



Town of Bridgewater
Community Preservation Committee

January 27, 2025

6:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/84278170282>

Meeting ID: 842 7817 0282

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) December 19, 2024
- E. Review of Financial Reports**
 - a) December 31, 2024
- F. Old Business**
 - a) 5 Year-Plan - Presentation of Final Plan - Vote to Accept
 - b) Applications Received:
 - 1. Hanson's Farm - Pending Updated Application
 - 2. Samuel Edson Book - Vote
 - 3. Parthenon Frieze - Addendum to Original Application - Vote
 - c) Project Updates - In Process
 - 1. Stiles and Hart Improvements
 - 2. Hemlock Drive Windows Replacement
 - 3. Parthenon Frieze

d) Project Updates - Completed Projects

1. Town House - Final Report - Vote
2. Old State Farm - Final Report - Vote
3. Broad Street Properties
4. Summer Street
5. Rebinding of 1894 Death Records Book

e) Potential New Projects

1. Jenny Leonard Park
2. Basketball Courts - Legion and Scotland Fields
3. Study of Recreational Land Option - Legion and Scotland Fields

f) Town House - Interior Assessment - Vote

G. New Business

- a) Eligibility Form Received - Multifunctional fields behind Middle School

H. Committee Liaison Reports

I. Upcoming Events

J. Public Comment

K. Next Meeting Date

L. Adjournment of Meeting



Town of Bridgewater, Massachusetts

Community Preservation Committee

Community Preservation Committee

Meeting Minutes
December 19, 2024

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

Link to meeting recording: <https://www.youtube.com/watch?v=qh6aFuXICVE>

A. Call to Order

The hybrid meeting was called to order by the Chair at 6:00

Members Present: Gina Guasconi, Carlton Hunt, Geoff Merriman (virtual), Patrick Driscoll, Harry Bailey (virtual), William Smith (virtual), Maureen Minasian.

Members Absent: Stacey Driscoll

Guests: Jennifer Goldson – JM Goldson, Mike Flaherty, Councilor Mark Linde, Donna Jewell (virtual), Kitty Doherty (virtual), Mark Peterson (virtual), Tina Larson (virtual), Tom Arrighi.

B. Public Hearing

Opened: 6:00 PM.

A presentation of the draft 5-Year Plan was given by Jenn Goldson, including the CPA history in Bridgewater, how the proposed plan was developed (i.e. surveys, focus groups, public forum), how it compares to the current expiring plan, and proposed goals and guiding principles. The plan was discussed with feedback and additions. Committee members and the public are asked to send comments and feedback to Austin at JM Goldson by the end of the year. The final draft will be presented at the January meeting.

The Public Hearing closed at 6:44 PM.

As a followup to the Public Hearing, a motion was made by Carlton Hunt and duly seconded to add 'acquiring historic artifacts and buildings' to the Historical section of the plan. The motion passed unanimously.

C. Chair's Comments and Announcements

No comments were shared other than to thank everyone for attending the Public Hearing.

D. Public Comments

Thomas Arrighi shared his support on funding recreation in the town. A brief discussion followed on steps Parks and Recreation needs to take before CPA funds can be awarded.

E. Approval of Meeting Minutes

a) September 25, 2024

Harry Bailey motioned to approve the September 25, 2024, meeting minutes which was duly seconded. The motion was approved unanimously.

b) October 23, 2024



Town of Bridgewater, Massachusetts

Community Preservation Committee

Harry Bailey motioned to approve the September 25, 2024, meeting minutes which was duly seconded. The motion was approved unanimously.

F. Financial Reports

a) November 30, 2024

The financials as of November 30th were shared and reviewed with the committee. It was noted that the amount available will be increased once the grant reimbursement for the Stiles and Hart Improvements is received.

G. Old Business

a) Applications Received

1. Hanson's Farm

The town is working on a revised application with updated dollar amounts and deliverables for the purchase of the development rights of land. The Conservation Restriction is in process. The Town will need to provide a 1% match per the MVP grant.

b) Project Updates – Active projects

2.1. Stiles and Hart Improvements

Work is nearing completion. However, the landlocked piece of property is still an issue, and that portion of the trail is on hold. The trails are well used. Signage will hopefully be up soon. The project is roughly 80-85% completed. The Chair mentioned that, although not part of this project, that she would like to see the remains of a brick kiln and wall from the brick-making days be restored and a survey be done to determine Town vs privately owned borders.

3.2. Hemlock Drive Windows Replacement

There is a contractor ready for the work and a start date in the spring is expected.

4.3. Parthenon Frieze

A plan is in place. An additional \$4,600 is necessary for strengthening the walls to support the installation. A letter will be received from the Town regarding this additional cost and be voted at the next meeting.

b)c) Project Updates – Completed Projects

1. Town House

The report is being finalized.

2. Old State Farm Trails

The report is being finalized.

3. Broad Street Properties

The report is being finalized pending filing of the conservation restriction.

4. Summer Street (Mobil Station Lot)

The report is being finalized pending filing of the deed restriction.

5. Rebinding of 1857-1894 Death Records Book

The report is being finalized.

e)d) Samuel Edson Book



Town of Bridgewater, Massachusetts

Community Preservation Committee

The book has been received by -and delivered to the restoration company (NEDCC). The cost of the book and restoration and digitization is estimated at \$13,000. The application will be submitted for action at the January meeting.

d)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. Parks and Recreation will be submitting an eligibility form for the fields.

3. Basketball Courts

Scotland field and Legion field courts are in disrepair and in need of being restored.

4. Usage Study of Recreational lands, namely Legion and Scotland fields.

H. New Business

a) Town House Internal Assessment

Carlton introduced the idea of having an internal assessment completed prior to determining the usage. A grant may be available to fund the project. Committee members voiced agreement for the study. A formal vote will take place at the January meeting.

I. Committee Liaison Reports

a) Open Space

Maureen asked if there is a conservation restriction for the golf course. Walk through videos have been made of Tuckerwood, Carver's Pond, and Titticut parklands and will be shared on the Town webpage and on Facebook and YouTube.

b) Historic District Commission

Bill, noted that some applicants have withdrawn their requests due to the deed restriction requirement and suggested having a session explaining the restriction to ease applicant's apprehension.

J. Next Meeting

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

K. Adjourn – The meeting was adjourned at 7:39 p.m.

Carlton Hunt motioned to adjourn the meeting at 7:39 p.m., which was duly seconded. The motion was approved unanimously.

Submitted by: Joshua McGraw/Gina Guasconi

Town of Bridgewater CPC Reporting 12/31/2024 Revenue Budget to Actual				
Group 4				
Object	Description	FY2025 Budget Amount	FY2025 Actuals	FY2025 Available
412000	REAL ESTATE SURCHARGE	875,000.00	491,750.06	383,249.94
414200	TAX LIENS REDEEMED-TAX TITLE PAYMTS	0.00	1,652.15	(1,652.15)
417001	PENALTIES & INTEREST TAXES	0.00	858.40	(858.40)
468004	STATE REVENUE-CPA MATCH	100,000.00	170,429.00	(70,429.00)
482000	EARNINGS ON INVESTMENT	0.00	76,047.31	(76,047.31)
Grand Total		975,000.00	740,736.92	234,263.08

Town of Bridgewater CPC Reporting 12/31/2024 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 12/31/2024 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	0.00	35,225.00
530000	**ADMIN EXPENSES -FY25 SPENT		45,250.00	29,057.00	16,193.00
558016	**O-FY24-046 REBINDING RECORDS	3,000.00	3,000.00	3,000.00	0.00
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	8,760.00	5,475.00
584010	**O-FY22-074 STILES&HART IMPRVMT	1,300,000.00	1,091,093.07	356,963.80	734,129.27
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	492,080.80	1,483,468.95



Project Application

Community Preservation Committee

Bridgewater, MA

Cover Sheet

An electronic copy of this application and all supporting materials should be submitted to the CPC Chair at cpc@bridgewaterma.org and the CPC's administrative assistant (McGraw, Joshua <JMCRAW@bridgewaterma.org>). Applications should be submitted **no later than 4:00PM at least two weeks prior to the CPC's meeting (the CPC meets on the fourth Wednesday of each month).**

Complete applications received by this date will be reviewed at the next CPC meeting and considered for recommendation to the Town Council. Applications received after this will be reviewed at the following month's meeting, unless you receive an exception from the CPC chair for cases related to real estate purchase opportunities.¹ Projects may have timelines extending to a maximum of five years.

Projects will be favored by the CPC where:

- The project addresses at least one goal of the current CPC 5-yr. plan <https://www.bridgewaterma.org/DocumentCenter/View/2928/Community-Preservation-Committee-Plan?bidId=>
- the applicant has site control of the proposed project parcel or involvement of the site owner.
- there is demonstrated community support for the project from elected officials, abutters, user groups, civic associations, and community organizations.
- applicants can demonstrate their capacity to implement their project and have a plan for ongoing maintenance and stewardship. projects occur on public space or private space with public access.

- Applicant Signature: Blythe C. Rh Date Submitted: January 16, 2025

¹ For cases related to real estate purchase opportunities, the CPC may consider emergency requests for funding outside of their regular meeting schedule. If you think you might be eligible for emergency consideration, please contact the CPC Chair. The CPC Chair has the authority to accept exceptions or extensions. They will consider such requests on a case-by-case basis and is under no obligation to grant any requested extensions or exceptions.



Project Application

Community Preservation Committee

Bridgewater, MA

Complete Application Check List

Please submit the application in this order:

- ☐ Project Application Cover Page (signed)
- ☐ Project Narrative and Timeline
- ☐ Budget Narrative and cost breakdown
- ☐ Required Project Attachments including:
 - ☐ Documentation of who has site control on the property (if other than the applicant)
 - ☐ Photographs of project site (at least three (3))
 - ☐ Map of project site showing nearest major roads or intersections
 - ☐ Letters of support from relevant Town departments, officials, and boards/commissions
 - ☐ Letters of commitment (from any organizations or individuals providing funding to the project)
- ☐ Other attachments as applicable and available to your project.

Note: Applicants may be required to submit additional supporting materials and documentation, as requested by the CPC, to aid the committee in their decision-making process.



Project Application

Community Preservation Committee

Bridgewater, MA

GENERAL INFORMATION

Project Name: _____

Project Location (address and neighborhood): _____

Legal Property Owner of Record: _____

CPA Program Area (check all that apply):

☐ Open Space ☐ Historic Preservation ☐ Community Housing ☐ Recreation

PROJECT DESCRIPTION

Short Project Description: _____

Estimated Start Date: ____ **Estimated Completion Date:** ____

Amount Requested: \$ _____ **Total Project Cost:** \$ _____

PROJECT CONTACT

Contact Person: _____

Telephone: _____ **Email:** _____

Project Sponsor/Organization (check one below):

☐ Town Committee or Department ☐ Public Charity/Non-Profit ☐ Private

Have you or this organization applied for or received CPA funding before? ☐ Yes ☐ No
If yes, what project and when? _____

ASSURANCE

I _____ hereby certify under the penalties of perjury the
(Print the name of the fiduciary agent)
following application information is true and correct to the best of my knowledge and I
am legally able to enter into a contract on behalf of _____ (with the
Town of Bridgewater for Community Preservation Funds.

Signature Blythe C. Pelt

Date January 16, 2025

Title Acting Town Manager



Project Application

Community Preservation Committee

Bridgewater, MA

Project Narrative

Use as much space as needed and refer to the CPC's Project Application Guidance for requirements

1. **PROJECT DESCRIPTION, TASKS, & ANTICIPATED OUTCOME:**

2. **CPC GOALS AND PRIORITIES:**

3. **COMMUNITY NEEDS:**

4. **COMMUNITY SUPPORT:** List of Letters of Support

Name <i>(committee, department, official, organization, etc.)</i>	Date Requested	Date Submitted

5. **IMPLEMENTATION AND TIMELINE:**

6. **ORGANIZATIONAL EXPERIENCE AND CAPACITY:**

7. **MAINTENANCE:**

8. **MULTI-YEAR PROJECTS:**

9. See Attachments Checklist for additional required materials, if applicable and available.

APPLICANT SIGNATURE: 

DATE SUBMITTED: January 16, 2025



Project Application

Community Preservation Committee

Bridgewater, MA

Project Application Attachments (see Application Guidance)

1. **SITE CONTROL**
2. **COMMUNITY SUPPORT**
3. **VISUAL MATERIALS:**
4. **MAPS:**
5. **FUNDING SUPPORT REQUIREMENTS**
 - a. Historic Preservation Proposals
 - b. OPEN SPACE PROPOSALS
 - c. RECREATION PROPOSALS
 - d. COMMUNITY HOUSING PROPOSALS
 - e. Proposals Involving Real Property
 - f. Proposals Involving Design and Construction

Check out the CPC's webpage for more information:

<https://www.bridgewaterma.org/1353/Community-Preservation-Committee>

If you have questions, please contact the Community Preservation Committee Chair at cpc@bridgewaterma.org and Community and Economic Development Department (CED) Director Robert Rulli at RRulli@bridgewaterma.org or call at 508-697-0950.



Project Application

Community Preservation Committee

Bridgewater, MA

Project Budget Narrative

PROJECT COST:

Project Budget Overview

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$	\$	\$	%

LEVERAGING FUNDING:

Sources of Funding Overview

Source <i>(private, federal, state, or local government)</i>	Amount	Status <i>(received, pending, will apply)</i>
	\$	
	\$	
	\$	
	\$	
	\$	

ANTICIPATED PROJECT EXPENSES:

PROJECT COST ASSUMPTIONS:

ACQUISITION OF AN INTEREST IN REAL ESTATE:

BONDING AGAINST CPA FUNDS:



Project Application

Community Preservation Committee

Bridgewater, MA

Project Budget Attachment

BUDGET OVERVIEW

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$	\$	\$	%

INCOME – OTHER SOURCES OF PROJECT FUNDING

Source (private, federal, state, or local government)	Amount	Status (received, pending, will apply)
	\$	
	\$	
	\$	
	\$	
	\$	

SUMMARY OF PROJECT EXPENSES²

	CPA Funds	Other Funding	Total
Personnel	\$	\$	\$
Equipment	\$	\$	\$
Supplies	\$	\$	\$
Design and Contracts	\$	\$	\$
Construction	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$	\$	\$

² Equipment is generally defined as an item with a useful life expectancy of more than one year. Supplies are defined as an item with a useful life of less than one year. Construction means all types of work done on a particular property or building including erecting, altering or remodeling.



Project Application

Community Preservation Committee

Bridgewater, MA

DETAILED PROJECT EXPENSES

Personnel

	CPA Funds	Other Funding	Total
Ex: Project Manager	\$5,000	\$50,000	\$55,000
Ex. Inspectional Services	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Equipment³

	CPA Funds	Other Funding	Total
Ex: Furniture	\$	\$5,000	\$50,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Supplies⁴

	CPA Funds	Other Funding	Total
Ex:	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Design and Contracts

	CPA Funds	Other Funding	Total
Ex: Deed Restriction	\$10,000	\$5,000	\$5,000
Ex: Appraisal	\$12,000	\$0	\$12,000
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

³ Equipment is generally defined as an item with a useful life expectancy of more than one year.

⁴ Supplies are defined as an item with a useful life of less than one year.



Project Application

Community Preservation Committee

Bridgewater, MA

Building and Construction⁵

	CPA Funds	Other Funding	Total
<i>Ex: Picnic Pavilion</i>	\$	\$50,000	\$50,000
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Other

	CPA Funds	Other Funding	Total
<i>Ex: Land Acquisition</i>	\$1,000,000	\$500,000	\$1,500,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$

Task based task (scope) costs identifying funding source

	CPA Funds	Other Funding	Total
<i>Ex: Accessible Entrance</i>	\$100,000	\$15,000	\$115,000
<i>Ex: Accessible Elevator</i>	\$75,000	\$0	\$ 75,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$190,000

Attach Letters of support and other key documents.

⁵ Construction means all types of work done on a particular property or building including erecting, altering or remodeling.



Town of Bridgewater, Massachusetts
Community Preservation Committee

Nov. 18, 2024

Bridgewater Historical Commission
David Moore, Chair
66 Central Sq.
Bridgewater, MA 02324

Subject: Declaration of historic significance in Bridgewater for a circa 1745 Samuel Edson Book

Greetings David,

The CPC is in possession of Samuel Edson's 1735 law book. The book is currently undergoing evaluation for preservation/restoration at NEDCC. We anticipate receiving restoration cost estimates in the next couple of weeks. The book does not appear to be an "official Town record" but records the work of a citizen. The book includes a copy of the "*Acts and Laws of His Majesties Province of the Massachusetts-Bay New England*" (1726 printing; digital copies are available online) and handwritten information of Edson's 18th century work as coroner in Bridgewater. Samuel Edson was born in Bridgewater on 14 January 1690 and died 27 December 1771 also in Bridgewater. He donated the land for Trinity Church and is interred in its 1763 cemetery on Main St. north of the High and Center St. intersection.

As explained below, the CPC needs the Historical Commission's determination of the book's historical significance in Bridgewater to ensure its eligibility for preservation/restoration with CPA funds. Unfortunately, we do not have the history of its ownership over time, just the book itself and the author's connection to Bridgewater. The names of 18th century Bridgewater inhabitants are included in the book and Samuel's birth and death in Bridgewater verify his Bridgewater connection. To assist the Commission's deliberations, I have attached images of selected book pages.

Background: An October 31, 2008, DOR letter responded to the following request from the City of Waltham, "*You asked whether monies in the Waltham Community Preservation Fund may be expended for purposes of record retention. You indicated that you intend to have document scanning work performed with respect to vital records, records of City Council matters, and other filings in the Clerk's Office. You inquire as to "what age the record needs to be to qualify under the Community Preservation requirements."*

The DOR letter clarifies eligibility for CPA funds to restore documents and digitize records subject to the State's legal retention law as follows "*To be eligible for community preservation expenditures, the records in question must have been "determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture" of Waltham. G.L. c. 44B, §2.*" Digitization is not considered historic preservation but may be incidental to it.

The key point from DOR's letter makes it clear that CPA funds can be used to restore and preserve documents such as this 1735 Edson Book **if it is declared significant in the history and culture of Bridgewater**. We believe the records written in the book, which record a coroner's investigative activities including the death of three Indigenous people are significant in Bridgewater, hence our request.

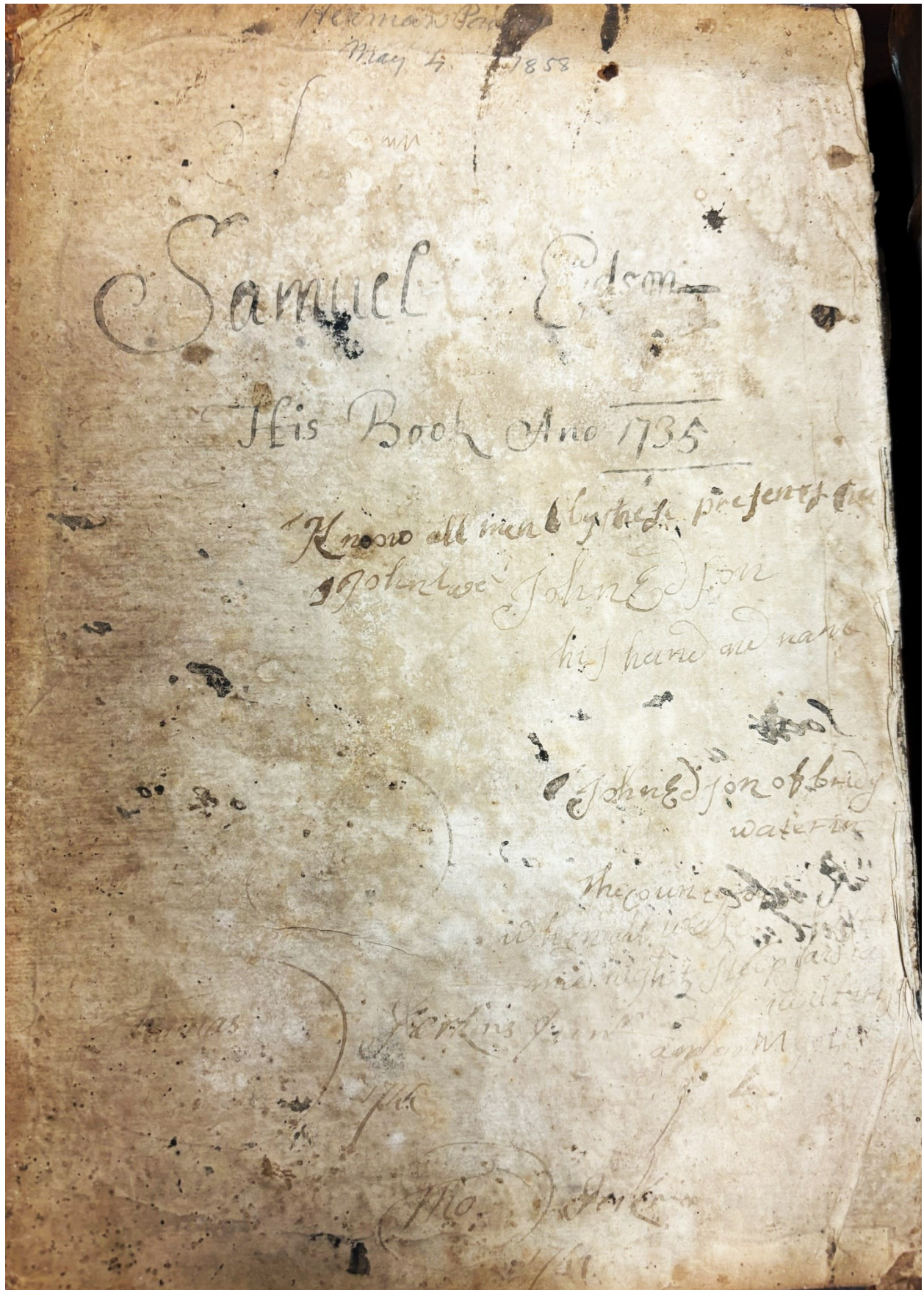
There is limited information regarding the book's history from the individual who mailed the book to the CPC at our request. Unfortunately, his information source passed away before he could complete research on the book's provenance.

Sincerely,

Carlton D. Hunt, Ph.D.
Vice Chair
Bridgewater CPC



Town of Bridgewater, Massachusetts
Community Preservation Committee





Samuel Edson Cowan
John Keith
Israel Woods
Benjamin Washburn
William Bryant
Joshua Jobes
James Hooper
John Woods
Israel Keith
Thomas Hargrave 3
Solemon Perkins
Nathaniel Hooper
Joseph Harny
Samuel Alden
Joshua Jobes jr
John Leach
Nehemiah Bryant
Ebeneser Shaw
Israel Washburn



**Town of Bridgewater, Massachusetts
Community Preservation Committee**

I have made Complaint to my Lord's Council
 of the several Peacemakers of the County of
 Middlesex who have been taken by the
 said Smith and his Associates in the
 Bridgewater in the night time between the
 21st and 22nd Day of the rising of the
 moon of the month of August last in the night
 came to the Cool pit in a riotous manner
 disturbing & greatly terrifying the
 said Smith & his Associates who were
 lodging in a Cabin built by the Cool pit & send
 him out of the Cabin & with force & arms
 & furniture took & carry away the
 same Receipt Confined whole Evening of the 23rd Day of
 the month of August last in the night & of Complaint
 to the said Lord's Council & of the said Smith
 & his Associates being brought up for want of
 the said Receipt all which actions & doings of the said
 contrary to the Law & against the Peace Crown and
 duty of our Sovereign Lord King &
 we are therefore in the majestic name to require you
 apprehend the Bodies of the said Smith &c if it may be found
 Precinct & them bring before me at the Suburbs of the
 House of the said Lord in Bridgewater on Monday the 29th Day
 in the Court 3 of the clock in the afternoon that if maybe
 with as to Law & Justice appertains



Town of Bridgewater, Massachusetts
Community Preservation Committee

...month upon the 23rd day of October in the twentieth year
of our sovereign Lord George the Second by the grace of
God King with in the County of Plymouth upon the
body of Nathaniel Bacon or Child near five months
and died by the oath of Eleazar Carver Solomon Pratt
Joseph Pratt Jr. John Alden Nathaniel Hayward
Joshua Willet Jr. Benjamin Price Seth Cary Benjamin
Mahurin Nathaniel Hayward Ruben Hall Robert Willet
good and Lawfull men of Bridgewater in the County of
Plymouth being charged and sworn to Enquire for our Lord the King
and by what means the said Nathaniel came by his Death
on there oaths do say that by sudden Death he came to his
End so the Jurors on there oaths do say that in manner abovesaid
said Nathaniel came to his Death justly and lawfully as
before said as the Jurors upon their oaths interchangeably do to
these Hands and Seals

Samuel Edson Coroner
Eleazar Carver
Solomon Pratt
Joseph Pratt
Joseph Pratt Jr.
John Alden
Nathaniel Hayward
Joshua Willet Jr.
John Alden
Benjamin Price
Seth Cary
Benjamin Mahurin
Nathan Hayward
Ruben Hall
Robert Willet

Town Manager's Office

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0919

January 2, 2025

Ms. Gina Guasconi, Chair
Community Preservation Committee
Town of Bridgewater
66 Central Square Bridgewater, MA 02324

Re: Parthenon Frieze Project – Additional Funding Request

Dear Chair of the Community Preservation Committee:

As you know, due to the additional expenses incurred to reinforce the upper walls to properly furnish and mount the restored friezes, we are expected to run a deficit of \$4,600 for the restoration and mounting of the six Parthenon Frieze Replications.

To that end, I request that the Community Preservation Committee recommend funding an additional \$4,600 to ensure that we can cover this deficit and complete the project.

As always, I thank the committee members for your diligent efforts on behalf of the residents of Bridgewater.

Sincerely,

A handwritten signature in blue ink, reading "Blythe C. Robinson".

Blythe C. Robinson
Acting Town Manager



Final Project Report

Community Preservation Committee

Bridgewater, MA

Pursuant to the standard condition of Bridgewater CPA Grant Agreements:
Within 60 days of the completion of the Project, the Grant Recipient shall submit to the Community Preservation Act Committee a written account of the use of the Grant Funds along with a short narrative of the completed Project. Any unexpended balance of the Grant Funds will be returned to the Community Preservation account(s) from which appropriated.

Project Information

Project Name: Bridgewater Town House Roof Restoration

Location (address and neighborhood): **64 Central Square**

CPA Program Area (*check all that apply*):

☐ Open Space ☐ Historic Preservation ☐ Community Housing ☐ Recreation

Project Sponsor/Organization (*check one below*): **Bridgewater Town Manager**

☐ Town Committee or Department ☐ Non-Profit ☐ Private

Project Contact: Town Manager

Fiscal Year Approved: 2023

Project Cost

Total Project Cost	CPA Funds Appropriated	Other Funding Sources*	Unexpended CPA Funds
\$ 236,016	\$82,500	\$95,000 MHC Grant \$68,292 BWTR Capital Funds	\$9,776

*Detailed project expenditure can be obtained by request to the Finance Department.

Report Contents

- 1) Project Summary.
- 2) Photo documentation if applicable.

SUBMITTED BY:

(signature)

(printed name)

(date)



Final Project Report

Community Preservation Committee

Bridgewater, MA

The roof of 1843 Town House, vacated in 2016, was in serious need of replacement. The Town Clerk, in her appointed role as the ad hoc Town House Reuse Committee Chair, wrote and won a Massachusetts Historic Commission grant for the roof restoration. Historic evaluation of the roof system, performed by J.M. Booth and Associates, Architects of New Bedford, MA was engaged to assess the roof system and identified additional restoration elements including replication of the original building eave, while incorporating a new concealed gutter system replicating the original eave cornice molding, rear pediment restoration and attic insulation. These elements were paid for with CPA funds.

The project replaced the existing Asphalt roof with a new asphalt roof, repaired damaged sheathing, and removed roof access cover. The existing Aluminum K style gutters were replaced with a concealed gutter system. The gutters were constructed of a liquid membrane on wood internal system, along with copper trim and flashing. The Liquid membrane extended up the roof to prevent ice damming from occurring.

New replicated cornice molding was added on top of the new gutter system to complete the installation. This molding can be seen in historic photographs. Copper gutters, with cast iron Foot-pipes were added to complete the storm water drainage system. The gutters exited onto pre-cast splash blocks. The existing chimney was re-pointed for historic purposes. It is non-functional.

On the east side of the building the existing pediment was restored to replicate the original design. A badly detailed cornice, which was constructed with Azek trim was removed and replaced to match the original design.

Spray foam Insulation was added to the interior of the building in anticipation of the future renovations of the building and to prevent moisture from decaying the roof sheathing in the interim.

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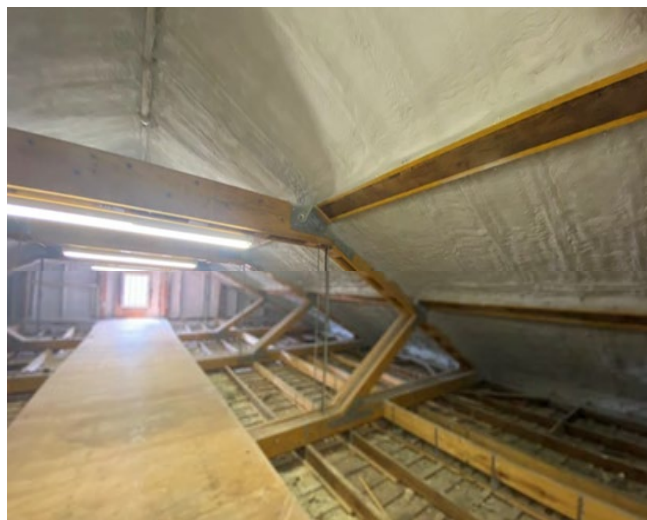




Final Project Report

Community Preservation Committee

Bridgewater, MA





Final Project Report

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Pursuant to the standard condition of Bridgewater CPA Grant Agreements:
Within 60 days of the completion of the Project, the Grant Recipient shall submit to the Community Preservation Act Committee a written account of the use of the Grant Funds along with a short narrative of the completed Project. Any unexpended balance of the Grant Funds will be returned to the Community Preservation account(s) from which appropriated.

Project Information

Project Name: Old State Farm Trail

Location (address and neighborhood): N/A

CPA Program Area (check all that apply):

☐ Open Space ☐ Historic Preservation ☐ Community Housing ☐ Recreation

Project Sponsor/Organization (check one below): **Town Manager**

☐ Town Committee or Department ☐ Non-Profit ☐ Private

Project Contact: Town Manager

Fiscal Year Approved: 2023

Project Cost

Total Project Cost	CPA Funds Appropriated	Other Funding Sources	Unexpended Funds
\$65,000	\$40,000	\$25,000	\$0

*Detailed project expenditure can be obtained by request to the Finance Department

Report Contents

- 1) Project Summary.
- 2) Photo documentation if applicable.

SUBMITTED BY:

(signature)

(printed name)

(date)



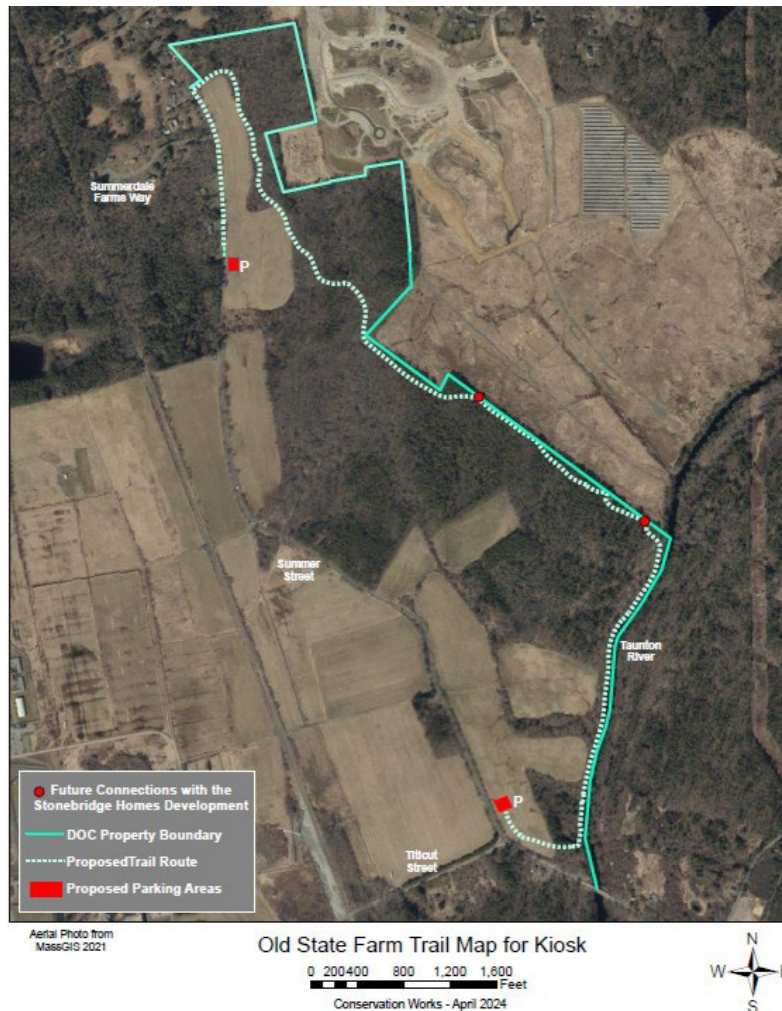
Final Project Report

Community Preservation Committee

Bridgewater, MA

The Old State Farm Trail project was initiated by the Natural Resources Trust of Bridgewater (NRTB), a nonprofit organization coordinated by Ms. Kitty Doherty. The Massachusetts State Legislature passed legislation that enabled the Town of Bridgewater to design a 1.8-mile hiking trail in a 50 ft' Conservation Easement on State property. The State required the Town to pay the cost of surveys, engineering, and legal filing for the easement and trail.

The NRTB raised and delivered \$25,000 to the Town towards the trail design. The Town requested \$40,000 of CPA Open Space and Recreation funds from the CPC. The CPA recommended the funding to the Town Council which was duly appropriated to support the project. The State's Division of Capital Asset Management and Maintenance (DCAMM) office controlled the contract and prepared the Conservation Easement giving the Town the rights to the trail easement on state land. The final 1.8-mile trail Old State Farm Trail Conservation Easement and trail and was approved by the state's DCAMM office and is filed with the Plymouth County Registry of Deed.





Project Eligibility Form

Community Preservation Committee

Bridgewater, MA

Please email this form **to the CPC Chair and Administrative Assistant no later than the third Wednesday of the month for the CPC's review at their regularly scheduled meeting on the fourth Wednesday.** Forms received after this date will be discussed at the following month's meeting.

This form is **OPTIONAL BUT STRONGLY ENCOURAGED** to help determine whether projects are eligible for CPA funding. Please refer to Appendix A in the *Community Preservation Plan* (<https://www.bridgewaterma.org/DocumentCenter/View/2928/Community-Preservation-Committee-Plan>) when filling out this form. Email the form to CPC@BridgewaterMA.org for consideration.

Please use the information in the CPA Eligibility Matrix below to determine if the project may be eligible for CPA funds, paying close attention to the verbs (i.e., purpose) in the left column and the category(s) to which these pertain (top line).

CPA Eligibility Matrix

Category Purpose	Open Space	Historic Preservation	Recreation	Housin g
Acquire	Y	Y	Y	Y
Create	Y		Y	Y
Preserve	Y	Y	Y	Y
Support				Y
Rehabilitate and/or Restore	If acquired or created using CPA funds	Y	(as of 2012)	If acquired or created using CPA funds

Chart adapted from "Recent Developments in Municipal Law," Massachusetts Department of Revenue, October 2012

Project Name: _____

Project Address: _____

Project Sponsor/Organization: _____

Check One: ☐ Town Committee/Department ☐ Public Charity/Non-Profit ☐ Private Group/Individual

Project Description: *(Note the project must demonstrate a public benefit.)*

Estimated Project Cost: _____ Estimated CPA Contribution : _____

Submission Date: _____ Project Contact Person/Title _____

Telephone: _____ Email: _____

Signature: _____ Submission Date: : _____

Supporting Organization(s)/Person(s):

Organization/Name/ Position: _____

Telephone: _____ Email: _____

Signature _____ Date _____

For CPC Use Only. Do not write below this line.

CPA Program Area *(check all that apply)*:

☐ Open Space ☐ Historic Preservation ☐ Community Housing ☐ Recreation

Project Purpose *(check all that apply) (Refer to CPA eligibility matrix for guidance)*:

☐ Acquire ☐ Create ☐ Preserve ☐ Support ☐ Rehabilitate/Restore

CPC Determination:

☐ Eligible ☐ Potentially Eligible ☐ Not Eligible ☐ More Information Needed

Signature CPC Chair

Date: _____