



Town of Bridgewater, Massachusetts

Community Preservation Committee

Meeting Minutes May 28, 2025

Link to meeting recording:

A. Call to Order

The meeting was called to order by the Chair at 7:01 PM

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

Members Absent: Stacey Driscoll, Geoff Merriman

Guests: Kathy Keenan, Tommy Hogan, David Moore, David Frim

B. Chairs Announcements

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

C. Public Comment – None

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 budget for FY26 has been submitted and was approved at the May Town Council meeting. The real estate surcharge was estimated at \$952,000.

F. Old Business

a) Eligibility Forms Received

1. Multifunctional Fields at the Middle School

The committee is waiting for additional information.

2. Storage Building at Legion Field

The committee is waiting for additional information.

3. First Parish Unitarian Church Window Replacement

The committee reviewed the 3-part test prior to discussing the project. The church has a deed restriction in place. The committee discussed the eligibility of the project and concluded that the grant would be permissible.

Carlton Hunt motioned to take discussion out of order which was duly seconded. The motion was approved unanimously.

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

b) Project Updates – In Process

a. Hanson's Farm

The signage scope has been submitted for quoting of three signs.



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b. Stiles and Hart Improvements

The landlock piece of property is still an ongoing issue and needs to be resolved by Town Council.

c. 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.

d. Parthenon Frieze

The work on the walls needs to be completed before installation.

e. Samuel Edson Book

The invoice has been received and will go out the first week of June.

f. Town House Interior Historical Architect Assessment

This will not begin until June.

c) Project Updates – Completed Projects

G. New Business

1) Potential New Projects

a. Cedar Street Community Center – Restoration of Building

Applicant Tommy Hogan shared details for the project proposal. The community center has water damage in the basement and there is a back wall with structural damage. The committee is requesting additional specifics on the project proposal. The 3-part test will apply as the community center is ran by a non-profit. Carlton Hunt motioned to take discussion out of order which was duly seconded. The motion was approved unanimously.

Carlton Hunt motioned to postpone the vote of the eligibility application which was duly seconded. The motion was approved unanimously.

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.

d. Cemetery near Summer Street Park

The town is looking at rehabilitate the cemetery that is in disrepair.

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. Both applications were denied.

b. Open Space

The committee has not met.

c. Conservation Commission

ConCom is being sued in land court which was being handled by the Town Attorney

d. Parks and Recreation

A 5-year plan is possibly in the works.

I. Next Meeting

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



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J. Adjourn

William Smith 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