
- BioMap3 Critical Natural Landscape
- Wetlands

RECREATION PROFILE

PASSIVE RECREATION

- The Styles and Hart Conservation Area provides walking trails, light boat access, and fishing. The shallow banks of the Town Rivers are an asset to access.
- Carver's Pond, with 66 acres of conservation land, offers walking trails and scenic views.
- The Iron Works Park provides a portage point for canoeing, kayaking, and fishing.
- The Keith Homestead on Lake Nippenicket was purchased in part with CPA funds.
- Tuckerwood Conservation Area on High Street offers walking trails to the Town River.
- Wyman Meadow Conservation Area includes 35 acres of meadows and woods along the Taunton River, and is adjacent to the North Fork Preserve.
- The Titicut Conservation Area includes a campground and a put-in for canoes and kayaks.
- There are a number of open spaces owned by the Commonwealth, including Bridgewater State Forest, Old State Farm conservation land, Skeeter Mill Pond west of Water Street, Hockomock Wildlife Management Area, and the Lake Nippenicket Preserve (2020 CPP).

ACTIVE RECREATION

- Boat ramps exist at Town River Landing and Lake Nippenicket, providing residents with different opportunities to engage in water recreation.
- There are six Pickleball Courts at the Bridgewater Senior Center, offering active recreation and funded by a CPA allocation in 2021 (Community Preservation Coalition). These courts have quickly become popular and busy, with scheduling conflicts reported.
- The Olde Scotland Links Golf Course is a significant area of Bridgewater dedicated to active recreation, at 210 acres.

The matrix below details active recreation facilities in Bridgewater:

Facility	Basketball	Baseball/ Softball	T- Ball	Football	Soccer	Playground	Multi- purpose	Boat Launch	Golf	Pickle Ball
Legion Field										
Scotland Field										
Crescent Street Fields										
Rainbow's End										
Jenny Leonard Park										
Town River Landing										

Olde Scotland Links										
Lake Nippenicket Boar Ramp										
Flagg Street Soccer Fields										
Marathon Park										
Senior Center										

Note: this table does not include facilities of the Regional School District or Bridgewater State University, although residents benefit from use of recreation facilities at these location as well. These facilities include tracks, tennis courts, playgrounds, and various athletic fields.