



Town of Bridgewater
Community Preservation Committee

February 26, 2025

6:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/83162647144>

Meeting ID: 831 6264 7144

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) January 22, 2025
- E. Review of Financial Reports**
 - a) January 31, 2025
- F. Old Business**
 - a) Applications Received:
 - 1. Hanson's Farm - Pending Updated Applications with dollar amount and details
 - 2. Multi-Functional Fields
 - b) Project Updates - In Process
 - 1. Stiles and Hart Improvements
 - 2. Hemlock Drive Windows Replacement
 - 3. Parthenon Frieze
 - 4. Samuel Edson Book
 - 5. Town House Interior Historical
 - c) Project Updates - Completed Projects

1. Broad Street Properties
2. Summer Street
3. Rebinding of 1894 Death Records Book - Waiting for Final Report

d) Potential New Projects:

1. Jenny Leonard Park
2. Basketball Courts - Legion and Scotland Fields
3. Study of Recreational Land Option - Legion and Scotland Fields
4. Restoration of Fire Department Ousamequin Hand Pump Truck

G. New Business

- a) As brought up by the committee

H. Committee Liaison Reports

I. Upcoming Events

J. Public Comment

K. Next Meeting Date

- a) Wednesday, March 26, 2025

L. Adjournment of Meeting



Town of Bridgewater, Massachusetts

Community Preservation Committee

Meeting Minutes January 27, 2025

Link to meeting recording: <https://youtu.be/Aq3lnJCiD-0>

A. Call to Order

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

Members Present: Gina Guasconi, Carlton Hunt, Geoff Merriman, Patrick Driscoll, William Smith, Maureen Minasian.

Members Absent: Stacey Driscoll, Harry Bailey

Guests: Austin Smith (JM Goldson), Mark Linde

B. Chair's Comments and Announcements

The chair emphasizes the success of the recent public hearing, highlighting full attendance and public engagement. Members were encouraged to read the Coalition newsletter for important updates and information related to community initiatives.

C. Public Comments

Councilor Mark Linde thanked the committee for their hard work. He stated this is the first chance he's had attend a CPC meeting other than the 5-year plan presentation. He feels we do great work. His intent is to start visiting other committees that he hasn't been to. The chair thanked him for his participation, stating the importance of the Town Council members being aware of what the committees are doing.

D. Approval of Meeting Minutes

a) December 19, 2024

Maureen Minasian motioned to approve the December 19, 2024, meeting minutes which ~~was~~ were duly seconded. The motion was approved unanimously.

E. Financial Reports

a) December 31, 2024

The financials as of December 31, 2024, were ~~shared and reviewed with the committee~~ reviewed. The committee confirmed a \$2.4 million balance available, emphasizing its positive financial outlook and citing the increase in surcharges, liens, and interest above the projected amounts. The committee noted an accounting change for the FY24 and FY25 Administrative accounts from the prior month. The change will be addressed with the Finance Director for clarification. The review noted ~~there and that there will be an expected significant Upcoming reimbursements from the State for the Stiles and Hart grant (~include a \$450,000).~~ grant related and retune of the funds to the CPC accounts for future project recommendations. to Stiles and Hart, impacting overall funds.

F. Old Business

a) 5 Year Plan

Carlton Hunt motioned to take this item out of order which was duly seconded and ~~The motion was approved unanimously.~~



Town of Bridgewater, Massachusetts

Community Preservation Committee

Austin Smith of JM Goldson LLC summarized substantive changes based on previous feedback made to the draft plan which was presented to the Committee at its in December 19, 2024, meeting 2023 based on previous feedback. Changes also included minor grammatical adjustments.

Include the Motion to accept the plan???

Carlton Hunt motioned and Maureen Minasian duly seconded to accept the 5-year plan as presented with changes as discussed and noted tonight. The motion passed unanimously

The committee voted in favor of the plan after a year-long process. The chair thanked contributors the CPC. JM Goldson, and all who contributed for their efforts, noting she feels this is a good plan that will serve us well for the next 5 years. Austin will implement changes and submit both a redline and clean version to the relevant parties. As a follow up, printed copies will be made available at key locations in town. Details will be determined in the future as to cost and where to print once final document is received.



Town of Bridgewater, Massachusetts

Community Preservation Committee

b) Applications Received

1. Hanson's Farm – Pending Updated Application

The Chair and Vice Chair informed the Committee the ~~The~~ completion of Conservation ~~the~~ Conservation Restriction and Access Plan is necessary for securing \$3,000,000 MVP state grants before the June 30 deadline. Per the Grant contract a matching fund requirement is 1% (\$30,000). Identification of sources and amounts of matching funds is being addressed by the Acting Town Manager. Plans are in process for public access. Wildlands Trust has been at the table throughout. Now it's cross the t's and dot the I's.

2. Samuel Edson Book

The ~~Purchase and restoration of 1743 Samuel Edson's book, currently at by NEDCC of is underway, with restoration efforts taking place in North Andover, was discussed and letters of support form the Historical Commission and the Library Archivist. The cost of the book is \$5500 with the restoration \$7500. Summarize discussions especially any concerns of positive statements~~ Bill Smith noted, the purchase price is comparable with books of that nature and time. He had researched the book and found it was an 18th century copy and printed on handmade paper which is valuable. He also noted that NEDCC, although costly, is one of the top in the field for restoration A transcription of the handwritten pages may be a worthwhile future project. Bill's knowledge of the books and process was much appreciated.

Carlton Hunt motioned and Maureen Minasian duly seconded to recommend the funding of the purchase and restoration and preservation of the subject book from Samuel Edson, his coroner's book, in the amount of \$13,000 to be taken from account 324200, Historic Preservation Reserve which was duly seconded. The motion was approved unanimously.

3. Parthenon Frieze Casts

The Acting Town Manager submitted a Project Amendment requesting an additional to recommend \$4600 of CPA funds to cover a deficit incurred due to the need to strengthen the Academy Building entrance walls where display of the frieze casts is planned to be installed. The Pplans include using 3/4 inch plywood and additional support features to ensure safety during installationdisplay. Members discussed the additional funding for project completion request and addressed lighting concerns. The thought was that the CPC has invested the funds to restore the frieze and so it makes sense to approve funding to safely hang them. Any pros or eos?

Carlton Hunt motioned and Bill Smith duly seconded to recommend \$4600 for Town Council approval for strengthening of the walls at the entrance of the Academy Building so that the frieze can be safely displayed. The account to be used is 324200, Historic Preservation, ~~which was duly seconded~~. The motion was approved unanimously.

c) Project Updates – Active projects

4.1. Stiles and Hart Improvements

Improvements are well underway. The status of Town's ~~town needs to acquire~~ acquisition of e-a quarter-acre landlocked property for trail construction must be completed or the paths rerouted ~~d-paths~~ around it in order to complete the project ~~local improvements were discussed~~. The Committee was informed the decision to pursue this land acquisition resides with the Town Council pPresident. The



Town of Bridgewater, Massachusetts

Community Preservation Committee

Chair noted it has been suggested to the Acting Town Manager that a survey be conducted to determine Town vs private ownership in hopes of preserving the old brick kiln on the property.

5.2. Hemlock Drive Windows Replacement

Carlton reported that the Housing Authority has received contractor paperwork and will schedule a pre-construction meeting soon.

e)d) Project Updates – Completed Projects

1. Town House

The committee reviewed the final report and considered final changes. and voted to accept with changes discussed.

Carlton Hunt motioned with amendments to approve accept the final report with amendments pending updates he requested and to return \$9775.43 to the pot it was taken from which ~~was~~ ~~werewas~~ duly seconded by Bill Smith. The motion was approved unanimously.

2. Old State Farm Trails

The committee was informed by ~~yyy~~ Kitty Doherty of the NRTB that the portion funded by the CPA for engineering costs has been completed.

The Chair motioned and Bill Smith duly seconded to accept the final report contingent upon the inclusion of the book and page of the deed recording. The report is being finalized. The motion passed unanimously.

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 cConservation deed restriction.

5. Rebinding of 1857-1894 Death Records Book

The rebound book has been returned to the Town Clerk's office. The final report is in process. bridgewater and the project report is will be being finalized.

Remove section break



Town of Bridgewater, Massachusetts

Community Preservation Committee

Potential New Projects:

5. Jenny Leonard Park

The Town Council ~~decided-voted not~~ to exercise the right of first refusal on a parcel (Lot 1 of the Site plan across the street from the access parking lot which is in Lot 2 of the site plan. The right of refusal does not affecting access to Jenny Leonard Park. Future use of the Park are under consideration including Plans are proposed for cleaning and enhancing Jenny Leonard Park with small trails and a picnic area. Discussion ensued on the importance to the park that the parcel in question be accepted By who?

Bill Smith motioned and Geoff Merriman duly seconded to send a letter to the Acting Town Manager asking the Town to take take control of the piece of property to allow access to the Jenny Leonard Park. The letter will include details like acreage, access improvements, and existing walking trails. The motion passed unanimously.

6. Basketball Courts

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

7. Study of Recreational Land Option – Legion and Scotland Fields

The study is currently being looked at by Parks and Recreation Commission a grant may be available..The committee supports writing a letter highlighting park benefits. The letter will include details like acreage, access improvements, and existing walking trails. Was there a motion?

d)e) Town House Interior Assessment –Vote

The exterior of the Ttown Hhouse exterior has been restored to its late 1800s appearance, funded by CPA and Massachusetts Historical Commission grant funds grants for exterior preservation. Concerns exist regarding the potential reuse of the Town House which is now under an Historical Conservation Restriction held by the Massachusetts Historical Commission. Concerns regarding preservation of the interior historic elements were discussed . The CPC has interest in ensuring the elements are documents and disused funding an historical assessment of the interior, which may require significant changes and planning before reuse.

William Smith motioned that the CPC allocate funds not to exceed the amount of \$20,000, (Account # 530000 Administrative) to employ the services of a preservationist/architectural historian to research, study, access, and document the historical architecture and structure of the original interior of the Town House. Such a study will enable the Town to determine any future use of this important historical building. The motion duly seconded was approved unanimously.

G. New Business

a) Eligibility Form Received – Multifunctional Fields Behind Middle School

The CPC reviewed a CPA eligibility form submitted by the Parks and Recreation Commission for installation of multifunctional fields paid for with CPA funds. All elements appear to be eligible although possibly not the building. It was noted that a small building to house equipment is allowable as opposed to a larger heated building to house vehicles. The elements of the concept plan were discussed including the need for A proposed a letter of understanding between the Bridgewater Regional School District school district which leases the property from and the



Town of Bridgewater, Massachusetts

Community Preservation Committee

~~Town was discussed to address land use for multifunctional fields. Two options were outlined for utilizing the land: transferring control to a recreational board or creating a formal memorandum of understanding with the school committee to allow use of the land.~~

Carlton Hunt moved that we send back a letter to the Parks and Recreation Commission that their proposed usages are eligible for CPA funding with the large electrified building may not be acceptable. And that the application sent must show that the Town and School are in agreement with the project.

Vote on eligibility??

H. Committee Liaison Reports

a) Open Space

~~Maureen Minasian reported T~~three new videos about local parks are now available online to inform the community. The committee suggested ways of promoting and advertising videos.

b) Planning Board

Pat Driscoll reiterated the need for the Town to accept the parcel at Oldfield Estates adjacent to the Jenny Leonard Park and suggested that Open Space also write to the Acting Town Manager in support of the acceptance.

I. Next Meeting

The next meeting will be held on February 26th at 6:30 p.m. The change from virtual to hybrid for future meetings was discussed.

J. Adjourn—

~~The meeting was adjourned at 8:52 p.m.~~

Carlton Hunt motioned to adjourn the meeting at 8:52 p.m., which was duly seconded. The motion was approved unanimously.

Submitted by: Joshua McGraw/Gina Guasconi

Town of Bridgewater CPC Reporting 1/31/2025 Revenue Budget to Actual				
Group 4				
Object	Description	FY2025 Budget Amount	FY2025 Actuals	FY2025 Available
412000	REAL ESTATE SURCHARGE	875,000.00	718,450.77	156,549.23
414200	TAX LIENS REDEEMED-TAX TITLE PAYMTS	0.00	1,750.93	(1,750.93)
417001	PENALTIES & INTEREST TAXES	0.00	982.11	(982.11)
468004	STATE REVENUE-CPA MATCH	100,000.00	170,429.00	(70,429.00)
482000	EARNINGS ON INVESTMENT	0.00	88,976.79	(88,976.79)
Grand Total		975,000.00	980,589.60	(5,589.60)

Town of Bridgewater CPC Reporting 1/31/2025 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 1/31/2025 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	35,062.40	162.60
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	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	498,086.20	1,477,463.55