



## Town of Bridgewater Community Preservation Committee

January 28, 2026

6:30 PM

<https://us06web.zoom.us/j/88623656504>

### 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.

- A. Call to Order**
- B. Chair's Announcements**
- C. Public Comment**
- D. Approval of Meeting Minutes**
  - a) December 10, 2025
- E. Review of Financial Reports**
  - a) As of December 31, 2025
- F. Old Business**
  - a) Applications Received
    - 1. Fire for Effect — Town River Landing
  - 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 — Vote for Additional Funding
    - 6. Town House Interior Historical Architect Assessment

7. Multi-Functional Fields — Phase 1 Engineering
8. Cemetery Assessment

d) Project Updates - Completed Projects

1. Broad Street Properties - Project closed, final report accepted, CR Pending
2. Summer Street (Mobil Station) - pending CR filing and final report

e) Potential Projects

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

f) Application Template

**G. New Business**

a) Potential New Projects

1. Town House - Match to Multicultural grant if town is a recipient

b) Admin Code Change - CPC Membership

c) As brought up by the committee

**H. Committee Liaison Reports**

**I. Upcoming Events**

**J. Public Comment**

**K. Next Meeting Date**

- a) February 25, 2025

**L. Adjournment of Meeting**



# Town of Bridgewater, Massachusetts

## Community Preservation Committee

Meeting Minutes  
December 10, 2025

Link to meeting recording: <https://youtu.be/yzVMtYqJMjc?t=676>

### A. Call to Order

The meeting was called to order by the Chair at 6:41 pm

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

**Members Absent:**

**Guests:** Eileen Hiney, Janet Hanson

### B. Chairs Announcements

The Chair thanked everyone on the meeting, both members and guest. The Town has received the State match of \$167,437, which is \$ 32,437 more than budgeted. This represents roughly a 16% match. We anticipate conservatively when preparing the budget.

### C. Public Comment

**Janet Hanson – Pleasant Street:** Janet was attending to hear the project updates on Hanson Farm.

### D. Approval of Meeting Minutes

#### **August 27, 2025, Meeting Minutes**

*Harry Bailey motioned to approve the August 27, 2025 meeting minutes which was duly seconded. The motion was approved unanimously.*

#### **September 24, 2025, Meeting Minutes**

*Harry Bailey motioned to approve the September 24, 2025 meeting minutes which was duly seconded. The motion was approved unanimously.*

#### **October 22, 2025, Meeting Minutes**

*Harry Bailey motioned to approve the October 22, 2025 meeting minutes which was duly seconded. The motion was approved unanimously.*

### E. Review of Financial Reports –

The financial report as of November 30, 2025, was reviewed. The state match exceeded what was budgeted. The report does not include the interest or Josh's hours for November. The Edson book is still showing a balance. The minutes for the meeting closing out the project and returning funds to the proper pot were approved tonight and will be forwarded to Finance authorizing the closure as required. There is a balance of \$1,033,682 of appropriated funds and \$3.3M available for various future projects.



# Town of Bridgewater, Massachusetts

## Community Preservation Committee

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### **F. Old Business**

#### **a) Applications Received:**

##### **1. Town River Landing**

The Fire for Effect Foundation submitted an application for the purchase and installation of lighting at the Town River Landing. However, it was not submitted within the one-week requirement of an upcoming CPC meeting. It is anticipated that it will be discussed at the January meeting. A preliminary review saw problems with the application formatting which should be addressed by the January meeting. There are also a few questions on boxes checked on the application. These will be reviewed with applicant Al Lacerda. The Town Manager will be consulted on the project as well.

#### **b) Eligibility Forms Received**

##### **1. Storage Building at Legion Field**

There are no updates at this time.

##### **2. Cedar Street**

There are no updates at this time.

#### **c) Project Updates – In Process**

##### **1. First Parish Unitarian Church Windows**

The Grant Agreement was sent by Gina on 12/10. William Smith confirmed the agreement was received and that four windows have been restored at the church. There are four additional windows that need to be restored; however, they will be waiting until Spring to do so.

##### **2. Hanson Farm**

Carlton reported that he has been in contact with Bob Hanson and Wildlands Trust with respect for the next steps. Those steps include a trail layout beyond conceptual but a bit more detailed, location of bridges, Once that's submitted, it will be sent to Wildlands Trust for approval and the CR, then back to the Town for approval. If approved, it will go back to the Hanson's for implementation. Carlton is working on moving forward with the bridge construction. There may be accessibility challenges for that path that will need ironing out in the future. Josh has agreed to coordinate an event in the spring for a dedication ceremony.

##### **3. Stiles and Hart Improvements**

Basically, nothing has changed. There has been no input from the Town as to where we're going and the next steps to be taken to complete the project and no updates to the task list, as we see it, to complete the project. Surveying at the southern entrance is an issue, as is getting the project up and running again. The town engineer has suggested that surveying the parcel of land that interferes with the park trail be done by a private company to eliminate the possibility of it being questioned as one-sided if the town performed the survey.

*Carlton Hunt motioned to have the Town Manager procure an independent surveyor to define the northern boundary of the Stiles and Hart, at the Southern entrance, to create accessibility to the park trail to be paid from the Stiles and Hart Project account which was duly seconded.*



# Town of Bridgewater, Massachusetts

## Community Preservation Committee

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*A friendly amendment was made by Bill Smith and duly seconded to add that the survey be a "Meets and Bounds" survey. The amendment was accepted and the motion was approved unanimously.*

The previous closure of the project and the question of receipt of the grant reimbursement was discussed.

#### **4. Hemlock Drive Windows Replacement**

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

#### **5. Parthenon Frieze**

The hanging of the friezes is complete and additional funding will be asked of the CPC to cover the unforeseen costs of the installation amounting to \$3300. The Town Manager is preparing a request for the additional funding. The invoices will be paid on time; however, the CPC will need to recommend the increase to the Town Council for approval. Carlton provided a history of the frieze. He noted that he is in the process of obtaining a cost for a plaque to be hung that describes the art pieces. That will be included in the vote for additional funding at the January meeting. A final report is being worked on for review and approval of the committee.

#### **6. Town House Historical Architect Assessment**

The project is in process, the scope of work is being reviewed and submitted to the Town Manager so that a RFP can be sent. Carlton has been in contact with a Town Councilor who is trying to get a grant to do a mechanical and electrical assessment. If that grant is received, the CPC may be asked for funds for restoration.

#### **7. Multi-Functional Fields**

The \$25,000 assessment funding was approved by the Town Council and the Chair has sent the award letter to the Town Manager for his signature. He is waiting to talk with the Parks and Recreation superintendent before signing. The Parks and Recreation department will go through the bid process to hire an engineering firm for the assessment of the fields.

#### **d) Potential New Projects**

##### **1. Jenny Leonard Park**

No updates at this time. The Parks and Recreation department is holding off until a decision is made by the Town on acceptance of the donated parcel by Oldfield Estates. Security was discussed at the current Jenny Leonard Park and how to make it more accessible for public safety which could be phase 2.

##### **2. Playground Accessibility**

The Disability Commission is preparing a scope of work before an eligibility form is submitted. Along this line, the Senior Center director is interested in making a walking trail around the center.

##### **3. Basketball Courts**

No updates at this time. The Parks and Recreation supervisor is obtaining quotes for the Scotland Field quotes.

##### **4. Restoration of Fire Department's Ousamequin Hand Pump Truck**

No update. This project is on hold until a space at the new fire station can be found, and the estimate of restoration is received. Pictures have been sent to the restoration company to help with the cost estimation.



# Town of Bridgewater, Massachusetts

## Community Preservation Committee

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### **5. Application Template**

The CPC application is being reviewed for changes for ease of use. The Chair is providing Josh with samples from other towns. In the meantime, the current application needs to be fixed.

### **6. Cemetery Assessment**

The result of our motion was sent to the Town Manager to be put on the Council agenda. It should have a first reading at their meeting on December 16<sup>th</sup>.

### **G. New Business**

- a) **As brought up by the committee** – none.

### **H. Liaison Report**

#### **a. Historical Commission**

The Commission has been discussing the placement of the plaque at Camp Titicut. An unknown gravestone was given to the Commission of a young girl supposedly buried at the South Street cemetery and the stone never placed. They have found no information on the child in their research. David Moore will be in touch with the Leach family on the records of the Bridgewater Grange, most notably the Exhibition Hall, which was once on Broad Street. The belief is that the Hall was never transferred to the Grange. There may be a plan or documentation with survey date which would be helpful in the Stiles and Hart survey.

#### **b. Open Space**

The Open Space Committee met on 12/10 and discussed upcoming goals for the committee. The request for a grant to help with the Open Space plan is on the street.

#### **c. Conservation Commission**

No update.

#### **d. Parks and Recreation**

No update.

#### **e. Historical District Commission**

No update.

#### **f. Planning Board**

Planning Board has been reviewing street acceptances.

### **I. Citizen Comments**

Janet Hanson, Pleasant Street, commented on the name of the farm as 'Hanson Farm'.

### **J. Next Meeting**

The next meeting will be held on January 28<sup>th</sup>, 2026. Josh will set up as an in-person/hybrid meeting and will monitor anticipated attendance prior to the meeting.

### **K. Adjourn**

*Carlton Hunt motioned to adjourn the meeting at 8:04 pm., which was duly seconded. The motion was approved unanimously.*

**Submitted by: Joshua McGraw/Gina Guasconi**



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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## Cover Sheet

An electronic copy of this application and all supporting materials should be submitted to the CPC Chair at [cpc@bridgewaterma.org](mailto:cpc@bridgewaterma.org) and the CPC's administrative assistant (McGraw, Joshua <JMCGRAW@bridgewaterma.org>). Applications should be submitted **no later than 4:00PM at least two weeks prior to the CPC's meeting (the CPC meets on the fourth Wednesday of each month).**

Complete applications received by this date will be reviewed at the next CPC meeting and considered for recommendation to the Town Council. Applications received after this will be reviewed at the following month's meeting, unless you receive an exception from the CPC chair for cases related to real estate purchase opportunities.<sup>1</sup> Projects may have timelines extending to a maximum of five years.

Projects will be favored by the CPC where:

- The project addresses at least one goal of the current CPC 5-yr. plan <https://www.bridgewaterma.org/DocumentCenter/View/2928/Community-Preservation-Committee-Plan?bidId=>
- the applicant has site control of the proposed project parcel or involvement of the site owner.
- there is demonstrated community support for the project from elected officials, abutters, user groups, civic associations, and community organizations.
- applicants can demonstrate their capacity to implement their project and have a plan for ongoing maintenance and stewardship. projects occur on public space or private space with public access.

- Applicant Signature:  Date Submitted:

<sup>1</sup> For cases related to real estate purchase opportunities, the CPC may consider emergency requests for funding outside of their regular meeting schedule. If you think you might be eligible for emergency consideration, please contact the CPC Chair. The CPC Chair has the authority to accept exceptions or extensions. They will consider such requests on a case-by-case basis and is under no obligation to grant any requested extensions or exceptions.



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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#### Complete Application Check List

Please submit the application in this order:

- Project Application Cover Page (signed)
- Project Narrative and Timeline
- Budget Narrative and cost breakdown
- Required Project Attachments including:
  - Documentation of who has site control on the property (if other than the applicant)
  - Photographs of project site (at least three (3))
  - Map of project site showing nearest major roads or intersections
  - Letters of support from relevant Town departments, officials, and boards/commissions
  - Letters of commitment (from any organizations or individuals providing funding to the project)
- Other attachments as applicable and available to your project.

Note: Applicants may be required to submit additional supporting materials and documentation, as requested by the CPC, to aid the committee in their decision-making process.



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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#### GENERAL INFORMATION

**Project Name:** \_\_\_\_\_

**Project Location** (address and neighborhood): \_\_\_\_\_

**Legal Property Owner of Record:** \_\_\_\_\_

**CPA Program Area** (check all that apply):

- Open Space    
  Historic Preservation    
  Community Housing    
  Recreation

#### PROJECT DESCRIPTION

**Short Project Description:** \_\_\_\_\_

**Estimated Start Date:** \_\_\_\_      **Estimated Completion Date:** \_\_\_\_

**Amount Requested:** \$ \_\_\_\_\_      **Total Project Cost:** \$ \_\_\_\_\_

#### PROJECT CONTACT

**Contact Person:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_      **Email:** \_\_\_\_\_

**Project Sponsor/Organization** (check one below):

- Town Committee or Department    
  Public Charity/Non-Profit    
  Private

**Have you or this organization applied for or received CPA funding before?**  Yes  No  
**If yes, what project and when?** \_\_\_\_\_

#### ASSURANCE

I \_\_\_\_\_ hereby certify under the penalties of perjury the  
 (Print the name of the fiduciary agent)

following application information is true and correct to the best of my knowledge and I  
 am legally able to enter into a contract on behalf of \_\_\_\_\_ (with the  
 Town of Bridgewater for Community Preservation Funds.

**Signature**  \_\_\_\_\_

**Date** \_\_\_\_\_

**Title** \_\_\_\_\_



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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## Project Narrative

Use as much space as needed and refer to the CPC’s Project Application Guidance for requirements

1. **PROJECT DESCRIPTION, TASKS, & ANTICIPATED OUTCOME:**

2. **CPC GOALS AND PRIORITIES:**

3. **COMMUNITY NEEDS:**

4. **COMMUNITY SUPPORT:** List of Letters of Support

Name <i>(committee, department, official, organization, etc.)</i>	Date Requested	Date Submitted

5. **IMPLEMENTATION AND TIMELINE:**

6. **ORGANIZATIONAL EXPERIENCE AND CAPACITY:**

7. **MAINTENANCE:**

8. **MULTI-YEAR PROJECTS:**

9. See Attachments Checklist for additional required materials, if applicable and available.

**APPLICANT SIGNATURE:** 

**DATE SUBMITTED:** \_\_\_\_\_



# Project Application Community Preservation Committee Bridgewater, MA

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## Project Application Attachments (see Application Guidance)

1. **SITE CONTROL**
2. **COMMUNITY SUPPORT**
3. **VISUAL MATERIALS:**
4. **MAPS:**
5. **FUNDING SUPPORT REQUIREMENTS**
  - a. Historic Preservation Proposals
  - b. OPEN SPACE PROPOSALS
  - c. RECREATION PROPOSALS
  - d. COMMUNITY HOUSING PROPOSALS
  - e. Proposals Involving Real Property
  - f. Proposals Involving Design and Construction

Check out the CPC's webpage for more information:

<https://www.bridgewaterma.org/1353/Community-Preservation-Committee>

If you have questions, please contact the Community Preservation Committee Chair at [cpc@bridgewaterma.org](mailto:cpc@bridgewaterma.org)



# Project Application

## Community Preservation Committee

### Bridgewater, MA

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## Project Budget Narrative

**PROJECT COST:**

#### Project Budget Overview

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$	\$	\$	%

**LEVERAGING FUNDING:**

#### Sources of Funding Overview

Source <i>(private, federal, state, or local government)</i>	Amount	Status <i>(received, pending, will apply)</i>
	\$	
	\$	
	\$	
	\$	
	\$	

**ANTICIPATED PROJECT EXPENSES:**

**PROJECT COST ASSUMPTIONS:**

**ACQUISITION OF AN INTEREST IN REAL ESTATE:**

**BONDING AGAINST CPA FUNDS:**



# Project Application

## Community Preservation Committee

### Bridgewater, MA

# Project Budget Attachment

### BUDGET OVERVIEW

Total Project Cost	CPA Amount Requested	Other Funding Sources	CPA Funds: % of Total
\$	\$	\$	%

### INCOME – OTHER SOURCES OF PROJECT FUNDING

Source <i>(private, federal, state, or local government)</i>	Amount	Status <i>(received, pending, will apply)</i>
	\$	
	\$	
	\$	
	\$	
	\$	

### SUMMARY OF PROJECT EXPENSES<sup>2</sup>

	CPA Funds	Other Funding	Total
<b>Personnel</b>	\$	\$	\$
<b>Equipment</b>	\$	\$	\$
<b>Supplies</b>	\$	\$	\$
<b>Design and Contracts</b>	\$	\$	\$
<b>Construction</b>	\$	\$	\$
<b>Other</b>	\$	\$	\$
<b>TOTAL</b>	\$	\$	\$

<sup>2</sup> Equipment is generally defined as an item with a useful life expectancy of more than one year. Supplies are defined as an item with a useful life of less than one year. Construction means all types of work done on a particular property or building including erecting, altering or remodeling.



# Project Application

## Community Preservation Committee

### Bridgewater, MA

#### DETAILED PROJECT EXPENSES

##### Personnel

	CPA Funds	Other Funding	Total
<i>Ex: Project Manager</i>	\$5,000	\$50,000	\$55,000
Ex. Inspectional Services	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

##### Equipment<sup>3</sup>

	CPA Funds	Other Funding	Total
<i>Ex: Furniture</i>	\$	\$5,000	\$50,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

##### Supplies<sup>4</sup>

	CPA Funds	Other Funding	Total
<i>Ex:</i>	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

##### Design and Contracts

	CPA Funds	Other Funding	Total
Ex: Deed Restriction	\$10,000	\$5,000	\$5,000
Ex: Appraisal	\$12,000	\$0	\$12,000
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

<sup>3</sup> Equipment is generally defined as an item with a useful life expectancy of more than one year.

<sup>4</sup> Supplies are defined as an item with a useful life of less than one year.



# Project Application

## Community Preservation Committee

### Bridgewater, MA

#### Building and Construction<sup>5</sup>

	CPA Funds	Other Funding	Total
<i>Ex: Picnic Pavilion</i>	\$	<b>\$50,000</b>	<b>\$50,000</b>
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$	\$	\$

#### Other

	CPA Funds	Other Funding	Total
<i>Ex: Land Acquisition</i>	\$1,000,000	\$500,000	\$1,500,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$	\$	\$

#### Task based task (scope) costs identifying funding source

	CPA Funds	Other Funding	Total
<i>Ex: Accessible Entrance</i>	\$100,000	\$15,000	\$115,000
<i>Ex: Accessible Elevator</i>	\$75,000	\$0	\$75,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
<b>TOTAL</b>	\$	\$	<b>\$190,000</b>

**Attach Letters of support and other key documents.**

<sup>5</sup> Construction means all types of work done on a particular property or building including erecting, altering or remodeling.

# TRL Phase One – Proposal & Cost Summary

**Project:** 80 Spring St

**Client:** Fire For Effect Foundation Inc

**Primary Contact:** Alan Lacerda – 508-375-5650 – info@ffefinc.org

## 1. Project Overview

This proposal covers **Phase One** of transforming the area at **80 Spring St** from a hardscaped asphalt surface into a green, usable space with integrated **off-grid solar lighting**. The scope combines:

- Removal of approximately **3,500 ft<sup>2</sup>** of existing asphalt and restoration to lawn.
- Supply and integration of **FLT Classic Square SCL2 solar luminaires** to provide safe, efficient, and low-maintenance night-time illumination.

The result is a cleaner, greener, and better-lit public environment, with reduced infrastructure requirements and no ongoing electrical utility costs for the lighting system.

## 2. Site Work – Removal, Grading & Sod

### 2.1 Scope of Work

- **Asphalt removal & disposal**
  - Saw-cut perimeter as needed.
  - Mechanically break and remove asphalt.
  - Load, haul, and dispose of material at an approved facility.
- **Regrading & preparation**
  - Shape the former asphalt area to match surrounding lawn elevations.
  - Ensure positive drainage and smooth transitions to adjacent grades.
- **Topsoil installation**
  - Install approximately 1–2" of screened topsoil.
  - Level and rake to final grade to prepare for sod.
- **Sod installation**
  - Apply starter fertilizer.
  - Install sod tightly to tie into existing turf.
  - Roll for good root contact.
  - Provide initial watering and perform final cleanup.
- **Labor, equipment & overhead**
  - Includes skid steer, dump truck, hand tools, crew labor, fuel, mobilization/demobilization, and daily/final cleanup.

### 2.2 Estimated Cost Range (3,500 ft<sup>2</sup>)

Description	Low Estimate	High Estimate
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Asphalt removal & disposal	\$7,875	\$13,125
Regrading	\$1,750	\$2,800
Topsoil	\$1,575	\$2,450
Sod installation	\$6,125	\$8,750
Labor, equipment & overhead	\$1,225	\$2,100
<b>Estimated Site Work Total</b>	<b>\$18,550</b>	<b>\$29,225</b>

**Planning (average) value:** approximately **\$23,500**.

Final pricing will be confirmed after a site visit, access review, and verification of local disposal fees and subsurface conditions.

### 3. Solar Lighting – Layout & Equipment Summary

**Project:** Fire For Effect Foundation Inc – 80 Spring St

**FLT Quote Reference:** No. 00051312

**Created:** 2025-12-01 | **Valid Through:** 2025-12-31

**Layout Drawing:** 20251125\_Fire For Effect Foundation Inc-80 Spring St

**Designer:** DDCI – First Light Technologies

**Date:** November 25, 2025

**Mounting Height:** 20 ft

#### 3.1 Luminaire Schedule

Tag / Label	Description	Optic	Lumens	LLF	Qty
FLT SCL2 SPMU T V R4_0	SCL2 Series, side-pole mount, Type 5 distribution (area)	T5	2,993	0.90	1
FLT SCL2 SPMU TIV F R4_0	SCL2 Series, side-pole mount, Type 4F distribution (forward)	T4F	2,781	0.90	4

- **Total luminaires:** 5 × FLT SCL2
- **Color temperature:** 4000K (neutral white)
- **Lighting profile:** 09 – On at dusk > dim to 30% after 3 hours > brighten to 100% 1 hour before dawn > off at dawn
- **Finish:** Black (BK)

#### 3.2 Photometric Performance – Parking Lot V

Area	Avg (fc)	Max (fc)	Min (fc)	Notes
Parking Lot V	0.30	1.0	0.0	Designed for basic navigation & visibility

The layout is intended to provide functional illumination for navigation and general activity in the parking / gathering area, using off-grid solar power.

## 4. FLT Equipment Pricing – Quote No. 00051312

### 4.1 Poles & Mounting Hardware

Line	Assembly Configuration / SKU	Description (Summary)	Qty	Unit Price (USD)	Extended (USD)
1	SSA20B4-4-BA	SSA20B4-4 pole, 4-bolt base, no arm, 9.875" base, 8.5–9.5" bolt circle, 1.5" bolt projection, 4" butt/top dia., 20' mounting height, 0.125" wall, finish BA	5	\$1,254.50	<b>\$6,272.50</b>

### 4.2 FLT SCL2 Solar Luminaires

Line	Assembly Configuration / SKU	Description	Qty	Unit Price (USD)	Extended (USD)
2	SCL2-SPMU-BK-T4F-NW-09	SCL2 side pole mount (SPMU), black, Type 4F, 4000K, Profile 09: On at dusk > dim to 30% after 3 hours > brighten to 100% 1 hour before dawn > off at dawn	4	\$3,250.00	<b>\$13,000.00</b>
3	SCL2-SPMU-BK-T5-NW-09	SCL2 side pole mount (SPMU), black, Type 5, 4000K, Profile 09: On at dusk > dim to 30% after 3 hours > brighten to 100% 1 hour before dawn > off at dawn	1	\$3,250.00	<b>\$3,250.00</b>

### 4.3 Shipping & Handling

Line	Description	Amount (USD)
4	Shipping and Handling (FedEx)	<b>\$1,160.00</b>

### 4.4 FLT Equipment & Freight Total

Component	Amount (USD)
Poles & mounting hardware (Line 1)	\$6,272.50
SCL2 luminaires (Lines 2–3)	\$16,250.00
Shipping & handling (Line 4)	\$1,160.00
<b>FLT quoted grand total</b>	<b>\$23,682.50</b>

**Payment terms:** 100% prepay

**Incoterms:** EXW (Ex Works – FLT Factory, Victoria, BC)

**Estimated lead time:** 4–6 weeks from order confirmation

**Quote valid through:** December 31, 2025

## 5. Installation & Commissioning (Local Contractor Scope)

The following costs are **not included** in the FLT equipment quote. They represent local labor and associated work to install and commission the lighting system.

Line	Description	Qty	Unit Price (USD)	Extended (USD)
5	Excavation and concrete foundations (sonotube or engineered base) for 5 poles	5	\$350.00	\$1,750.00
6	Setting and plumbing poles; installing anchor bolts; backfill and compaction	5	\$250.00	\$1,250.00
7	Mounting and aiming SCL2 luminaires on poles	5	\$150.00	\$750.00
8	On-site commissioning: verify profiles, adjust dusk/dawn thresholds, test motion sensors	LS	\$500.00	\$500.00
9	Mobilization, demobilization, site protection, and cleanup for lighting installation	LS	\$750.00	\$750.00

**Installation & commissioning subtotal: \$5,000.00**

*Installation pricing assumes accessible site conditions, standard soil (no ledge or excessive rock), and no conflicts with underground utilities. Adjustments may apply after site inspection.*

## 6. Total Lighting System Cost – TRL Phase One

Component	Amount (USD)
FLT equipment & freight (Lines 1–4)	\$23,682.50
Installation & commissioning (Lines 5–9)	\$5,000.00
<b>Total – TRL Phase One lighting</b>	<b>\$28,682.50</b>

## 7. Combined TRL Phase One Project Budget

Scope Component	Estimated Cost (USD)
Site work (asphalt removal & restoration)	\$18,550 – \$29,225
Solar lighting system (installed)	\$28,682.50
<b>TRL Phase One – total project range</b>	<b>\$47,232.50 – \$57,907.50</b>

**Planning (midpoint) value:** approximately \$52,570.

## 8. Key Product Features & Benefits – FLT SCL2

### FLT SCL2 Classic Square Series

- **Off-grid solar:** No trenching, conduit, or electrical service required, eliminating ongoing utility costs.

- **Integrated design:** Solar module, LiFePO<sub>4</sub> battery (10+ year life), controller, and LED engine are all contained within the luminaire housing.
- **Adaptive Intelligence:** FLT's proprietary controller provides all-night, every-night performance by dynamically managing energy storage and output based on environmental conditions.
- **Wireless control:** Free iOS app ("Solar Light Control") allows field adjustment of lighting profiles, dusk/dawn thresholds, and motion sensor settings.
- **Dark Sky friendly:** 4000K neutral white with full cutoff optics (B1-U0-G1 BUG rating for Type 2), minimizing glare and light pollution.
- **Durable construction:** Marine-grade aluminum housing, stainless steel fasteners, and architectural-grade TGIC powder coat in black (BK).
- **Long warranty:** 5-year warranty on luminaire and battery, with an expected battery life exceeding 10 years.

## Lighting Profile 09 (Factory Default)

- On at dusk at full brightness for the first 3 hours (peak activity period).
- Dim to 30% output during late-night low-traffic hours (energy savings, reduced light pollution).
- Brighten to 100% one hour before dawn (early-morning activity).
- Off at dawn via integrated photocell.

This profile balances safety, visibility, efficiency, and neighborhood comfort. It can be adjusted at any time using the iOS app, without a technician visit.

## 9. Exclusions

### 9.1 Not Included in This Lighting Quote

- Electrical permits (typically not required for off-grid solar; confirm with local AHJ).
- Removal or relocation of existing poles or fixtures (if any).
- Subsurface utility locating or potholing (811 or equivalent is recommended before excavation).
- Structural engineering for poles (standard 20 ft, 4-bolt bases assumed suitable for typical wind loads; site-specific engineering available upon request).
- Long-term maintenance contracts (SCL2 requires minimal routine maintenance; eventual battery replacement after 10+ years is the main service item).

## 11. Contact Information

### Lighting Equipment Supplier

Company	First Light Technologies Ltd.
Address	2330 Government Street, Victoria, BC V8T 5G5, Canada
Sales Contact	Alex Howes – ahowes@flt.com
Phone	1-844-279-8754
Web	www.flt.com

## Client

Organization	Fire For Effect Foundation Inc
Primary Contact	Alan Lacerda
Phone	508-375-5650
Email	info@ffefinc.org

## 12. One-Page Executive Summary

**TRL Phase One at 80 Spring St** will convert approximately **3,500 ft<sup>2</sup>** of asphalt into green space with an integrated **solar-powered lighting system**. Five (5) FLT SCL2 solar luminaires at 20 ft mounting height will provide an average of **0.30 footcandles** across the modeled parking area, with **no trenching or electrical service required**.

- **Lighting equipment & freight** (FLT Quote No. 00051312): **\$23,682.50**
- **Installation & commissioning**: **\$5,000.00**
- **Total installed lighting cost**: **\$28,682.50**

Combined with estimated site work (asphalt removal, regrading, topsoil, and sod) of **\$18,550–\$29,225**, the **total TRL Phase One project cost** is **\$47,232.50–\$57,907.50**, with a planning midpoint of approximately **\$52,570**.

The SCL2 system provides a 5-year warranty, 10+ year battery life, wireless control via a free iOS app, and FLT's Adaptive Intelligence for reliable all-night performance. Lead time is estimated at 4–6 weeks, with current pricing valid through December 31, 2025.

# Project Outline: Town River Landing

## Project Overview

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The Town River Landing (TRL) project is a community revitalization effort in Bridgewater, Massachusetts, led by the Fire For Effect Foundation (FFEf). The project's vision is to transform Town River Landing into a vibrant community hub along the river—hosting events, supporting local causes, and showcasing what makes Bridgewater unique.

The Town River Landing (TRL) initiative offers opportunities for Bridgewater's nonprofit and youth organizations to partner with the Fire For Effect Foundation (FFEf). Our goal is to leverage the resources and programming at Town River Landing to highlight what makes Bridgewater special, uplift our community, and create meaningful fundraising opportunities that help our town thrive.

The Town River Landing (TRL) also serves as a home for a wide range of community events—most notably the Bridgewater Farmers Market and Craft Fair—that highlight local music, art, and culture. These events provide residents with easy access to family-friendly entertainment, including live performances, local makers, and small businesses showcasing their products and talents.

By hosting recurring markets, fairs, and cultural events at Town River Landing, TRL helps:

- Support local businesses and artisans by giving them a visible, accessible venue to sell goods and build their customer base.
- Promote local music and culture, turning the Landing into a gathering place where residents can experience performances, demonstrations, and seasonal celebrations.
- Attract visitors from surrounding communities, bringing new tourism and economic activity into Bridgewater's downtown and nearby commercial areas.

Together, these events transform Town River Landing into more than just a physical space—they make it a destination, generating positive energy, economic opportunity, and a stronger sense of community pride in Bridgewater.

## Environmental Restoration and Sustainability

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The transformation of Town River Landing into a vibrant community hub has been the result of three years of dedicated work, focusing on both revitalization and environmental restoration. A significant achievement in this effort has been the conversion of 8,000 square feet of impervious material back to its natural grass state by the river. This ecological restoration not only enhances the natural beauty of the area but also contributes to the health of the river ecosystem by reducing runoff and improving water quality. This commitment to environmental stewardship, alongside the creation of community spaces and events, underscores the comprehensive approach taken to make Town River Landing a truly special place for Bridgewater.

The Town River Landing (TRL) project is also planning to implement a solar lighting scheme throughout the site, further advancing our commitment to environmental accountability and sustainability. By using solar-powered fixtures instead of traditional grid-tied lighting, TRL will:

- Reduce energy consumption and carbon emissions, aligning the project with clean-energy and climate-conscious practices.
- Minimize light pollution with thoughtfully placed, efficient fixtures that prioritize safety while protecting the natural character of the riverfront.
- Demonstrate responsible, future-focused design, showing how community spaces can be both welcoming and environmentally sound.

Combined with the restoration of 8,000 square feet of impervious surface back to natural grass and ongoing riverfront improvements, the solar lighting plan reinforces TRL's role as a model for sustainable community development in Bridgewater.

## **How the Town River Landing Project Advances CPC Guiding Principles and Town Goals**

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### **1. Comprehensive Planning & Alignment with Community Goals**

*Bridgewater CPP, Guiding Principles – pp. 6–7, 20–21*

The Town River Landing (TRL) project is explicitly aligned with multiple goals in the Community Preservation Plan FY2025–2029 (CPP) and with past planning documents the CPP relies on (Master Plan, Open Space & Recreation Plan, Recreation Needs Assessment, and Housing Production Plan).

Key alignments include:

#### **1. Open Space & Passive Recreation – Goal 2 (CPP p. 46)**

“Create new, as well as preserve and rehabilitate existing natural open space and passive recreation facilities — specifically enhancing safety and public access and incorporating native plantings and green infrastructure.”

- TRL has already converted 8,000 sq. ft. of impervious surface to natural grass along the river, improving water infiltration and passive recreation space.
- The project improves public access to the riverfront and is planning solar lighting, which qualifies as green infrastructure supporting safer, more accessible use after dark.

This also directly advances:

- 2017 Open Space & Recreation Plan (OSRP) Goal 1 – “Provide and enhance balanced recreational opportunities...” (CPP p. 46)
- 2015 Recreation Needs Assessment Goal 6 – “Improve safety at passive recreation areas including... lighting, ADA-accessible pathways, benches...” (CPP p. 46)

#### **2. Open Space & Passive Recreation – Goal 3 (CPP p. 48)**

“Preserve and acquire strategic private open space properties along water resources and river corridors to improve water quality and to protect priority wildlife habitats and critical natural landscapes.”

- TRL is located directly on the Town River corridor, identified in the CPP as a priority river corridor and part of a regionally important habitat/water system.
- Removal of impervious area and restoration to grass reduces runoff and supports water quality and habitat improvements, consistent with this goal and with:
  - OSRP Goal 5 – “Protect and preserve environmentally sensitive areas...” (CPP p. 48)
  - Comprehensive Master Plan Policy 8.7.1 – “Commit to environmental sustainability in all Town of Bridgewater policies.” (CPP pp. 46, 48)

### **3. Open Space & Passive Recreation – Goal 4 (CPP p. 49)**

“Create, preserve, and acquire neighborhood-level open spaces, like the Town River Landing, for pocket parks, community gardens, and other outdoor gathering spaces in each precinct...”

- TRL is explicitly named as the model for neighborhood-level open space in Goal 4.
- The project is turning TRL into a small riverfront park and gathering space, serving downtown and adjacent neighborhoods, and creating a venue for community events and youth/nonprofit programming.
- The plan to host a range of events (Farmers Market & Craft Fair, Brew Fest, car shows, etc.) directly supports this goal and the call to create neighborhood-serving spaces.

### **4. Recreation – Goal 4 (CPP p. 59)**

“Create, rehabilitate, and restore access to water bodies for canoe and kayak launch sites at key locations, including the Town River, Iron Works Park, and Stiles and Hart.”

TRL already functions as a Town River access point and is referenced in prior Town recreation planning as a priority canoe/kayak site. Physical improvements to the landing, trails, and shoreline access complement this recreation goal.

### **5. Recreation – Goals 2 & 5 (CPP pp. 57, 59)**

- Goal 2: “Rehabilitate existing or create new facilities to improve safety and public access...”
- Goal 5: “Create outdoor recreational facilities designed to meet the needs of residents of all ages and abilities...”

By improving lighting (with solar fixtures), circulation, and programming, TRL becomes a safer, more inclusive outdoor recreation space suited to families, seniors, and youth.

### **6. Historic Preservation – Goal 5 (CPP p. 36)**

“Preserve and restore outdoor public historic places... including places of Indigenous significance, such as the Titicut Conservation Area...”

- TRL sits on a historic riverfront landscape connected to Bridgewater’s industrial and river history (Lazell-Perkins/Iron Works context in CPP Chapter 3, pp. 38–40).

- Cleaning up and re-activating the landing preserves a historic river access site and strengthens public awareness of this heritage through interpretive and community use.

## 7. Downtown- and River-Focused Planning (multiple documents)

The CPP explicitly references and builds on:

- 2015 Recreation Needs Assessment – Goal 5: “Create a passive park at Town River Landing with seating areas, interpretive signage, clearing of vegetation... improvements to trails and the canoe launch and introduction of a footbridge providing access to the Stiles & Hart Conservation Area.” (CPP pp. 46, 48, 57–58)
- 2018 OSRP and 2022 Comprehensive Master Plan repeatedly emphasize improving downtown open space, river access, and connectivity.

The TRL project is implementing exactly this previously adopted vision—turning plan language into on-the-ground improvements.

## 2. Leveraging Funding

*CPP Guiding Principle 2 – p. 7, p. 21*

The TRL project strongly advances Principle 2: Leveraging Funding:

- TRL is led by Fire For Effect Foundation (FFEF), a 501(c) nonprofit that:
  - Raises private funds through events (e.g., South Shore Farmer Brew Fest, Bridgewater Farmers Market & Craft Fair, Bridgewater Car Show for a Cause).
  - Partners with local nonprofits and youth organizations to create shared fundraising events, so that multiple community groups benefit from a single investment in the TRL site.
- CPA funds at TRL would:
  - Fill gaps in capital/site work (e.g., restoration, green infrastructure, solar lighting) that are harder to fund through donations or event revenue.
  - Enable FFEF to continue providing “sweat equity” and in-kind support through volunteer labor and program management, exactly the kind of leverage described in CPP Principle 2 (p. 21).

This approach matches the CPP’s call for: “projects which utilize both CPA funds and other public and private funding... where CPA funding will fill a gap or provide a critical need...” (CPP p. 21)

## 3. Compatibility Between CPA Categories

*CPP Guiding Principle 3 – p. 21*

The TRL project is a textbook example of multi-category compatibility:

- **Open Space & Passive Recreation:**
  - Riverfront restoration, conversion of impervious surface to grass, habitat and water-quality benefits (CPP Open Space Goals 2 & 3, pp. 46, 48).

- **Recreation:**
  - Canoe/kayak access, informal riverfront park, event space for community recreation, and improved safety (lighting, circulation) (CPP Recreation Goals 2, 3 & 4, pp. 57–59).
- **Historic Preservation (contextual):**
  - Preservation and public reuse of a historic industrial/river corridor landscape and interpretive potential related to the Town River’s historic role (CPP Chapter 3, pp. 38–40 & Goal 5, p. 36).
- **Community Housing / Social Goals (indirect):**
  - By partnering with nonprofits serving veterans, first responders, youth, and families, the project supports vulnerable populations and complements the broader housing and equity goals in the Housing Production Plan (2017) and Master Plan policies on social infrastructure (CPP pp. 24–26, 29; Master Plan Ch. 8 references on recreation, health, and inclusion – cited throughout CPP goals).

This is exactly what Principle 3 encourages: “projects that include eligible activities in multiple CPA areas... and are compatible with goals in other CPA categories.” (CPP p. 21)

#### **4. Long-Lasting Community Benefits**

*CPP Guiding Principle 4 – pp. 21–22*

The TRL project clearly meets the “long-lasting community benefits” principle:

##### **1. Physical & Environmental Durability**

- Three years of site cleanup and restoration have already been completed, with 8,000 sq. ft. of impervious material converted to natural grass at the river.
- This is not a one-time event investment; it is a structural change to the site with long-term benefits for:
  - Flood mitigation and stormwater infiltration
  - River water quality
  - Habitat and overall environmental resilience

This aligns with:

- OSRP Goal 5 – environmental protection (CPP p. 48)
- Comprehensive Master Plan Policies 8.6.2 & 8.7.1 – improve parks/open space and commit to environmental sustainability (CPP pp. 46, 48).

##### **2. Solar Lighting & Sustainability**

- The planned solar lighting scheme:
  - Reduces long-term operating costs and energy use, supporting climate and sustainability goals.
  - Improves safety and perceived security, enabling more consistent use of the space, in line with Recreation and Open Space goals around accessibility and safety (CPP pp. 46–47, 57–58).
  - Demonstrates responsible, future-focused design, consistent with the CPP emphasis on sustainable, maintainable investments.

### **3. Programmatic & Economic Longevity**

- TRL is designed as a recurring events venue (Farmers Market & Craft Fair, Brew Fest, car shows, etc.) that:
  - Provides ongoing fundraising opportunities for Bridgewater nonprofits and youth groups.
  - Drives repeat tourism and foot traffic into downtown Bridgewater businesses.
- This advances:
  - Historic Preservation Goal 4 – Downtown Economic Revitalization (CPP p. 35) by increasing activity and economic vitality in and near the historic center.
  - Master Plan Policy 8.5.3 – “Strengthen, support, and enhance the character of the Town’s business districts.” (CPP p. 35)

### **4. Stewardship & Maintenance Capacity**

- The TRL initiative, as a formal partnership between FFEF and local nonprofits/youth organizations, creates a built-in stewardship model.
- This aligns with CPP expectations that applicants demonstrate: “the ability to sustain and protect the value of the CPC’s investment... [and] a detailed maintenance plan” (CPP pp. 21–22).
- The “Friends of”-style structure envisioned in Open Space Goal 4 (CPP p. 49) is effectively being implemented at TRL via ongoing nonprofit/youth group partnerships.

## **Direct Benefits to the Town of Bridgewater**

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In addition to aligning with formal goals and guiding principles, the TRL project provides clear, tangible benefits to the Town:

### **1. Environmental & Climate Resilience Benefits**

- Restored riverfront grass and removal of impervious surface improve:
  - Stormwater management
  - River water quality
  - Habitat along the Town River corridor
- Planned solar lighting reduces emissions and energy costs, reinforcing the Town’s climate resilience policies (Master Plan Policies 8.6.2, 8.6.5, 8.7.1 – all referenced in CPP pp. 46–48).

### **2. Expanded, Equitable Access to Recreation & Open Space**

- Creates a central, downtown-adjacent riverfront park accessible to residents of all ages and abilities.
- Implements long-standing Town priorities from:
  - 2015 Recreation Needs Assessment Goal 5 – passive park at TRL with trails, canoe launch, and river views (CPP pp. 46, 48, 57–58).
  - OSRP Goal 2 and Recreation Goals 2 & 3 – connected trails, walkability, and river access (CPP pp. 46–47, 58–59).

### **3. Economic Development & Tourism**

- Regular events at TRL:
  - Draw visitors from outside Bridgewater, increasing tourism and local spending.
  - Support small businesses, farmers, artisans, and food trucks—directly advancing CPP’s downtown revitalization and Master Plan business-district goals.
- The site reinforces Bridgewater’s identity as a riverfront community with active public life, enhancing its overall attractiveness to residents and potential investors.

### **4. Social Cohesion, Youth Engagement & Support for Veterans/First Responders**

- TRL is intentionally structured as a platform for youth organizations and nonprofits to program events and raise funds, building leadership and civic engagement.
- As a Fire For Effect Foundation initiative, TRL also supports the Town’s veterans and first-responder community, complementing broader goals for community well-being and inclusion in the Master Plan and Housing Production Plan (as referenced in CPP Community Housing Goals, pp. 24–26, 29).

### **5. High Return on Prior Planning Investments**

- Multiple Town plans (OSRP 2017, Recreation Needs Assessment 2015, Master Plan 2022, CPP 2020 and 2025–2029) have already identified TRL as a priority location.
- Funding TRL now capitalizes on years of planning and three years of on-the-ground cleanup and restoration, making it a high-leverage, low-risk investment that directly implements adopted Town policy.

## **Community Needs This Project Addresses**

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The Town River Landing (TRL) project directly responds to several documented community needs in Bridgewater, and it does so for multiple—including currently underserved—populations.

### **1. Need for Neighborhood-Level Open Space and Downtown Passive Recreation**

The CPP explicitly calls for more neighborhood-scale, walkable open spaces such as Town River Landing:

- Open Space & Passive Recreation Goal 4: “Create, preserve, and acquire neighborhood-level open spaces, like the Town River Landing, for pocket parks, community gardens, and other outdoor gathering spaces in each precinct...” (CPP, p. 49).

TRL addresses this by:

- Turning a previously underused, partly paved area into a restored riverfront green with seating, shade, and informal gathering space.

- Providing a centrally located, downtown, passive recreation area, which the CPP identifies as a need: improved access and safety at existing passive recreation areas, and more ADA-friendly facilities (CPP, pp. 45–47, 56–58).

Populations served:

- Residents in and around downtown who may not have large yards or easy access to outlying conservation land.
- Older adults and people with mobility limitations who need short, flat, well-lit access to nature and seating (CPP notes ~10% of residents have some disability and highlights the need for ADA-accessible outdoor facilities, CPP, pp. 45–47, 57–59).

## **2. Need for Safer, More Accessible River Access and Water-Based Recreation**

The Recreation and Open Space chapters both highlight the need to improve canoe/kayak access and safety at the Town River and connected sites:

- Recreation Goal 4: “Create, rehabilitate, and restore access to water bodies for canoe and kayak launch sites at key locations, including the Town River, Iron Works Park, and Stiles and Hart” (CPP, p. 59).
- Multiple documents emphasize Town River Landing as a priority site for a “passive park... with seating areas, interpretive signage, clearing of vegetation... improvements to trails and the canoe launch” (Recreation Needs Assessment goals quoted at CPP pp. 46–47, 57–58).

TRL addresses this need by:

- Cleaning and grading the shoreline area and converting ~8,000 sq. ft. of impervious surface back to grass, making the space more stable, safer, and usable for launch/support activities.
- Improving visibility and passive supervision (events, foot traffic, lighting) around an existing canoe/kayak access point, addressing long-standing safety and perception issues identified in prior plans.

Populations served:

- Paddlers and anglers using the Town River (including families and youth programs).
- Residents who are not able to travel to more remote launches but can reach downtown by foot, bike, or transit.

## **3. Need for Environmental Resilience, River Corridor Restoration, and Climate Response**

The CPP repeatedly stresses the need to protect river corridors, improve water quality, and integrate green infrastructure:

- Open Space Goal 2: “Create new, as well as preserve and rehabilitate existing natural open space and passive recreation facilities — specifically enhancing safety and public access and incorporating native plantings and green infrastructure” (CPP, p. 46).

- Open Space Goal 3: “Preserve and acquire strategic private open space properties along water resources and river corridors to improve water quality and to protect priority wildlife habitats and critical natural landscapes” (CPP, p. 47).
- Policy 8.7.1 in the Master Plan (quoted in CPP) calls on the Town to “commit to environmental sustainability in all Town... policies” (CPP, pp. 46, 48).

TRL responds directly by:

- Physically removing a large paved pad and restoring it to permeable, vegetated ground, which reduces stormwater runoff and pollutant loading into the Town River (green-infrastructure practice directly endorsed in CPP, pp. 46–48).
- Implementing a solar lighting scheme that improves safety while reducing energy consumption and light pollution, aligning with climate and sustainability objectives (CPP cites the need for climate resilience and sustainable design in open space/recreation projects, pp. 46–48).

Populations served:

- All Bridgewater residents, via cleaner water, reduced flooding risk, and a cooler, greener downtown.
- Future generations, through long-term protection of the river corridor and demonstration of best-practice green infrastructure in a highly visible location.

#### **4. Need for Inclusive, Low-Cost, Intergenerational Recreation**

The CPP documents Bridgewater’s aging population, rising costs of living, and the need for both senior-friendly and youth-friendly outdoor options:

- Community Housing and Recreation sections highlight that older adults and younger residents need more nearby, low-barrier amenities and opportunities for healthy activity (CPP, pp. 24–26, 59–60).
- Recreation Goal 5: “Create outdoor recreational facilities designed to meet the needs of residents of all ages and abilities, such as pickleball courts, [and] ADA-accessible facilities” (CPP, p. 59).

TRL meets this need by:

- Providing a no-cost, drop-in destination where seniors, families with children, college students, veterans, and residents with disabilities can sit by the river, attend community markets, or simply use the lawn without user fees or specialized equipment.
- Offering daytime, evening, and weekend programming (markets, fairs, small performances) that are family-friendly and do not require travel out of town.

Underserved populations reached:

- Seniors on fixed incomes and residents without cars or discretionary income for private recreation.
- Veterans and first responders, for whom FFEF programming is specifically designed to reduce isolation and build peer/community support.

## **5. Need for Stronger Downtown Vibrancy, Culture, and Local Economic Support**

The CPP highlights downtown focus, small-business support, and the linkage between open space, historic, and economic goals:

- Executive Summary & Guiding Principles emphasize “holistic planning” and “projects that accomplish multiple goals” and “focus on the downtown area” (CPP, pp. 6–7, 18, 20).
- Historic Preservation Goal 4 calls for rehabilitation that “boost[s] downtown economic revitalization” (CPP, p. 35).
- Open Space Goal 4 calls for neighborhood open spaces like Town River Landing, with “pocket parks... and other outdoor gathering spaces” (CPP, p. 49).

TRL responds by:

- Hosting the Bridgewater Farmers Market, Craft Fairs, and cultural events that draw residents and visitors to Central Square, increasing foot traffic for nearby businesses and reinforcing the downtown as a social and economic hub.
- Showcasing local artisans, food vendors, and performers, directly supporting micro-businesses and creative economy participants who often lack affordable venues.
- Framing Town River Landing as a “destination” – consistent with the CPP’s emphasis on open space enhancing both quality of life and economic activity (CPP, pp. 46, 48–49, 55–59).

Populations served:

- Local small businesses, farmers, and makers gaining new revenue and visibility.
- Residents seeking local culture, music, and markets without needing to travel to larger cities.

## **6. Need for Better Access to Open Space for Underserved Neighborhoods & Users**

Community engagement for the CPP found that residents want improved connections and access points to open space and recreation, particularly for those who don’t already live near large conservation areas:

- The planning process notes a major theme: “Enhance the accessibility of Open Space and Recreation resources by creating new connections and access points, as well as increasing physical accessibility for all users” (CPP, pp. 6, 18).

TRL addresses this need by:

- Creating a highly accessible, central, riverfront open space in walking distance of many multifamily homes, student housing, and more modest single-family streets – reaching residents who might otherwise be underserved by the larger, more peripheral conservation lands.
- Providing improved safety and visibility at a site that, historically, felt marginal or neglected, which can be especially important for families with children, women, seniors, and people with disabilities who may avoid isolated areas even if technically “open to the public.”

Underserved populations reached:

- Downtown renters and lower-income households who may not have cars or private yards.
- Youth and teens who need safe, supervised-feeling outdoor gathering places.

## **7. Need for Structured Community Partnerships, Youth Opportunities, and Fundraising Capacity**

The CPP's Guiding Principles stress leveraging partnerships and funding:

- Principle 2: "Leveraging Funding" – prioritizing projects that attract other public and private funds and in-kind contributions (CPP, p. 21).
- The planning process also calls to "strengthen partnerships and leverage CPA funding with grants... to collaboratively meet local needs" (CPP, p. 6).

TRL is designed around this partnership model:

- Fire For Effect Foundation (FFEF) offers Bridgewater non-profits and youth organizations structured opportunities to host events, raise funds, and build leadership experience at Town River Landing.
- This helps youth sports, school groups, civic clubs, and service organizations that often struggle for affordable, visible venues and fundraising opportunities – an often overlooked but real local need.

Underserved populations reached:

- Youth programs and small nonprofits that lack access to large event spaces or professional fundraising infrastructure.
- Veteran- and first-responder-serving organizations, which often depend on volunteer capacity and community support.

## **Fire For Effect Foundation – Qualifications and Experience**

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### **Mission Statement**

The Fire For Effect Foundation's mission is:

*"To honor and empower veterans, first responders, and their families by providing essential resources, support, and community-building initiatives that foster resilience, restore hope, and strengthen the fabric of our community."*

This mission directly aligns with the Town River Landing (TRL) project, which is designed as a community hub that supports veterans, first responders, their families, and the broader Bridgewater community through accessible, inclusive programming and public space improvements.

### **Organizational Qualifications & Track Record**

The Fire For Effect Foundation (FFEF) has an established record of planning, organizing, and delivering community-focused initiatives that bring people together while supporting

veterans, first responders, and local non-profit partners. At the TRL site specifically, FFEF has:

- Transformed the space over the past three years from a neglected, underutilized parcel into a clean, safe, and welcoming environment.
- Successfully planned and hosted more than 30 events at Town River Landing, including markets, community gatherings, and fundraisers that demonstrate FFEF's ability to manage logistics, safety, and multi-stakeholder coordination.
- Coordinated with the Town of Bridgewater and local organizations to ensure that events are well-run, accessible, and responsive to community needs.

These efforts show that FFEF is not only mission-driven but also operationally capable—able to take a long-term vision and translate it into practical, on-the-ground results at this specific site.

### **Experience of Project Manager / Project Contact**

The TRL project is led by a project team within Fire For Effect Foundation whose members bring both hands-on construction experience and direct familiarity with the site:

- Over the last three years, the project team has systematically improved the Town River Landing property, focusing on:
  - Site cleanup and safety.
  - Removal and remediation of damaged or failing asphalt areas.
  - Installation and maintenance of grass and landscaped areas to replace impervious surfaces and improve drainage and aesthetics.
- Several members of the project team possess prior construction experience and current General Contractor licenses, providing:
  - Strong understanding of scope development, phasing, and constructability.
  - Practical field experience in coordinating trades, scheduling, and quality control.
  - Direct experience with the asphalt and grass improvements already completed at the site, giving them a detailed understanding of soil conditions, drainage, and logistical constraints unique to TRL.

Because the same team that has already executed successful improvements and events at TRL is managing this next phase, the project benefits from continuity, institutional knowledge, and a proven ability to deliver.

### **Track Record at the Town River Landing Site**

The sponsor and project team have a demonstrated track record at this exact location, which significantly lowers risk and increases confidence in successful completion. Key accomplishments include:

- Environmental and site condition improvements: Removal of debris, remediation of hardscape, and conversion of significant square footage from impervious surface to grass and open space.

- Event operations and community programming: More than 30 events held safely and successfully over three years, showing effective coordination of setup, breakdown, crowd management, and site protection.
- Ongoing communication with the Town: Fire For Effect Foundation maintains regular communication and collaboration with Town staff and officials—including the Town Manager, Town Council, Highway Department, and Recreation Department—to ensure that all improvements at Town River Landing are aligned with broader community goals and municipal priorities. FFEF currently holds a seasonal license for use of the site as well as a five-year right-of-use agreement, demonstrating the Town's formal support for and confidence in FFEF's stewardship of this property.

Collectively, the mission-driven focus of Fire For Effect Foundation, the construction and project management experience of its leadership and members, and the proven, multi-year track record of improvements and programming at Town River Landing demonstrate that the organization is well-qualified to successfully complete the proposed project and steward the site for the long term.

## Notes

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- **Personnel and Equipment overlap:** The site work estimate includes a combined "Labor, equipment & overhead" line item (\$1,225–\$2,100) that covers crew wages, equipment rental/operation, and general overhead. For clarity, the personnel portion is estimated separately above, with equipment costs noted as embedded.
- **Design included:** Photometric design and layout services from First Light Technologies are included in the equipment quote at no additional charge.
- **In-kind contributions:** Project management, coordination, and oversight are provided by Fire For Effect Foundation's General Contractor and Town staff without separate fees.
- **Contingency:** The range between low and high estimates provides implicit contingency for variations in site conditions, disposal costs, and minor field adjustments.

*\*Although the pavilion is mentioned and currently in earmark acquisition it is included to reflect the dedication to the overall project and the sacrifices made over the years. We want to show how serious we are about this and how much CPC can help shape the future of all future plans. We are not asking for money for its completion.*

## 1. PROJECT DESCRIPTION, TASKS, & ANTICIPATED OUTCOME

This proposal covers Phase One of transforming the area at 80 Spring St from a hardscaped asphalt surface into a green, usable space with integrated off-grid solar-lighting. The scope combines: Removal of approximately 3,500 ft<sup>2</sup> of existing asphalt and restoration to lawn. Supply and integration of FLT Classic Square SCL2 solar luminaires to provide safe, efficient, and low-maintenance night-time illumination. The result is a cleaner, greener, and better-lit public environment, with reduced infrastructure requirements and no ongoing electrical utility costs for the lighting system. These improvements along with the construction of a state of the art pavilion (already funded through the state and being constructed by Bristol Plymouth) create the perfect environment for safe events, fundraising and leisure.

## 2. CPC GOALS AND PRIORITIES

How the Town River Landing Project Advances CPC Guiding Principles and Town Goals  
1. Comprehensive Planning & Alignment with Community Goals  
Bridgewater CPP, Guiding Principles – pp. 6–7, 20–21  
The Town River Landing (TRL) project is explicitly aligned with multiple goals in the Community Preservation Plan FY2025–2029 (CPP) and with past planning documents the CPP relies on (Master Plan, Open Space & Recreation Plan, Recreation Needs Assessment, and Housing Production Plan). Key alignments include:  
Open Space & Passive Recreation – Goal 2 (CPP p. 46) “Create new, as well as preserve and rehabilitate existing natural open space and passive recreation facilities — specifically enhancing safety and public access and incorporating native plantings and green infrastructure.” TRL has already converted 8,000 sq. ft. of impervious surface to natural grass along the river, improving water infiltration and passive recreation space. The project improves public access to the riverfront and is planning solar lighting, which qualifies as green infrastructure supporting safer, more accessible use after dark. This also directly advances:  
2017 Open Space & Recreation Plan (OSRP) Goal 1 – “Provide and enhance balanced recreational opportunities...” (CPP p. 46)  
2015 Recreation Needs Assessment Goal 6 – “Improve safety at passive recreation areas including... lighting, ADA-accessible pathways, benches...” (CPP p. 46)  
Open Space & Passive Recreation – Goal 3 (CPP p. 48) “Preserve and acquire strategic private open space properties along water resources and river corridors to improve water quality and to protect priority wildlife habitats and critical natural landscapes.” TRL is located directly on the Town River corridor, identified in the CPP as a priority river corridor and part of a regionally important habitat/water system.

Removal of impervious area and restoration to grass reduces runoff and supports water quality and habitat improvements, consistent with this goal and with: OSRP Goal 5 – “Protect and preserve environmentally sensitive areas...” (CPP p. 48) Comprehensive Master Plan Policy 8.7.1 – “Commit to environmental sustainability in all Town of Bridgewater policies.” (CPP pp. 46, 48) Open Space & Passive Recreation – Goal 4 (CPP p. 49) “Create, preserve, and acquire neighborhood-level open spaces, like the Town River Landing, for pocket parks, community gardens, and other outdoor gathering spaces in each precinct...” TRL is explicitly named as the model for neighborhood-level open space in Goal 4. The project is turning TRL into a small riverfront park and gathering space, serving downtown and adjacent neighborhoods, and creating a venue for community events and youth/nonprofit programming. The plan to host a range of events (Farmers Market & Craft Fair, Brew Fest, car shows, etc.) directly supports this goal and the call to create neighborhood-serving spaces. Recreation – Goal 4 (CPP p. 59) “Create, rehabilitate, and restore access to water bodies for canoe and kayak launch sites at key locations, including the Town River, Iron Works Park, and Stiles and Hart.” TRL already functions as a Town River access point and is referenced in prior Town recreation planning as a priority canoe/kayak site. Physical improvements to the landing, trails, and shoreline access complement this recreation goal. Recreation – Goals 2 & 5 (CPP pp. 57, 59) Goal 2: “Rehabilitate existing or create new facilities to improve safety and public access...” Goal 5: “Create outdoor recreational facilities designed to meet the needs of residents of all ages and abilities...” By improving lighting (with solar fixtures), circulation, and programming, TRL becomes a safer, more inclusive outdoor recreation space suited to families, seniors, and youth. Historic Preservation – Goal 5 (CPP p. 36) “Preserve and restore outdoor public historic places... including places of Indigenous significance, such as the Titicut Conservation Area...” TRL sits on a historic riverfront landscape connected to Bridgewater’s industrial and river history (Lazell-Perkins/Iron Works context in CPP Chapter 3, pp. 38–40). Cleaning up and re-activating the landing preserves a historic river access site and strengthens public awareness of this heritage through interpretive and community use. Downtown- and River-Focused Planning (multiple documents) The CPP explicitly references and builds on: 2015 Recreation Needs Assessment – Goal 5: “Create a passive park at Town River Landing with seating areas, interpretive signage, clearing of vegetation... improvements to trails and the canoe launch and introduction of a footbridge providing access to the Stiles & Hart Conservation Area.” (CPP pp. 46, 48, 57–58) 2018 OSRP and 2022 Comprehensive Master Plan repeatedly emphasize improving downtown open space, river access, and connectivity. The TRL project is implementing exactly this previously adopted vision—turning plan language into on-the-ground improvements. 2. Leveraging Funding CPP Guiding Principle 2 – p. 7, p. 21 The TRL project strongly advances Principle 2: Leveraging Funding: TRL is led by Fire For Effect Foundation (FFEF), a 501(c)

nonprofit that: Raises private funds through events (e.g., South Shore Farmer Brew Fest, Bridgewater Farmers Market & Craft Fair, Bridgewater Car Show for a Cause). Partners with local nonprofits and youth organizations to create shared fundraising events, so that multiple community groups benefit from a single investment in the TRL site. CPA funds at TRL would: Fill gaps in capital/site work (e.g., restoration, green infrastructure, solar lighting) that are harder to fund through donations or event revenue. Enable FFEF to continue providing “sweat equity” and in-kind support through volunteer labor and program management, exactly the kind of leverage described in CPP Principle 2 (p. 21). This approach matches the CPP’s call for: “projects which utilize both CPA funds and other public and private funding... where CPA funding will fill a gap or provide a critical need...” (CPP p. 21)

3. Compatibility Between CPA Categories CPP Guiding Principle 3 – p. 21 The TRL project is a textbook example of multi-category compatibility:

- Open Space & Passive Recreation: Riverfront restoration, conversion of impervious surface to grass, habitat and water-quality benefits (CPP Open Space Goals 2 & 3, pp. 46, 48).
- Recreation: Canoe/kayak access, informal riverfront park, event space for community recreation, and improved safety (lighting, circulation) (CPP Recreation Goals 2, 3 & 4, pp. 57–59).
- Historic Preservation (contextual): Preservation and public reuse of a historic industrial/river corridor landscape and interpretive potential related to the Town River’s historic role (CPP Chapter 3, pp. 38–40 & Goal 5, p. 36).
- Community Housing / Social Goals (indirect): By partnering with nonprofits serving veterans, first responders, youth, and families, the project supports vulnerable populations and complements the broader housing and equity goals in the Housing Production Plan (2017) and Master Plan policies on social infrastructure (CPP pp. 24–26, 29; Master Plan Ch. 8 references on recreation, health, and inclusion – cited throughout CPP goals). This is exactly what Principle 3 encourages: “projects that include eligible activities in multiple CPA areas... and are compatible with goals in other CPA categories.” (CPP p. 21)

4. Long-Lasting Community Benefits CPP Guiding Principle 4 – p. 21–22 The TRL project clearly meets the “long-lasting community benefits” principle:

- Physical & Environmental Durability Three years of site cleanup and restoration have already been completed, with 8,000 sq. ft. of impervious material converted to natural grass at the river. This is not a one-time event investment; it is a structural change to the site with long-term benefits for: Flood mitigation and stormwater infiltration River water quality Habitat and overall environmental resilience This aligns with: OSRP Goal 5 – environmental protection (CPP p. 48) Comprehensive Master Plan Policies 8.6.2 & 8.7.1 – improve parks/open space and commit to environmental sustainability (CPP pp. 46, 48).
- Solar Lighting & Sustainability The planned solar lighting scheme: Reduces long-term operating costs and energy use, supporting climate and sustainability goals. Improves safety and perceived security, enabling more consistent use of the space, in line with Recreation and Open Space goals around accessibility and safety (CPP pp. 46–

47, 57–58). Demonstrates responsible, future-focused design, consistent with the CPP emphasis on sustainable, maintainable investments. Programmatic & Economic Longevity TRL is designed as a recurring events venue (Farmers Market & Craft Fair, Brew Fest, car shows, etc.) that: Provides ongoing fundraising opportunities for Bridgewater nonprofits and youth groups. Drives repeat tourism and foot traffic into downtown Bridgewater businesses. This advances: Historic Preservation Goal 4 – Downtown Economic Revitalization (CPP p. 35) by increasing activity and economic vitality in and near the historic center. Master Plan Policy 8.5.3 – “Strengthen, support, and enhance the character of the Town’s business districts.” (CPP p. 35) Stewardship & Maintenance Capacity The TRL initiative, as a formal partnership between FFEF and local nonprofits/youth organizations, creates a built-in stewardship model. This aligns with CPP expectations that applicants demonstrate: “the ability to sustain and protect the value of the CPC’s investment... [and] a detailed maintenance plan” (CPP p. 21–22). The “Friends of”-style structure envisioned in Open Space Goal 4 (CPP p. 49) is effectively being implemented at TRL via ongoing nonprofit/youth group partnerships. Direct Benefits to the Town of Bridgewater In addition to aligning with formal goals and guiding principles, the TRL project provides clear, tangible benefits to the Town: Environmental & Climate Resilience Benefits Restored riverfront grass and removal of impervious surface improve: Stormwater management River water quality Habitat along the Town River corridor Planned solar lighting reduces emissions and energy costs, reinforcing the Town’s climate resilience policies (Master Plan Policies 8.6.2, 8.6.5, 8.7.1 – all referenced in CPP pp. 46–48). Expanded, Equitable Access to Recreation & Open Space Creates a central, downtown-adjacent riverfront park accessible to residents of all ages and abilities. Implements long-standing Town priorities from: 2015 Recreation Needs Assessment Goal 5 – passive park at TRL with trails, canoe launch, and river views (CPP pp. 46, 48, 57–58). OSRP Goal 2 and Recreation Goals 2 & 3 – connected trails, walkability, and river access (CPP pp. 46–47, 58–59). Economic Development & Tourism Regular events at TRL: Draw visitors from outside Bridgewater, increasing tourism and local spending. Support small businesses, farmers, artisans, and food trucks—directly advancing CPP’s downtown revitalization and Master Plan business-district goals. The site reinforces Bridgewater’s identity as a riverfront community with active public life, enhancing its overall attractiveness to residents and potential investors. Social Cohesion, Youth Engagement & Support for Veterans/First Responders TRL is intentionally structured as a platform for youth organizations and nonprofits to program events and raise funds, building leadership and civic engagement. As a Fire For Effect Foundation initiative, TRL also supports the Town’s veterans and first-responder community, complementing broader goals for community well-being and inclusion in the Master Plan and Housing Production Plan (as referenced in CPP Community Housing Goals, pp. 24–26, 29). High Return on Prior Planning

Investments Multiple Town plans (OSRP 2017, Recreation Needs Assessment 2015, Master Plan 2022, CPP 2020 and 2025–2029) have already identified TRL as a priority location. Funding TRL now capitalizes on years of planning and three years of on-the-ground cleanup and restoration, making it a high-leverage, low-risk investment that directly implements adopted Town policy.

### **3.COMMUNITY NEEDS:**

Community needs this project addresses The Town River Landing (TRL) project directly responds to several documented community needs in Bridgewater, and it does so for multiple – including currently underserved – populations.1. Need for neighborhood-level open space and downtown passive recreation The CPP explicitly calls for more neighborhood-scale, walkable open spaces such as Town River Landing: Open Space & Passive Recreation Goal 4: “Create, preserve, and acquire neighborhood-level open spaces, like the Town River Landing, for pocket parks, community gardens, and other outdoor gathering spaces in each precinct...” (CPP, p. 49).TRL addresses this by: Turning a previously underused, partly paved area into a restored riverfront green with seating, shade, and informal gathering space. Providing a centrally located, downtown, passive recreation area, which the CPP identifies as a need: improved access and safety at existing passive recreation areas, and more ADA-friendly facilities ([CPP, pp. 45–47, 56–58]).Populations served: Residents in and around downtown who may not have large yards or easy access to outlying conservation land. Older adults and people with mobility limitations who need short, flat, well-lit access to nature and seating (CPP notes ~10% of residents have some disability and highlights the need for ADA-accessible outdoor facilities, [CPP, pp. 45–47, 57–59]).2. Need for safer, more accessible river access and water-based recreation The Recreation and Open Space chapters both highlight the need to improve canoe/kayak access and safety at the Town River and connected sites: Recreation Goal 4: “Create, rehabilitate, and restore access to water bodies for canoe and kayak launch sites at key locations, including the Town River, Iron Works Park, and Stiles and Hart” ([CPP, p. 59]).Multiple documents emphasize Town River Landing as a priority site for a “passive park... with seating areas, interpretive signage, clearing of vegetation... improvements to trails and the canoe launch” ([Recreation Needs Assessment goals quoted at CPP pp. 46–47, 57–58]).TRL addresses this need by: Cleaning and grading the shoreline area and converting ~8,000 sq. ft. of impervious surface back to grass, making the space more stable, safer, and usable for launch/support activities. Improving visibility and passive supervision (events, foot traffic, lighting) around an existing canoe/kayak access point, addressing long-standing safety and perception issues identified in prior

plans. Populations served: Paddlers and anglers using the Town River (including families and youth programs). Residents who are not able to travel to more remote launches but can reach downtown by foot, bike, or transit.

3. Need for environmental resilience, river corridor restoration, and climate response The CPP repeatedly stresses the need to protect river corridors, improve water quality, and integrate green infrastructure: Open Space Goal 2: “Create new, as well as preserve and rehabilitate existing natural open space and passive recreation facilities — specifically enhancing safety and public access and incorporating native plantings and green infrastructure” ([CPP, p. 46]). Open Space Goal 3: “Preserve and acquire strategic private open space properties along water resources and river corridors to improve water quality and to protect priority wildlife habitats and critical natural landscapes” ([CPP, p. 47]). Policy 8.7.1 in the Master Plan (quoted in CPP) calls on the Town to “commit to environmental sustainability in all Town... policies” ([CPP, pp. 46, 48]). TRL responds directly by: Physically removing a large paved pad and restoring it to permeable, vegetated ground, which reduces stormwater runoff and pollutant loading into the Town River (green-infrastructure practice directly endorsed in CPP, pp. 46–48). Implementing a solar lighting scheme that improves safety while reducing energy consumption and light pollution, aligning with climate and sustainability objectives (CPP cites the need for climate resilience and sustainable design in open space/recreation projects, pp. 46–48).

Populations served: All Bridgewater residents, via cleaner water, reduced flooding risk, and a cooler, greener downtown. Future generations, through long-term protection of the river corridor and demonstration of best-practice green infrastructure in a highly visible location.

4. Need for inclusive, low-cost, intergenerational recreation The CPP documents Bridgewater’s aging population, rising costs of living, and the need for both senior-friendly and youth-friendly outdoor options: Community Housing and Recreation sections highlight that older adults and younger residents need more nearby, low-barrier amenities and opportunities for healthy activity ([CPP, pp. 24–26, 59–60]). Recreation Goal 5: “Create outdoor recreational facilities designed to meet the needs of residents of all ages and abilities, such as pickleball courts, [and] ADA-accessible facilities” ([CPP, p. 59]). TRL meets this need by: Providing a no-cost, drop-in destination where seniors, families with children, college students, veterans, and residents with disabilities can sit by the river, attend community markets, or simply use the lawn without user fees or specialized equipment. Offering daytime, evening, and weekend programming (markets, fairs, small performances) that are family-friendly and do not require travel out of town. Underserved populations reached: Seniors on fixed incomes and residents without cars or discretionary income for private recreation. Veterans and first responders, for whom FFEF programming is specifically designed to reduce isolation and build peer/community support.

5. Need for stronger downtown vibrancy, culture, and local economic support The CPP highlights downtown focus, small-business support, and the

linkage between open space, historic, and economic goals: Executive Summary & Guiding Principles emphasize “holistic planning” and “projects that accomplish multiple goals” and “focus on the downtown area” ([CPP, pp. 6–7, 18, 20]). Historic Preservation Goal 4 calls for rehabilitation that “boost[s] downtown economic revitalization” ([CPP, p. 35]). Open Space Goal 4 calls for neighborhood open spaces like Town River Landing, with “pocket parks... and other outdoor gathering spaces” ([CPP, p. 49]). TRL responds by: Hosting the Bridgewater Farmers Market, Craft Fairs, and cultural events that draw residents and visitors to Central Square, increasing foot traffic for nearby businesses and reinforcing the downtown as a social and economic hub. Showcasing local artisans, food vendors, and performers, directly supporting micro-businesses and creative economy participants who often lack affordable venues. Framing Town River Landing as a “destination” – consistent with the CPP’s emphasis on open space enhancing both quality of life and economic activity ([CPP, pp. 46, 48–49, 55–59]). Populations served: Local small businesses, farmers, and makers gaining new revenue and visibility. Residents seeking local culture, music, and markets without needing to travel to larger cities.

6. Need for better access to open space for underserved neighborhoods & users Community engagement for the CPP found that residents want improved connections and access points to open space and recreation, particularly for those who don’t already live near large conservation areas: The planning process notes a major theme: “Enhance the accessibility of Open Space and Recreation resources by creating new connections and access points, as well as increasing physical accessibility for all users” ([CPP, p. 6, 18]). TRL addresses this need by: Creating a highly accessible, central, riverfront open space in walking distance of many multifamily homes, student housing, and more modest single-family streets – reaching residents who might otherwise be underserved by the larger, more peripheral conservation lands. Providing improved safety and visibility at a site that, historically, felt marginal or neglected, which can be especially important for families with children, women, seniors, and people with disabilities who may avoid isolated areas even if technically “open to the public.” Underserved populations reached: Downtown renters and lower-income households who may not have cars or private yards. Youth and teens who need safe, supervised-feeling outdoor gathering places.

7. Need for structured community partnerships, youth opportunities, and fundraising capacity The CPP’s Guiding Principles stress leveraging partnerships and funding: Principle 2: “Leveraging Funding” – prioritizing projects that attract other public and private funds and in-kind contributions ([CPP, p. 21]). The planning process also calls to “strengthen partnerships and leverage CPA funding with grants... to collaboratively meet local needs” ([CPP, p. 6]). TRL is designed around this partnership model: Fire For Effect Foundation (FFEF) offers Bridgewater non-profits and youth organizations structured opportunities to host events, raise funds, and build leadership experience at Town River Landing. This helps youth

sports, school groups, civic clubs, and service organizations that often struggle for affordable, visible venues and fundraising opportunities – an often overlooked but real local need. Underserved populations reached: Youth programs and small nonprofits that lack access to large event spaces or professional fundraising infrastructure. Veteran- and first-responder-serving organizations, which often depend on volunteer capacity and community support.

Start of Work begins 3/1/26 with completion by 11/1/26. Phase One involves the construction of the Pavilion, a project element secured by dedicated earmarks for the Town River Landing (TRL) in Bridgewater. All necessary engineering plans have been completed and are with Town Engineer Greg Tansy for review. The Town is overseeing the construction coordination, following comprehensive site assessments conducted last year. The implementation of asphalt improvements and solar infrastructure is currently a matter of funding, not permitting. Crucially, all Phase One improvements are situated entirely within the existing parcel boundaries and will not impact or encroach upon the 100-foot river buffer. We firmly believe these enhancements, particularly the asphalt remediation, will deliver tangible benefits to the river's ecological health.

## **5. IMPLEMENTATION AND TIMELINE**

**Mission Statement** The Fire For Effect Foundation’s mission is: “To honor and empower veterans, first responders, and their families by providing essential resources, support, and community-building initiatives that foster resilience, restore hope, and strengthen the fabric of our community.” This mission directly aligns with the Town River Landing (TRL) project, which is designed as a community hub that supports veterans, first responders, their families, and the broader Bridgewater community through accessible, inclusive programming and public space improvements.

**Organizational Qualifications & Track Record** The Fire For Effect Foundation (FFEF) has an established record of planning, organizing, and delivering community-focused initiatives that bring people together while supporting veterans, first responders, and local non profit partners. At the TRL site specifically, FFEF has:

- Transformed the space over the past three years from a neglected, underutilized parcel into a clean, safe, and welcoming environment.
- Successfully planned and hosted more than 30 events at Town River Landing, including markets, community gatherings, and fundraisers that demonstrate FFEF’s ability to manage logistics, safety, and multi stakeholder coordination.
- Coordinated with the Town of Bridgewater and local organizations to ensure that events are well-run, accessible, and

responsive to community needs. These efforts show that FFEF is not only mission driven but also operationally capable—able to take a long term vision and translate it into practical, on the ground results at this specific site. Experience of Project Manager / Project Contact The TRL project is led by a project team within Fire For Effect Foundation whose members bring both hands on construction experience and direct familiarity with the site:

- Over the last three years, the project team has systematically improved the Town River Landing property, focusing on:

- o Site cleanup and safety.

Removal and remediation of damaged or failing asphalt areas.

- o Installation and maintenance of grass and landscaped areas to replace impervious surfaces and improve drainage and aesthetics.

- Several members of the project team possess prior construction experience and current General Contractor licenses, providing:

- o Strong understanding of scope development, phasing, and constructability.

- o Practical field experience in coordinating trades, scheduling, and quality control.

- o Direct experience with the asphalt and grass improvements already completed at the site, giving them a detailed understanding of soil conditions, drainage, and logistical constraints unique to TRL. Because the same team that has already executed successful improvements and events at TRL is managing this next phase, the project benefits from continuity, institutional knowledge, and a proven ability to deliver. Track Record at the Town River Landing Site The sponsor and project team have a demonstrated track record at this exact location, which significantly lowers risk and increases confidence in successful completion. Key accomplishments include:

- Environmental and site condition improvements: Removal of debris, remediation of hardscape, and conversion of significant square footage from impervious surface to grass and open space.

- Event operations and community programming: More than 30 events held safely and successfully over three years, showing effective coordination of setup, breakdown, crowd management, and site protection.

- Ongoing communication with the Town: Fire For Effect Foundation maintains regular communication and collaboration with Town staff and officials—including the Town Manager, Town Council, Highway Department, and Recreation Department—to ensure

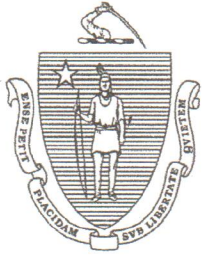
that all improvements at Town River Landing are aligned with broader community goals and municipal priorities. FFEF currently holds a seasonal license for use of the site as well as a five-year right of use agreement, demonstrating the Town's formal support for and confidence in FFEF's stewardship of this property. Collectively, the mission-driven focus of Fire For Effect Foundation, the construction and project management experience of its leadership and members, and the proven, multi-year track record of improvements and programming at Town River Landing demonstrate that the organization is well-qualified to successfully complete the proposed project and steward the site for the long term.

## **MAINTENANCE:**

FFEF currently maintains the property with trash receptacles and daily cleanliness of the area. This will continue into the future and is an operating expense of the nonprofit.

## **8. MULTI-YEAR PROJECTS:**

Relationship to the Broader / Phased Plan and Future Improvements The proposed project is part of a broader, phased improvement program for Town River Landing, as outlined in the June 2025 Three-Year Master Plan (through April 2028). The full plan is organized into three phases that build on one another to create a fully functional, educational, and welcoming public riverfront asset. At a broad level, the full plan includes: Canoe/kayak launch area enhancements – Improving the small craft launch with safer, more stable surfaces, non-skid approaches, and associated storage for canoes and kayaks. Asphalt improvements – Milling, overlay, and targeted repair of existing drive lanes and parking areas, along with re-striping, accessibility upgrades, and drainage-sensitive surface improvements. Teaching / outdoor classroom area – Creation of a small outdoor teaching space or performance nook with fixed seating and a modest platform/stage that can be used for environmental education, youth programming, small performances, and community events. Educational / interpretive signage – Installation and subsequent expansion of interpretive panels focused on the Town River's ecology, site history, wildlife, and safe use of the river and launch area. General public and wayfinding signage – Main identification signage at Spring Street, directional signage to key features (pavilion, launch, teaching area, restrooms), and updated regulatory signage to support safe, consistent use of the site.



*The Commonwealth of Massachusetts*

HOUSE OF REPRESENTATIVES  
STATE HOUSE, BOSTON 02133-1054

DENNIS C. GALLAGHER  
STATE REPRESENTATIVE  
EIGHTH PLYMOUTH DISTRICT

Committees:  
Labor and Workforce Development  
State Administration and  
Regulatory Oversight  
Intergovernmental Affairs  
Steering, Policy and Scheduling  
  
STATE HOUSE, ROOM 39  
TEL. (617) 722-2014  
Dennis.Gallagher@MAhouse.gov

January 12, 2026

Bridgewater – Community Preservation Committee  
Attn: Chairwomen Gina Guasconi

REF: Funding Fire for Effect Foundation – 80 Spring Street Project

Dear Committee members:

I am writing in support of the Fire for Effect Foundation request for CPC funds.

Fire For Effect Foundation has been coordinating over the past few years the transformation of the Town River Landing area off spring street. This transformation began with a small group of volunteers clearing some overgrown brush and picking up trash. Since then, periodic improvements have been made mostly with the assistance of volunteers and small donations.

Over the past few years, the landing area has been used for many community events such as First Responder Day, farmers markets, Trunk and Treat etc. Although the community has come together at these events, Fire for Effect Foundation still has more work to be done to truly make this area an attraction for all to enjoy.

I along with State Senator William Driscoll were able to secure \$60,000.00 in State funds to help Fire for Effect build a pavilion and other improvements at the landing. I was excited to get this approved and play a small role in helping them with this project.

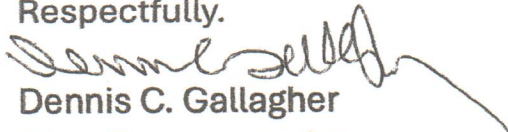
**Fire For Effect is now seeking additional funding to continue the improvements at the Town River Landing on Spring Street.**

**I have reviewed their Proposal and Cost Summary that has been submitted to the Community Preservation Committee. I feel this request, if approved, will complete the transformation of this area into one that many generations will enjoy as a needed component to our recreation areas in our town.**

**I fully support this request.**

**I request your highest consideration for this worthy request.**

**Respectfully,**



**Dennis C. Gallagher  
State Representative  
8<sup>th</sup> Plymouth District  
Bridgewater/Raynham**



Town Manager's Office

Municipal Office Building  
66 Central Square  
Bridgewater, MA 02324  
508-697-0919

Tuesday, January 13, 2026

Ms. Gina Guasconi, Chair  
Community Preservation Committee  
Town of Bridgewater  
66 Central Square  
Bridgewater, MA 02324

Re: Parthenon Frieze Project

Dear Chair Guasconi:

As you and the Community Preservation Committee have been made aware of, we have expended all the funding allocated by the Community Preservation Committee for the installation of the Parthenon Friezes. Due to the additional expenses incurred by the installation, we currently have a deficit of \$3,375.

To that end, I request that the Community Preservation Committee fund the additional \$3,375 to cover the deficit.

As always, I thank the committee members for your diligent efforts on behalf of the residents of Bridgewater.

Sincerely,

  
Justin Casanova-Davis

***Bridgewater:***

*Preserving Our Past. Enriching Our Present. Building Our Future.*

# BRIDGEWATER TROPHY

43 Central Square  
Bridgewater, MA 02324

# Estimate

Date	Estimate #
1/22/2026	815

Name / Address
Town of Bridgewater Community Preservation Committee Town Hall Carlton D. Hunt Bridgewater, MA 02324

			Project
Description	Qty	Rate	Total
Custom 24"X40"X1/8" PVC Plastic Sign Parthenon In ~1912, J. Franklin McElwain donated money to purchase a lot and build a school in honor of his deceased brother William H. McElwain, the founder of an important shoe company in Bridgewater. William had shown a commitment to the civic welfare of Bridgewater. In addition to the School, rare frieze casts were donated by the family to decorate the building interior. The frieze casts mounted here are those originally gifted to Bridgewater by the McElwain Family honoring William McElwain. Somewhere in the mid-1950's or '60's they were removed from the school and became lost to the public until being discovered, somewhat damaged and unprotected in 2018 at the abandoned Town Hall (1843 Town House).	1	540.00	540.00
Custom 24"X20"X1/8" PVC Plastic Sign Layout from sketch	1	250.00	250.00
Artwork - Custom Setup One Time Charge	1	205.00	205.00
Vinyl Letters - Customer to install number sticker below each piece of artwork	5	20.00	100.00
		<b>Subtotal</b>	\$1,095.00
		<b>Sales Tax (0.00)</b>	\$0.00
		<b>Total</b>	\$1,095.00

Phone #	Fax #	E-mail	Web Site
508-697-6066	508-697-4880	bridgewatertrophy@gmail.com	www.bridgewatertrophy.com