



Town of Bridgewater, Massachusetts

Community Preservation Committee

Meeting Minutes July 23, 2025

Link to meeting recording:

A. Call to Order

The meeting was called to order by the Chair at 6:30 pm

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

Members Absent:

Guests: First Parish Unitarian Church: Kathy Keenan, Debbie B., Diane

B. Chairs Announcements

C. Public Comment – None

D. Approval of Meeting Minutes –

E. Review of Financial Reports –

F. Old Business

a) Applications Received:

1. First Parish Unitarian Church

The application has been received with a request for \$38,000 in CPC funding and a total project cost of \$79,500. Kathy Keenan, a representative of the church, attended the meeting. Letters of support from the Historical Commission and Dennis Gallagher were read into record. This will be voted at the August 12th Town Council meeting.

Carlton Hunt motioned to recommend \$38,000 for the First Parish Unitarian Church from the Historic Reserve Account 324200 which was duly seconded. The motion was approved unanimously.

b) Eligibility Forms Received

1. Multifunctional Fields at the Middle School

The application is pending; additional information has been requested.

2. Storage Building at Legion Field

The committee is waiting for additional information.

3. Cedar Street

The eligibility form is expected at the July meeting. The work is primarily for foundation work and accessibility into the basement.

c) Project Updates – In Process

a. Hanson's Farm



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The Conservation Restriction has been received, and the signage is being worked on. There will be one conservation sign and one trail sign. Installation is slated for early to mid-August. Wildlands Trust is preparing a press release for the property.

b. Stiles and Hart Improvements

The landlock piece of property is still an ongoing issue and needs to be resolved by the Town Council. An update has been requested from the engineer, Patrick Brennan. The signage has been ordered.

c. Hemlock Drive Windows Replacement

Installation of the windows has begun.

d. Parthenon Frieze

The schedule for hanging the Friezes has not been set.

e. Samuel Edson Book

The restoration and digitization are in progress with an expected end date of September.

f. Town House Interior Historical Architect Assessment

The committee will vote to rescind the vote allocating funding for the assessment from May 2025.

Carlton Hunt motioned to rescind the May vote for funding of the assessment which was duly seconded. The motion was approved unanimously.

Carlton Hunt motioned to approve \$16,000 from the Administration Account to fund the Historical Architect Assessment which was duly seconded. The motion was approved unanimously.

d) Project Updates – Completed Projects

a. Broad Street Properties

The project has been closed and is in financial review. This is pending the Conservation Restriction.

b. Summer Street – Mobil Station

The Conservation Restriction is still pending along with the final report.

c. Rebinding of 1894 Death Book

Photos are needed for the 1895 Death Book to add to the Final Report.

e) Anticipated Projects

a. Jenny Leonard Park

Parks and Recreation are holding off on action until the piece of property is accepted by the Town.

b. Basketball Courts

No additional updates.

c. Study of recreational land options

No additional updates.

d. Restoration of Fire Department's Ousamequin Hand Pump Truck

There have not been any updates.

e. Playground Accessibility

Carlton Hunt presented at the Disability Commission meeting on 6/24 to review eligible projects using CPC funding. The CPC will request the Disability Commission chair to attend the July meeting to further discuss the project scope.

G. New Business

CPA Dues



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Carlton Hunt motioned to approve \$3,500, to be taken from the FY26 Administrative account, to pay CPA dues which was duly seconded. The motion was approved unanimously.

Reorganization

Carlton Hunt motioned for Gina Guasconi as Chair of the CPC which was duly seconded. The motion was approved unanimously.

Harry Baily motioned for Carlton Hunt to be Vice-Chair of the CPC which was duly seconded. The motion was approved unanimously.

H. Liaison Report

a. Historical Commission

No updates.

b. Open Space

The committee has not met due to a lack of a quorum.

c. Conservation Commission

ConCom is meeting on 7/24/2025.

d. Parks and Recreation

Parks and Recreation have several projects on hold waiting for eligibility forms. They will be meeting on the second Monday of August

e. Planning Board

The Planning Board reviewed a possible project for the old Friendly's site, a letter of support that included conditions was sent for the project by the Planning Board.

I. Next Meeting

The next meeting will be held on August 27th at 6:30 p.m.

J. 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