

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

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Affordable Housing Trust

Meeting Minutes April 24, 2024

Link to meeting recording:

<https://www.youtube.com/watch?v=EJUzquxc-QE>

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, William Smith

Members Absent: Stacey Driscoll, Patrick Driscoll

Guests: Marilee Kenney Hunt, Janet Hanson

B. Chair's Announcements

The chair:

- a) noted that the CPC is in good financial shape.
- b) encouraged members to read/review the volunteer committee, commission, and boards handbook they received when appointed.
- c) mentioned the online bootcamp put on by the CPA Coalition on 6/18/24, noting the value of the training and encouraging members to registe.
- d) urged members to sign up for the Coalition's newsletter if they haven't already as it's a source of important CPA happenings in the State.

C. Public Comments – None.

D. Approval of Meeting Minutes

- a) **March 27th, 2024**

These minutes will be presented at the 5/22/2024 meeting.

E. Financial Reports

- a) **March 31st, 2024**

The committee reviewed the financial report from March 31st, 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.

2. **Hanson's Farm**

Negotiations are ongoing and a grant is being worked on by the Town Manager to provide funding for the purchase of the property.

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b) Project Updates – Active projects

1. Stiles and Hart Improvement

The bid was awarded for improvements and work has started.

2. Hemlock Drive Windows Replacement

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

3. Parthenon Frieze

The town is looking into strengthening the proposed area for the installation, however, a start date has not been decided upon. The restoration company, Clark's Fine Arts, will complete the installation once the area is ready.

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

The two parcels require a deed restriction which is being worked on.

c) Project Updates – Completed Projects

1. McElwain School

The final report was submitted and will be added to the CPC website.
William Smith motioned to accept the report and close out the account which was duly seconded by Carlton Hunt. The motion was approved unanimously.

2. 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.

3. 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 Bridgewater to ultimately connect the trails.

d) Administrative Account – FY23 Carryover Encumbrances

1. Recognition Plaques and Signage for CPA Funded Projects

Carlton Hunt continues to work with Bridgewater Trophy on finalizing the design of the plaques.

2. 5-Year Plan

The contract has been signed and work will start June 1st.

G. New Business

a) Hanson Farm Appraisal Engineering Cost

The awarded amount of \$12,000 for the appraisal has been spent and the Town Manager has requested 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 by Harry Bailey. 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) As Brought up by the Committee

New Application – Rebinding of the Death Records Book

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An application has been submitted by Town Clerk Marilee Hunt for \$1,500 to rebind the Death Record Book. The price for the project has since increased to \$3,000 and the revised application will be forwarded to the committee. The restoration project includes a cleaning of the pages followed by insertion into airtight vinyl before a rebinding is completed.

Harry Bailey motioned to approve the Death Records Book application with a revised amount of \$3,000, paid from the Historical Reserve account 530000, which was duly seconded by Geoff Merriman. The motion was approved unanimously.

H. Committee Liaison Reports

Parks and Recreation

No updates.

Historical District Commission

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

Historical Commission

Geoff Merriman reported the commission will be meeting to discuss a demolition delay for 96 Main Street.

Conservation Commission

Harry Bailey reported the commission will be meeting to discuss the pleasant street fire station location, the proposed construction at Claremont, and the project at the Perkin's Foundry.

Open Space

Maureen Minasian noted work was continuing on Wyman's Meadow and that installation of broad boards for the boardwalk and pea stone for the parking area were in the works.

I. Upcoming Events

Town Election – 4/27/24

Coalition bootcamp training - 6/18/24

J. Public Comment

Janet Hanson confirmed 96 Main Street was the yellow house opposite Pearl St. She also spoke of digitizing the Death Record book.

K. Next Meeting Date

The next meeting will be held on May 22nd at 6:30 PM.

L. Adjournment of Meeting

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Bill Smith motioned to adjourn the meeting, which was duly seconded by Carlton Hunt. The motion was approved unanimously and the meeting was adjourned at 7:47 p.m.

Submitted by: Joshua McGraw