



Town of Bridgewater
Community Preservation Committee

October 23, 2024

6:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/89449896606>

Meeting ID: 894 4989 6606

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) September 25, 2024
- E. Review of Financial Reports**
 - a) September 30, 2024
- F. Old Business**
 - a) Annual Public Hearing and 5-Year Plan - JM Goldson
 - 1. Recap of Surveys and Focus Group
 - 2. Discussion of Preliminary Draft Plan
 - 3. Public Hearing - November 4th @ 6:00 PM
 - 4. Steps going forward towards end goal of approval of final plan
 - b) Applications Received
 - 1. Hanson's Farm - Pending Updated Application
 - c) Project Updates - In Progress
 - 1. Stiles and Hart Improvements

2. Hemlock Drive Windows Replacement
3. Parthenon Frieze
4. Rebinding of Records Book

d) **Project Updates - Awaiting Final Reports**

1. Town House
2. Old State Farm Trails
3. Broad Street Properties
4. Summer Street

e) **Samuel Edson Book**

f) **Potential New Projects**

1. Jenny Leonard Park
2. Multi-funtional Fields Behind Middle School
3. Basketball Courts - Legion and Scotland Fields
4. Usage Study of Recreational Land

G. New Business

- a) As brought up by committee

H. Committee Liaison Reports

I. Upcoming Events

- a) Public Hearing for 5-year Plan November 4th, 6:00 PM
 <https://us02web.zoom.us/j/89100254711>

J. Public Comment

K. Next Meeting Date

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 September 25, 2024

Link to meeting recording:

<https://www.youtube.com/watch?v=63aD-jZcl5w>

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, Harry Bailey

Members Absent: Stacey Driscoll, William Smith

Guests: Janet Hanson, Austin Smith – JM Goldson

B. Chair's Announcements

The chair commented on the focus groups that were held by JM Goldson and the upcoming public hearing planned for November 4th, 2024. The PARC grant award of \$500,000 was shared with the committee.

C. Public Comments – None.

D. Approval of Meeting Minutes

a) July 24, 2024

Maureen Minasian motioned to accept the July 24, 2024 meeting minutes which was duly seconded. The motion was approved unanimously.

b) August 28, 2024

Carlton Hunt motioned to accept the August 28, 2024 meeting minutes which was duly seconded. The motion was approved unanimously.

E. Financial Reports

a) August 31, 2024

The financials from August 31st were shared and reviewed with the committee.

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F. Old Business

a) Annual Public Hearing

1. Public Survey

The survey will be released to the public in the coming weeks.

2. Focus Groups

The focus groups were held virtually September 12 and 13th.

3. Public Forum

The public forum will be held in person on November 4th.

b) Applications Received

1. Hanson's Farm

Negotiations are ongoing.

c) Project Updates – Active projects

1. Stiles and Hart Improvement

A resident interested in donating a park bench reached out to the chair and was referred to the Town's Park Steward, John Hart. Work is nearing completion with an expected completion date in the winter.

2. Hemlock Drive Windows Replacement

Grant agreement signed by all parties including CPC, Town manager and director of Housing Authority. The scope of the project will remain the same with additional grant money allowing more repairs without affecting CPC funds.

3. Parthenon Frieze

There was an outstanding invoice from the restoration company that will be paid by the town. \$5,475 remains in the account with the installation and transportation. The scheduling has been delayed due to early voting.

4. Rebinding of Records Book

The award letter is completed and needs to be signed by the acting town manager.

d) Project Updates – Completed Projects

1. Town House

The report is being finalized.

2. Old State Farm Trails

Town of Bridgewater, Massachusetts

Community Preservation Committee

The report is being finalized.

3. Broad Street Properties

The report is being finalized.

4. Summer Street

The results of the survey are being requested.

e) Potential New Projects:

1. Jenny Leonard Park

A playground is being considered for the park.

2. Multi-functional fields behind middle school

The fields are being reviewed by town officials in collaboration with the school committee.

3. Basketball Courts

Scotland field and Legion field courts are in disrepair and are being considered for funding from CPC.

f) Website Update

The website has active projects and plans displaying Josh's work.

Efforts are underway to document project progress from eligibility to final reports on the website.

G. New Business

H. Committee Liaison Reports

Parks and Recreation

No additional updates.

Open Space

A ribbon cutting is being planned for Wyman's Meadow on October 5th.

Historical District Commission

No updates.

Planning Board

No updates.

Town of Bridgewater, Massachusetts

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Historical Commission

No updates.

Conservation Commission

No updates.

L. Adjournment of Meeting

The next meeting will be held on October 23 at 6:30 p.m.

Adjourn – The meeting was adjourned at 8:07 p.m.

Carlton Hunt motioned to adjourn the meeting at 8:07 p.m., which was duly seconded. The motion was approved unanimously.

Submitted by: Joshua McGraw

Town of Bridgewater CPC Reporting 9/30/2024 Revenue Budget to Actual				
Group 4				
Object	Description	FY2025 Budget Amount	FY2025 Actuals	FY2025 Available
412000	REAL ESTATE SURCHARGE	875,000.00	255,760.54	619,239.46
414200	TAX LIENS REDEEMED-TAX TITLE PAYMTS	0.00	1,059.32	(1,059.32)
417001	PENALTIES & INTEREST TAXES	0.00	460.05	(460.05)
468004	STATE REVENUE-CPA MATCH	100,000.00	0.00	100,000.00
482000	EARNINGS ON INVESTMENT	0.00	37,897.60	(37,897.60)
Grand Total		975,000.00	295,177.51	679,822.49

Town of Bridgewater CPC Reporting 9/30/2024 Unofficial Balance Sheet of Available for CPC			
Type	Object	Description	FY2025 Actuals
Fund Balance . Voted N/A	321500	**FUND BAL-CPA RES FOR CONT APPR	1,517,503.50
Fund Balance .Available	324000	FUND BAL-CPA RES FOR EXP	357,178.75
Fund Balance Available	324100	FUND BAL-CPA RES OPEN SPACE	222,817.48
Fund Balance Available	324200	FUND BAL-CPA RES HISTORIC PRES	580,395.52
Fund Balance Available	324300	FUND BAL-CPA RES COMM HOUSNG	246,300.14
Fund Balance Available	359000	UNDESIGNATED FUND BALANCE	998,396.87
Grand Total			3,922,592.26

Town of Bridgewater CPC Reporting 9/30/2024 Expense Budget to Actual					
Group 5					
Object	Description	ORIGINAL PROJ BUDGET	FY2025 Budget Amount	FY2025 Actuals	FY2025 Available
0.573000	ADMINISTRATIVE EXPENSES-DUES		3,500.00	3,500.00	0.00
530000	**ADMIN EXPENSES -FY24 SPENT		35,225.00	14,766.00	20,459.00
530000	**ADMIN EXPENSES -FY25 SPENT		45,250.00	0.00	45,250.00
558016	**O-FY24-046 REBINDING RECORDS	3,000.00	3,000.00	0.00	3,000.00
581002	**O-FY24-008 BROAD ST 2-LOTS	340,000.00	36,400.00	0.00	36,400.00
582004	**O-FY23-039 BHA WINDOW PROJECT	363,000.00	363,000.00	0.00	363,000.00
582006	**O-FY23-026 TOWN HOUSE ROOF PROJECT	82,500.00	9,775.43	0.00	9,775.43
584001	**O-FY23-051 PARTHENON FRIEZE RESTORAT	18,000.00	14,235.00	0.00	14,235.00
584010	**O-FY22-074 STILES&HART IMPRVMT	1,300,000.00	1,091,093.07	326,231.23	764,861.84
591082	KEITH HOMESTEAD (Matures 2026)		47,000.00	47,000.00	0.00
591086	ACADEMY BUILDING (Matures 2036)		240,000.00	0.00	240,000.00
591582	KEITH HOMESTEAD INTEREST		1,271.25	900.00	371.25
591586	ACADEMY BUILDING INTEREST		85,800.00	42,900.00	42,900.00
Grand Total			1,975,549.75	435,297.23	1,540,252.52