



Town of Bridgewater Community Preservation Committee

June 25, 2025

6:30 PM

The meeting will be held virtually via Zoom.

To attend via video, click on the link below:

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

Meeting ID:

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 June 30, 2027, 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 28, 2025

E. Review of Financial Reports

- a) Financial Reports as of May 31, 2025

F. Old Business

- a) Applications Received: None
b) Eligibility Forms Received:

1. Multi-functional fields at the Middle School - Approved, Application Pending
2. Storage Building at Legion Field - Returned for more information
3. First Parish Unitarian Church Window Replacement - Returned for more information
4. Cedar Street Community Center - Returned for more information

- c) Project Updates - In Process

1. Hanson's Farm
2. Stiles and Hart Improvements

3. Hemlock Drive Windows Replacement
4. Parthenon Frieze
5. Samuel Edson Book
6. Town House Interior Historical Architect Assessment

d) Project Updates - Completed Projects

1. Broad Street Properties - Pending CR filing and final report
2. Summer Street (Mobil Station) - Pending CR filing and final report
3. Rebinding of 1894 Death Records Book - Pending final report

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
4. Restoration of Fire Department's Ousamequin Hand Pump Truck
5. Playground Accessibility
6. First Cemetery - Repair of gravestones

G. New Business

- a) As brought up by committee

H. Committee Liaison Reports

I. Upcoming Events

J. Public Comment

K. Next Meeting Date

- a) July 23, 2025

L. Adjournment of Meeting



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Meeting Minutes
May 28, 2025

Link to meeting recording:

A. Call to Order

The meeting was called to order by the Chair at 6:32 PM

Members Present: Gina Guasconi, Carlton Hunt, Maureen Minasian, Patrick Driscoll, Harry Bailey, William Smith

Members Absent: Stacey Driscoll, Geoff Merriman

Guests: Kathy Keenan (First Parish Church), Tommy Hogan (Cedar Street Community Center), David Moore Historical Commission), David Frim (Disabilities Commission).

B. Chairs Announcements

The chair recommended that committee members attend the June 11th Vision to Reality public forum.

C. Public Comment

David Frim of the Disabilities Commission spoke about Commission's intent to ask for CPA funding for modifications at Marathon Park. The Chair suggested that he needs specifics and costs to prepare an eligibility form and that he will be placed on June agenda.

(Taken out of order) Item F. 2. c. – First Parish Unitarian Church

A motion was made by Carlton and duly seconded by Bill Smith to take the First Parish Church out of order. The motion passed unanimously.

The committee reviewed the 3-part test prior to discussing the project. Carlton Hunt read the 3 pieces of the test that must be cleared for eligibility. Pat questioned if the Town Attorney needs to review or if the CPC makes the decision. The Chair noted that a prior case of the 3-part test for another town church was passed by the Attorney who reviewed our questions and comments, noting the ultimate decision was up to the CPC. Carlton read a letter from Attorney Rawlins dated 7/18/18 noting his guidance for 3-part tests for religious entities. In light of the fact that the Church has received CPA funding in the past and does have a deed restriction held by the Historical District Commission, Carlton felt that the project did pass the 3-part test. Bill noted the windows held no religious connotation. The Chair questioned the clause in the test regarding if the project was due to maintenance not being kept up. Kathy Keenan, the church's representative, addressed the Chair's maintenance concern, noting that this was a specialized project, the antique glass windows are not being replaced but rather disassembled, repaired, and reinstalled. After review, the committee concluded that the grant would be permissible.

The quote is for just under \$80k. The Church has a bequest of \$35k and may be able to raise additional funds.



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Carlton suggested that the Historic District Commission be informed prior to an application being submitted. Bill explained the process for obtaining a certificate of appropriateness from the HDC.

William Smith motioned to approve the eligibility form which was duly seconded by Maureen Minasian. The motion was approved unanimously.

(Taken out of Order) Item G. 1. a .- Cedar Street Community Center – Restoration of Building

A motion was made by Carlton Hunt and duly seconded by Harry Bailey to take the Cedar Street Community Center out of order. The motion passed unanimously.

Carlton Hunt noted the building was built in 1833 and that the CPC would need a letter from the Historical Commission that the building is significant to the history and culture of the town. David Moore, chair of the Historical Commission, said they would put it on their next agenda and will send a letter of support. A letter of support was received from the Methodist Church as they are the property owner. The 3-part test will apply as the community center is owned by the church. Applicant Tommy Hogan shared details for the project proposal. The intent is to expand and renovate the basement. There is water damage in the basement and there is a back wall with structural damage which will require complete gutting. A ramp for accessibility is also being considered. They are in the initial stages of exploring the project and obtaining quotes. A question was asked if the basement would be restored/rehabilitated to the original scope or completely changed. It is possible that the CPC could fund the structural damage repair and the ramp while the applicant could raise funds for the renovation. The committee is requesting additional specifics on the project proposal. Mr. Hogan will submit a revised eligibility form.

Carlton Hunt motioned to postpone the vote of the eligibility form to the next meeting contingent upon receiving the information requested which was duly seconded by Maureen Minasian. The motion was approved unanimously.

D. Approval of Meeting Minutes – April 29th, 2025

Carlton Hunt motioned to approve the April 29th meeting minutes which was duly seconded. The motion was approved unanimously.

E. Review of Financial Reports – April 30, 2025

The FY26 budget has been submitted and was approved at the May Town Council meeting. The real estate surcharge was estimated at \$875,000 and, as of April 30th, \$952,000 has been received. The Edson book is not included on this report as it was approved by the Council in May. The process of estimating revenue for the purpose of setting our budget was explained. Carlton Hunt noted rumblings of eliminating the CPA surcharge and that he received information from the Finance Director regarding average CPA surcharges for property owners. The Chair added if the CPA is rescinded then the Town will be responsible for paying the outstanding CPA bonds.

F. Old Business

- 1. Applications Received:** None.



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2. Eligibility Forms Received:

- a. Multi-functional Fields at the Middle School**
Approved, pending application from Parks and Recreation
- b. Storage Building at Legion Field**
The committee is waiting for additional information.
- c. First Parish Unitarian Church Window Replacement**
Taken out of order. See above.

3. Project Updates

a. Projects In Process:

1) Hanson's Farm

The Conservation Commission has accepted the Conservation Restriction and the Hanson's have signed off on it. CPC has paid the Wildlands Trust and engineer invoices as part of the Town's match requirement set forth in the grant. The signage scope has been submitted for quoting of three signs, one at the entrance and two on the trails. Location of wetlands for bog boards and bridges need to be determined.

2) Stiles and Hart Improvements

The landlocked piece of property is still an ongoing issue and needs to be resolved by Town Council. Carlton Hunt and the Chair have met with the engineer, Pat Brennan, for status of the remaining elements of the project. The original bid has been closed so another bid may be required. The Chair will look into the rebid as the CPC never approved closing the bid and doesn't think it should have been. Carlton noted that the State is holding back payment of the grant until the signage is decided. This is up to the Parks and Recreation and whoever else.

3) Hemlock Drive Windows Replacement

\$51,000 has been paid towards the design work. Windows are being ordered and expected to be installed within the next month or so. The project is being partially funded by another grant in addition to the CPA funding.

4) Parthenon Frieze

The work on the walls needs to be completed before installation. A schedule of the wall work has been requested.

5) Samuel Edson Book

The invoice for the book purchase has been received and payment will go out the first week of June. The restoration and digitization of the book is in process.

6) Town House Interior Historical Architect Assessment

The bid has not been sent out. The funds from the Admin account were voted in this fiscal year and can be encumbered to be spent in the next fiscal year.



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b. Completed Projects:

- 1. Broad Street Properties** – pending for CR filing and final report. Wildlands Trust says the State is backed up in processing CR's.
- 2. Summer Street (Mobil Station)** – pending for CR filing and final report. Per Stuart Saginaw of the State CPA Coalition, the CR must reflect that CPA funds were not used for the building. Also, the CR cannot be held by the Town
- 3. Rebinding of 1894 Death Records Book** – pending final report.

4. Potential New Projects:

- a. Jenny Leonard Park**
- b. Basketball courts at Legion and Scotland fields**
- c. Study of recreational land usage**
- d. Restoration of Ousamequin hand pumper**

G. New Business

1. Introduction of potential new projects

a. Cedar Street Community Center – Restoration of Building

Taken out of order. See above.

b. Shipping Cost for Ousamequin Hand Pump

The hand pump is being quoted for possibly shipping for repairs.

c. Playground Accessibility

The Disability Commission will attend the next CPC meeting for details along with submitting an eligibility form. The Chair recalled a Coalition newsletter article about funding handicap accessible playgrounds.

d. Cemetery near Summer Street Park

Carlton has researched the rehabilitation of the grave stones and will report back with costs, tasks, etc. David Moore spoke on painting of signs at all town cemetaries.

2. Historical Commission representative to CPC.

David Moore will stand in for Geoff Merriman has a conflict attending meetings.

3. Plaque at State Titicut Foundry

David Moore spoke on the importance of the foundry, noting that it goes back to 1737. The Historical Commission will submit an eligibility form for a plaque to be placed at the site.

H. Liaison Report

a. Historical Commission

The commission met and discussed certificates of appropriateness for three flag poles and the new restaurant at the old DeAngelo's. The mural for the restaurant was denied, The flagpole



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application was also denied as they felt it would obstruct the fountain and Academy Building and the pavers proposed wouldn't match the ones presently there.

b. Open Space

The committee has not met.

c. Conservation Commission

ConCom is being sued in land court by a landowner on South Street. The suit is being handled by the Town Attorney

d. Parks and Recreation

A 5-year plan is possibly in the works.

I. Upcoming Events:

June 11 Vision to Reality open house at the Cedar Street Community Center.
Override vote on June 21.

J. Next Meeting

The next meeting will be held on June 25th at 6:30 p.m.

K. Adjourn

Harry Bailey motioned to adjourn the meeting at 8:18 p.m., which was duly seconded. The motion was approved unanimously.

Submitted by: Joshua McGraw/Gina Guasconi

Town of Bridgewater CPC Reporting 5/31/2025 Revenue Budget to Actual				
Group 4				
Object	Description	FY2025 Budget Ar	FY2025 Actuals	FY2025 Available
412000	REAL ESTATE SURCHARGE	875,000.00	980,428.07	(105,428.07)
414200	TAX LIENS REDEEMED-TAX TITLE PAYMTS	0.00	1,942.68	(1,942.68)
417001	PENALTIES & INTEREST TAXES	0.00	1,370.77	(1,370.77)
468004	STATE REVENUE-CPA MATCH	100,000.00	170,429.00	(70,429.00)
482000	EARNINGS ON INVESTMENT	0.00	147,023.51	(147,023.51)
Grand Total		975,000.00	1,301,194.03	(326,194.03)

Town of Bridgewater CPC Reporting 5/31/2025 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	1,554,241.50
Fund Balance .Available	324000	FUND BAL-CPA RES FOR EXP	357,178.75
Fund Balance Available	324100	FUND BAL-CPA RES OPEN SPACE	190,679.48
Fund Balance Available	324200	FUND BAL-CPA RES HISTORIC PRES	562,795.52
Fund Balance Available	324300	FUND BAL-CPA RES COMM HOUSNG	246,300.14
Fund Balance Available	359000	UNDESIGNATED FUND BALANCE	1,011,396.87
Grand Total			3,922,592.26

Town of Bridgewater CPC Reporting 5/31/2025 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	35,225.00	0.00
530000	**ADMIN EXPENSES -FY25 SPENT		45,250.00	337.40	44,912.60
538006	**O-FY25-054 HANSON FARM	32,138.00	32,138.00	17,137.89	15,000.11
558015	**O-FY25-042 SAMUEL EDSON'S CORONERS BOOK	13,000.00	13,000.00	0.00	0.00
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	57,454.30	305,545.70
582006	**O-FY23-026 TOWN HOUSE ROOF PROJECT	82,500.00	9,775.43	0.00	9,775.43
584001	**O-FY25-043 & O-FY23-051 PARTHENON FRIEZE RESTORAT	18,000.00	18,835.00	8,760.00	10,075.00
584010	**O-FY22-074 STILES&HART IMPRVMT	1,300,000.00	1,091,093.07	384,733.53	706,359.54
591082	KEITH HOMESTEAD (Matures 2026)		47,000.00	47,000.00	0.00
591086	ACADEMY BUILDING (Matures 2036)		240,000.00	240,000.00	0.00
591582	KEITH HOMESTEAD INTEREST		1,271.25	1,271.25	0.00
591586	ACADEMY BUILDING INTEREST		85,800.00	85,800.00	0.00
Grand Total			2,025,287.75	884,219.37	1,128,068.38