



Town of Bridgewater Community Preservation Committee

December 10, 2025

6:30 PM

<https://us06web.zoom.us/j/83361587385>

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) August 27, 2025
- b) September 24, 2025
- c) October 22, 2025

E. Review of Financial Reports

- a) As of November 30, 2025

F. Old Business

a) Applications Received:

- 1. Town River Landing - Revised Eligibility and Formal Application

b) Eligibility Forms Received:

- 1. Storage Building at Legion Field - Pending - Returned for more information
- 2. Cedar Street Community Center - Pending - Returned for more information

c) Project Updates — In Process

- 1. First Parish Unitarian Church Windows
- 2. Hanson's Farm
- 3. Stiles and Hart Improvements
- 4. Hemlock Drive Windows Replacement

5. Parthenon Frieze
6. Town House Interior Historical Architect Assessment
7. Multi-Functional Fields (Phase 1 - Engineering) Approved at 12/2/25 Town Council Meeting

d) Potential New Projects:

1. Jenny Leonard Park
2. Basketball Court - Scotland Fields
3. Restoration of Fire Department's Ousamequin hand pump truck and historical pictures
4. Playground Accessibility

e) Application Template

G. New Business

H. Committee Liaison Reports

I. Upcoming Events

J. Public Comment

K. Next Meeting Date

- a) Wednesday, January 28, 2026

L. Adjournment of Meeting



Town of Bridgewater, Massachusetts

Community Preservation Committee

Meeting Minutes
August 27, 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, Patrick Driscoll, William Smith, Harry Bailey

Members Absent: David Moore

Guests: David Frim – Disability Commission, Estelle Wenson – Disability Commission, Karen Kelleher - Disability Commission, Janet Hanson

B. Chairs Announcements

Gina Guasconi thanked members and guests for attending the meeting and commented on future liaison work with the committee projects.

C. Public Comment

Janet Hanson – Commented on the Town’s cemeteries. In addition to her support for their restoration, she would like to be involved.

D. Approval of Meeting Minutes

Carlton Hunt motioned to approve the July 23, 2025, meeting minutes which was duly seconded by Maureen Minasian. The motion was approved unanimously.

E. Review of Financial Reports –

The financial report as of July 31, 2025, was reviewed. The real estate surcharge is on track to budgeted amount after the first tax period. Object 510000, Admin Expense – Wages, is for the administrative assistant’s CPC hours. It was noted that this is the last year for the Keith Homestead payments.

F. Old Business

1. **Applications Received:**

a) **First Parish Unitarian Church**

The Town Council held the first reading at their 8/12 meeting and referred to committees. Bill Smith stepped up to be the project liaison.

2. **Eligibility Forms Received**

a) **Multifunctional Fields at the Middle School**

The application is in process and should be submitted for the next CPC meeting. The application will be presented as two parts – Phase one for engineering and Phase 2 for construction. Pat Driscoll will be in touch with the Town Manager to explain the project. Discussion took place in regards to a having a formal letter stating that the Town will



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reimburse the CPC if, down the line, the property is deemed for a different use (ie. an addition to the school). Carlton Hunt would like to this letter of understanding attached to the application as advised by the CPA Coalition since the because the land is not Chapter 97. The Town Manager and Town Attorney will be consulted on the matter. The project liaison should be Gina Guasconi, with assistance from Pat Driscoll.

b) **Storage Building at Legion Field**

The Parks and Recreation Commission is waiting for additional information for a new structure as the current one had to be torn down.

c) **Cedar Street Community Center**

No update.

d) **First Cemetery Restoration**

The eligibility form was presented at the meeting. Carlton Hunt will be gathering additional resources and information on assessment and restoration companies prior to submitting the application for the project. The assessment should look at all cemeteries starting with the First Cemetery.

William Smith motioned to approve the eligibility form for the restoration of cemeteries in Bridgewater which was duly seconded by Harry Bailey. The motion was approved unanimously.

3. **Project Updates – In Process**

a) **Hanson's Farm**

The Conservation Restriction has been received and the grant money may have come in. 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. A ceremony is being planned, with expected timing in November.

b) **Stiles and Hart Improvements**

The project has been closed out, however, there are several additional items that need to be completed. Gina Guasconi and Carlton Hunt met with Bob Rulli, CED Director, who is the Town's new project manager on-site and in a follow-up meeting. A task list was presented. The signage of the park was discussed, and John Hart would like a trail map in the entrance kiosk. A sign has been installed, ordered by Bob Rulli, at the start of the trail; however it doesn't reference CPA funding which is required as part of the award. He mentioned we could put our own sign up or identify CPA funding on the opening kiosk. A sign does need to be put at the street entrance to identify the park since folks can easily miss it. Further sign discussion included consistency with other parks, a sign at the High Street entrance, and a sign denoting the work in progress.

c) **Hemlock Drive Windows Replacement**



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Installation of the windows has begun. There is a CPC sign at the property.

d) **Parthenon Frieze**

The schedule for hanging the frieze has not been set. Josh suggests we send an update request and he will bring it to the Town Manager's attention.

e) **Town House Project**

The CPC vote is being sent to the Town Council.

4. **Project Updates – Completed Projects**

a) **Broad Street Properties**

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

b) **Summer Street – Mobil Station**

d) **Edson Book**

The book has been delivered to the library and is in the historic room, protected in a case. The digitized version should be made available soon. One person has already expressed interest in viewing the digitized file. The final invoice has been received and is in process. The final amount is less than budgeted.

5. **Anticipated Projects**

a) **Jenny Leonard Park**

Parks and Recreation is holding off on action until the Oldfield Estates piece of property is accepted/refused 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**

This project is on hold until a space at the new fire station can be found and the estimate of repairs is received. Carlton reported that he was contacted about restoring historic pictures, etc. to be moved from the downtown station to the new station.

e) **Playground Accessibility**

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

David Frim, Chair of the Disability Commission presented the project goals of their Marathon Park accessibility project which includes upgraded surfaces and attractions in the



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park. Gina Guasconi recommended that the Disability Commission obtain a letter of support from the Parks and Recreation Commission. An eligibility form including project cost scope and means of maintenance was requested for the project to move forward. A suggestion was made for the Disabilities Commission to research grants and to start asking for additional letters of support.

(The meeting returned to the agenda items, starting with Old Business.)

G. New Business

1) Policies and Procedures

Carlton Hunt is working on updating the CPC Policies and Procedures and will have Gina and the Town Manager review no later than the September or October meeting..

2) Administrative Assistant

The current Administrative Assistant hours are being cut due to the override failing. It was suggested and discussed with the Finance Director that the CPC consider paying the Admin for hours dedicated specifically to CPC work outside his salaried hours. The hours would be billed, approved by the Chair, and paid under the FY26 CPC Administrative Budget for the CPC specific work. The maximum estimated cost would be \$8,640 for FY26. This is allowable per the Department of Revenue. A system will be developed for tracking hours.

Maureen Minasian motioned to approve up to \$8,640 of Administrative Funds to support CPC related work and that the town work with the CPC to prepare a scope of services which was duly seconded by Bill Smith. The motion was approved unanimously.

3) Stiles and Hart Signage Working Group

Gina Guascon will head up the group which will consist of herself, David Moore, Harry Bailey, Park Stewart John Hart. Gina asked the CPC members to submit any ideas they have for signage.

H. Liaison Reports

1) Historic District Commission

At the July HDC meeting, an application was reviewed for the restoration of the First Parish Unitarian Church Windows which was approved for a certificate of appropriateness. Gina reported that the certificate was attached to the application which was forwarded to the Town Council for a first reading at their August 12th meeting. The HDC is also working with the Chase Bank on the color of buildings, signage, and lighting. The HDC did not receive an application nor did they approve the color of the building across from the bank on Summer Street. They have contacted the Building Inspector for enforcement.

2) Open Space

Nothing to report. The committee has not met due to a lack of a quorum. They are short members. The North Street property was looked into as an entrance to the Murray-Needs trails, however the owner will only sell the parcels as a whole.



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3) **Conservation Commission**

A review of the drainage on Summer Street was conducted by the ConCom. The two new parking lots are going in on Summer Street for the Old State Farm Trails. The new ConCom member was appointed to the committee in August. Bridgewater Recycling will be removing tires which was approved by ConCom.

4) **Parks and Recreation**

Parks and Recreation have several projects on hold waiting for eligibility forms.

5) **Planning Board**

No updates.

I. Next Meeting

The next meeting will be held on September 24th at 6:30 p.m.

J. Adjourn

Harry Bailey motioned to adjourn the meeting at 8:26 p.m., which was duly seconded by Maureen Minasian. The motion was approved unanimously.

Respectively submitted by: Joshua McGraw/Gina Guasconi

Meeting Minutes
September 24, 2025

Link to meeting recording: https://www.youtube.com/watch?v=frlSg_dv8Yc

A. Call to Order

The meeting was called to order by the Chair at 6:37 pm.

Members Present: Gina Guasconi, Carlton Hunt, Maureen Minasian, Patrick Driscoll, Harry Bailey, Josh McGraw (Administrative Assistant)

Members Absent: David Moore, William Smith

Guests: James Walsh, Eileen Hiney

B. Chairs Announcements

Gina Guasconi thanked everyone for their attendance.

C. Public Comment –

James Walsh 60, Crescent Street, shared his ideas on proposed changes to the town code in regards to preservation in the historic district. Comments from the CPC: Although the CPC doesn't vote on zoning matters, it can ask that zoning be enforced so it can better invest dollars for projects such as improving the facades in the downtown area.

D. Approval of Meeting Minutes –

August 27, 2025, Meeting Minutes

The minutes will be voted at the October meeting.

E. Review of Financial Reports –

a. The financial report as of August 31, 2025, was reviewed. As of the first quarterly tax bill which was due August 1st, surcharge receipts are 29% over the amount budgeted. Tax liens, penalties and interest, and return on investment are items not included in the CPC budget; all have received income and are doing well. The Keith Homestead bond is completely paid off. The current balance is approximately \$3.3M. The question was asked when funds for recommended and projects deemed eligible are taken from the available balance. Those funds, unless taken from the Admin account, are deducted once the Town Council approves the project. When a project is closed, any remaining funds go back into the pot which they were taken from.

b. Other Finance Reports

The Chair noted that Laurie Guerrini, Finance Director, and Shelley McCauley, Chief Assessor, have prepared the three annual financial reports for the State and Laurie has filed them. A recap of the reports (CP1, CP2, and CP3) was provided to the committee.

F. Old Business

a) Administrative Assistant Scope and Tracking

A draft scope of service and timesheet for the administrative assistant were shared with the committee. This will be used by the CPC admin to record hours which will be paid from the Admin Account as voted at the August meeting. Josh McGraw, CPC admin, will review the details and meet with Gina and Carlton the next week to finalize. The scope and timesheet drafts will be sent to the Finance Director for her input.

b) Applications Received:

1. First Parish Unitarian Church

The project was approved at the 9/16 Town Council meeting. A grant agreement is being prepared.

c) Eligibility Forms Received:

1. Storage Building at Legion Field

The committee is waiting for additional information on a new building. The existing building needs to be torn down as it was deemed "unsafe" by the building inspector.

2. Cedar Street

The eligibility form is being reworked with additional information. The work is primarily for the foundation and accessibility into the basement. Carlton noted that he has passed information to the applicant regarding possible grants for the type of work they need.

d) Project Updates – In Process

a. Hanson's Farm

The signage is being worked on. There will be one conservation sign and one trail sign. The Hansons have not done much on the trails but will once the farming season slows down. Wildlands Trust is preparing a press release for the property. A ceremony is being planned, with expected timing in November.

b. Stiles and Hart Improvements

The project has been closed out; however, there are additional items that need to be completed. Gina and Carlton have met with Bob Rulli, Community and Economics Director, about restarting the project. Mr. Rulli has received from the project engineer a list of items to be completed. One in particular is the accessibility to the southern trail to the proposed picnic area. Possibly a bridge could be made to span the river from the Town River Landing. The CPC funded, many years ago, pilings for a bridge. The landlocked piece of property continues to be an issue. A task list has been prepared for the next steps to be completed to finish the project. The Chair has requested the property in that area be surveyed in-house. The grant reimbursement was discussed, as was the signage.

c. Hemlock Drive Windows Replacement

Installation is nearing completion. A final report will be created once finished.

d. Parthenon Frieze

The hanging of the friezes is moving forward with an engineering firm being hired to reinforce the wall. Once that is complete, the frieze will be hung.

e. Town House Interior Assessment Project

The project is in process.

e) Project Updates – Completed Projects

a. Broad Street Properties

This is pending the Conservation Restriction, which is being held by the Wildlands Trust. They are working on the update with the State. The State has requested more information which Wildlands Trust cannot answer so the Town will need to respond.

b. Summer Street – Mobil Station

The Conservation Restriction, a State requirement for using CPA funds, is still pending along with the final report.

c. Rebinding of 1894 Death Book

The final report is in process and will be submitted for the October meeting.

d. Edson Book

The book has been delivered to the library, and the digitized version should be made available soon. The final report is in process and will be submitted for the October meeting.

f) Anticipated Projects

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

This project is on hold until a space at the new fire station can be found, and the estimate of restoration is received.

b. Playground Accessibility

The Disability Commission is preparing a scope of work before an eligibility form is submitted.

c. Jenny Leonard Park

Parks and Recreation is holding off on action until the adjacent piece of donated property from Oldfield Estates is accepted or refused by the Town. Pat Driscoll will send a letter to Josh describing the donation, which was a condition of the Oldfield acceptance, from the Planning Board's perception.

d. Basketball Courts - Scotland Field

The Parks and Recreation Superintendent is in the process of obtaining quotes.

e. Study of recreational land options

No additional updates.

G. New Business

a) Cemetery Assessment for Restoration Application

The application will be submitted for the October meeting.

b) Multi-Functional Fields Application

The application was submitted and reviewed by the committee. An expected cost of \$25,000 for the engineering study was discussed. The committee will be breaking the project into two phases: Phase 1 – Engineering Study, Phase 2 – Acting on Engineering Study. The application will need all letters of support prior to submission to the Town Council. Before Phase 2 is submitted for a CPC vote, the Chair would like to see a letter from the Town Attorney regarding the project. When approved, Gina and Pat will be co-liaisons.

Pat Driscoll motioned to recommend the funding of Phase 1 of the multi-functional fields recreational project in the amount of \$25,000 for due diligence engineering and scope of work from account 359000 Undesignated Funds which was duly seconded by Carlton Hunt. The motion was approved unanimously.

c) Fire Department – Historical Pictures and Framing

d) Town River Landing Resolution

The Town Council had a resolution that asked the Town Manager to explore the eligibility of a project at Town River Landing.

e) Application Template

The current application for CPA funding is in need of a revision. Basically, formatting and accounting fields need to be addressed. Gina will look at applications from other towns and send them to the committee members for review.

f) As brought up by the committee

CPC membership - The CPC is still short two members. The Housing Authority is in the process of appointing their representative and the Housing Trust is currently non-existent although there is talk of it being resurrected.

H. Liaison Reports

a. Historical Commission

At the July HDC meeting, an application was reviewed for the restoration of the First Parish Unitarian Church Windows which was approved for a certificate of appropriateness.

b. Open Space

The committee has not met due to a lack of a quorum. They have a new member that will be ratified in October but are still looking for additional members.

c. Conservation Commission

No updates at this time.

d. Parks and Recreation Commission

Parks and Recreation has several projects on hold waiting for eligibility forms.

e. Planning Board

Spoke on the importance of the Town dealing with the Oldfield Estates land donation.

I. Next Meeting

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

J. Adjourn

Maureen Minisian motioned to adjourn the meeting at 8:26 p.m., which was duly seconded by Harry Bailey. The motion was approved unanimously.

Submitted by: Joshua McGraw/Gina Guasconi



Town of Bridgewater, Massachusetts

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Meeting Minutes
October 22, 2025

Link to meeting recording:

A. Call to Order

The meeting was called to order by the Chair at 6:35 pm.

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

Members Absent: David Moore, Maureen Minasian

Guests: None

B. Chairs Announcements

The Town Council will be hearing presentations from all boards, committees, and commissions. The CPC will tentatively be presenting sometime in the next few months. Carlton has prepared a power point presentation to be used. Committee members are encouraged to attend the presentation.

C. Public Comment –

None

D. Approval of Meeting Minutes –

August 27, 2025, Meeting Minutes

The minutes will be voted at the November meeting.

September 24, 2025, Meeting Minutes

The minutes will be voted at the November meeting.

E. Review of Financial Reports –

a. The financial report as of September 30, 2025, was reviewed. Thirty-seven percent (37%) of the budgeted surcharge has been collected for this fiscal year. A nice addition to the budget is ‘earnings on investment’ of \$43,000+. The estimations for the interest and tax liens are not included when preparing the budget. Only estimations for the real estate surcharge and state match are used. As a followup to picking up the reduced hours of the Committee’s admin, Joshua McGraw, which was voted at a previous meeting, the tracking form approved by the CPC at the September meeting was discussed with Joshua and modified by the Finance Department. Josh’s hours for July, August, and September have been paid, showing as ‘Admin Expenses – Wages’ on the Budget to Actual form.

F. Old Business

a) Applications Received:

1. Historic Cemetery Assessment Application

Carlton Hunt reviewed the application, noting that the project will cover the 10 historic town-owned cemeteries. Letters of support have been obtained from the Historic District Commission and Bridgewater State University. The estimated cost for the assessment is \$200,000.



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William Smith motioned to recommend the appropriation of \$200,00 for the Historic Cemetery Assessment from the Historic Preservation Reserve Account, Account 324200, which was duly seconded. The motion was approved unanimously.

2. Multi-Functional Fields

The application and letters of support for Phase 1 (Engineering) were sent to the Town Council for a first reading at their November meeting.

b) Eligibility Forms Received

1. Storage Building at Legion Field

The Parks and Recreation Department is waiting for additional information on a new building. *Correction from last meeting: The building has been deemed unsafe and will eventually be torn down.*

2. Cedar Street Community Center

The eligibility form is delayed as they work through details.

c) Project Updates – In Process

1. Hanson's Farm

The sign has been installed by the barn. Wildlands Trust is preparing a press release for the property. Carlton is still waiting for wetlands details to review for the bog bridges. Carlton will follow up on the trails being cleared and walk=able. A ceremony is being planned, with expected timing in November. We will confirm with the Hanson's if that's still a good time. Josh will head up ceremony.

2. Stiles and Hart Improvements

No major updates since the meeting with the CED director in September. The project has been closed out, however, there are additional items that need to be completed. The signage of the park was discussed. The sign ordered by the Town has been installed at the start of the trail. A sign should be at the street identifying the park since it's not easily identified. John Hart will be installing a trail map in the entrance kiosk. The town will be looking into why the project was closed early. Josh is setting a meeting with the Town Manager and CED director to discuss. The Chair asked that the CPC be involved.

3. Hemlock Drive Windows Replacement

Installation is nearing completion. The Housing Authority will be sending requisition #3 for reimbursement. A final report will be created once finished.

4. Parthenon Frieze

The hanging of the friezes is moving forward with an engineering firm being hired to reinforce the wall. A meeting is scheduled for November 6th with Larry Doherty to go over details. The construction will be November 7th with the hanging of the Frieze on November 19th. Carlton



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thanked Larry Doherty for his help with finding a transportation company and Josh McGraw for sending information. This project is three years in process and so it will be nice to see it finished.

5. **Town House Historical Architect Assessment**

The Chair will be sending notification to the Town Manager for review and start the RFP process.

d) **Project Updates – Completed Projects**

1. **Broad Street Properties**

This is pending the Conservation Restriction, which is with the Wildlands Trust, they are working on the update.

2. **Summer Street – Mobil Station**

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

3. **Rebinding of 1894 Death Book**

The final report was submitted for review to the committee.

Carlton Hunt motioned to approve the 1894 Death Record Book Final Report which was duly seconded by Bill Smith. The motion was approved unanimously.

4. **Samuel Edson Book**

The final report was submitted for review to the committee. The amount of remaining funds was changed from \$360 to \$180. Bill Smith asked how the digitized version will be disseminated online and if any transcription is being planned since the hand writing is difficult to read. He suggested adding it to the University's digital commons, an avenue for displaying digitized documents.

Harry Bailey motioned to approve the Edson Book Final Report and to return the remaining funds to the bucket they were taken from which was duly seconded by Bill Smith. The motion was approved unanimously.

e) **Anticipated Projects**

1. **Restoration of Fire Department's Ousamequin Hand Pump Truck and Historical Photos**

This project is on hold until a space at the new fire station can be found and the estimate of restoration is received. They have reached out to a company in Pennsylvania for a quote. Discussion was held on possibilities for restoring the photos. Bill will speak to someone he knows and the Chair will follow up on a business in Attleboro. The information to the fire department. Bill also suggested contacting Jay Block at BSU for his input. Carlton requested that a CPC member other than he and the Chair serve as liaison to this project.

2. **Playground Accessibility**

The Disability Commission is preparing a scope of work before an eligibility form is submitted. A couple of mothers reached out to Parks and Recreation in regards to there being



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no equipment for children with disabilities behind the Williams School for recess or after school. They were referred to the Disabilities Commission and will be invited to the next Commission meeting. Both will work with the Parks and Recreation Department as the equipment will go on Legion Field.

3. **Town River Landing**

The town has entered into an amended license agreement that would now allow CPC funding to be used. An eligibility form will be submitted. The Stiles and Hart Improvements application mentioned the potential for designating the property as a true park under Massachusetts Law Chapter 97. Another piece is a potential bridge across the river, from Town River Landing to the old railroad bed and proposed picnic area at the Stiles and Hart southern entrance. There is funding included in the award to do the engineering of the bridge. The park designation and bridge engineering have been discussed with the Town Manager and CED Director.

4. **Jenny Leonard Park**

The Parks and Recreation Commission is holding off on action until the Town makes a decision of the piece of property being offered by Oldfield Estates. The parcel would provide a parking area and additional acreage for the park. The Town Manager has been asked to reach out to Pat Driscoll as a next step to learn what the Planning Board has done.

5. **Basketball Courts**

The courts at Legion Field have been resurfaced using the Town's Capital Fund. The courts at Scotland Field are being assessed. They are in such bad shape that they may have to be dug out and completely redone.

6. **Study of recreational land options**

No additional updates. The Chair will request that the Parks and Recreation Commission decide if they want to go forward with the project.

5. **Application Template**

The CPC application is being reviewed for changes for ease of use. The Chair will review applications used by area towns and forward them to Josh to disseminate to the CPC members.

G. New Business

1. **As brought up by the committee** – none.

H. Liaison Report

a. Historical District Commission

The project is going well. Bill Smith, as the project liaison, has met with the Kathy Keenan, the Unitarian Church's project manager, on the progress of the work. The first phase has been completed and the windows should be installed this week or next. The second phase will begin in



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December. The windows for phase two will be restored on site as they can't be removed and brought to the studio. Ms. Keenan had questioned not receiving anything official from the Town outlining the process. The Chair noted that she had communicated with Ms. Keenan that the funds were approved and that she would be receiving the grant award in the near future.

Bill questioned if a sign would be displayed recognizing the CPA funding. This is two-fold. First is the 'project funded by CPA...' sign which is placed at the site while work is taking place. We had two signs in the past. One is currently at the Housing Authority and the other is MIA. Josh will work on finding a vendor to replace the sign once Carlton sends him a picture of the sign. Second is the plaque that is placed at the site designating CPA funding. Carlton will work with Bill for a plaque when the work is complete. Since the plaque isn't included as a line item on the application, discussion needs to take place as to who pays. Presently, the cost may come from the Admin account.

(Not related specifically to the Historic District Committee, signage in general was discussed.)

b. Conservation Commission

No updates at this time, the October meeting was canceled.

c. Parks and Recreation Commission

Parks and Recreation have projects on hold waiting for eligibility forms. The October meeting was canceled.

d. Planning Board

The Oldfield Estates Subdivision is before the Planning Board for street acceptance. The Town needs to make a decision on accepting donation of the parcel adjacent to the park before the window to accept is lost. The Town Planner has been asked to speak with the developer to see if the offer is still on the table.

I. Next Meeting

The next meeting will tentatively be held on December 10th, 2025, serving as a combination of the November and December meetings since both are on eves of holidays. Regular meetings on the 4th Wednesday of the month will resume in January.

J. Adjourn

Harry Bailey motioned to adjourn the meeting at 7:59 p.m., which was duly seconded by Bill Smith. The motion was approved unanimously.

Respectively submitted by: Joshua McGraw/Gina Guasconi

Town of Bridgewater CPC Reporting 11/30/2025 Revenue Budget to Actual				
Object	Description	FY2026 Budget	FY2026 Actuals	FY2026 Available
412000	REAL ESTATE SURCHARGE	900,000.00	515,158.94	384,841.06
414200	TAX LIENS REDEEMED-TAX TITLE PAYMTS	0.00	1,200.69	(1,200.69)
417001	PENALTIES & INTEREST TAXES	0.00	1,162.49	(1,162.49)
468004	STATE REVENUE-CPA MATCH	135,000.00	167,437.00	(32,437.00)
482000	EARNINGS ON INVESTMENT	0.00	57,801.84	(57,801.84)
Grand Total		1,035,000.00	742,760.96	292,239.04

Town of Bridgewater CPC Reporting 11/30/2025 Unofficial Balance Sheet of Available for CPC		
Object	Description	FY2026 Actuals
321500	**FUND BAL-CPA RES FOR CONT APPR	1,033,632.84
324000	FUND BAL-CPA RES FOR EXP	320,778.75
324100	FUND BAL-CPA RES OPEN SPACE	294,179.48
324200	FUND BAL-CPA RES HISTORIC PRES	638,070.95
324300	FUND BAL-CPA RES COMM HOUSNG	349,800.14
359000	UNDESIGNATED FUND BALANCE	1,703,376.59
Grand Total		4,339,838.75

Town of Bridgewater CPC Reporting 11/30/2025 Expense Budget to Actual					
Object	Description	ORIGINAL PROJ BUDGET	FY2026 Budget Amount	FY2026 Actuals	FY2026 Available
0.573000	**ADMIN EXPENSES - DUES		3,500.00	3,500.00	0.00
510000	**ADMIN EXPENSES - WAGES		8,640.00	682.10	7,957.90
530000	**ADMIN EXPENSES		39,610.00	0.00	39,610.00
538006	**O-FY25-054 HANSON FARM	32,138.00	4,153.00	0.00	4,153.00
558015	**O-FY25-042 SAMUEL EDSON'S CORONERS BOOK	13,000.00	7,500.00	7,320.00	180.00
582001	**O-FY26-014 FIRST PARISH CHURCH	38,000.00	38,000.00	0.00	38,000.00
582004	**O-FY23-039 BHA WINDOW PROJECT	363,000.00	305,546.00	0.00	305,546.00
584001	**O-FY25-043 & O-FY23-051 PARTHENON FRIEZE RESTORAT	18,000.00	10,075.00	2,172.50	7,902.50
584010	**O-FY22-074 STILES&HART IMPRVMT	1,300,000.00	706,360.00	109.18	706,250.82
591082	KEITH HOMESTEAD (Matures 2026)		33,000.00	33,000.00	0.00
591086	ACADEMY BUILDING (Matures 2036)		240,000.00	0.00	240,000.00
591582	KEITH HOMESTEAD INTEREST		371.00	371.25	(0.25)
591586	ACADEMY BUILDING INTEREST		78,600.00	39,300.00	39,300.00
Grand Total			1,475,355.00	86,455.03	1,388,899.97