



Town of Bridgewater Community Preservation Committee

May 27, 2026

6:30 PM

The meeting will be held virtually

Join Zoom Meeting

<https://us06web.zoom.us/j/89888139075>

MEETING AGENDA

- A. Call to Order**
- B. Chair's Announcements**
- C. Public Comment**
- D. Approval of Meeting Minutes**
 - a) March 25, 2026
- E. Review of Financial Reports**
 - a) Financial Reports - As of April 30, 2026
- F. Old Business**
 - a) 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. Town House Interior Historical Architect Assessment
 - 6. Multi-Functional Fields (Phase 1 - Engineering)
 - 7. Cemetery Assessment
 - 8. Parthenon Frieze
 - b) Project Updates - Final Steps
 - 1. Broad Street Properties - project closed, final report accepted, CR Pending
 - 2. Summer Street (Mobil Station) - Pending CR and Final Report
 - c) Potential Projects

1. Jenny Leonard Park
2. Restoration of Fire Department's Ousamequin Hand Pump Truck and Historical Pictures
3. Playground Accessibility
4. Track at Legion Field
5. Senior Center Walking Path

d) Application and Eligibility Form Templates

1. Eligibility Forms - Vote
2. Application - Update

e) CPC Membership Vacancies

1. Housing Authority
2. 2nd Citizen-at-large position

G. New Business

a) FY27 Budget - Vote

b) Eligibility Form Received

1. Library Renovations
2. Restoration of Fire Department's Ousamequin Hand Pump Truck and Historical Pictures

c) Town House - Match to Multicultural Grant if Town is a recipient - Vote

d) As brought up by the committee

H. Committee Liaison Reports

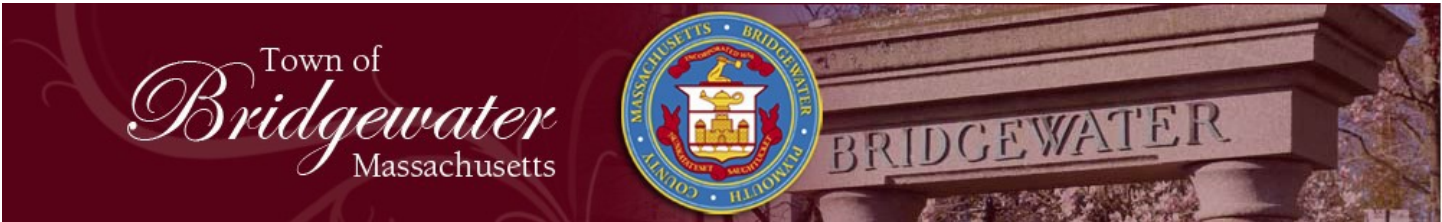
I. Upcoming Events

J. Public Comment

K. Next Meeting Date

- a) June 24th, 2026

L. Adjournment of Meeting



Town of Bridgewater
Community Preservation Committee

March 25th, 2026, MEETING MINUTES

A. Call to Order

Call to Order - 6:35PM

Members in attendance: Gina Guasconi, Carlton Hunt, Maureen Minasian, William Smith, David Moore, Patrick Driscoll

B. Chair's Announcements

Gina Guasconi shared with the committee that monthly officer meetings continue. A meeting was held regarding Stiles and Hart and the Mobile Station with the CED Director, Bob Rulli. Meeting posting on the Town website continues to be an issue, IT has been notified. During tonight's liaison section members will be asked to update projects. Also, commented on was the 'History of Bridgewater' video created by BTV with input from David Moore.

C. Public Comment – none.

D. Approval of Meeting Minutes

January 28, 2026

William Smith motioned to approve the January 28, 2026 meeting minutes which was duly seconded. The motion was approved unanimously.

February 25, 2026

Maureen Minasian motioned to approve the February 25, 2026 meeting minutes which was duly seconded. The motion approved unanimously.

E. Review of Financial Reports

a) Financial Reports as of February 28, 2026

Based on the most recent financial report, the CPC is averaging \$273,000 per quarter with a projection of \$194,000 over budget by end of the fiscal year. Account 497001 is a reimbursement from the state for the Stiles and Hart project and will be returned to the appropriate funding bucket.

F. Old Business

a) Applications Received: None.

b) **Eligibility Forms Received:** None.

c) **Project Updates — In Progress**

1. First Parish Unitarian Church Windows

The project is still on hold until the weather improves.

2. Hanson Farm

The ribbon cutting ceremony will be on April 13th from 4pm - 6pm with several speakers including the state rep, prior town managers, town council, and boards, committees, and commissions. Refreshments will be served; water and cake/ice cream.

Carlton Hunt motioned to approve \$200 from the Administrative Fund for refreshments at the Hanson Farm Conservation Ceremony which was duly seconded. The motion was approved unanimously.

3. Stiles and Hart

The CPC Officers met with Bob Rulli, CED Director, to discuss the closure of the project. According to Mr. Rulli, the state walked the grounds of the site and declared that the project was closed. The officers requested all documents pertaining to the project be provided to them. The CPC will be looking into legal action to get additional reimbursement from the state. A subcommittee will be formed at a later date to discuss the scope of work needed to finish the trails and accessibility of the park. Engineering for a bridge between Stiles and Hart and Town River Landing was also discussed.

4. Hemlock Drive Windows Replacement

There has been a delay due to weather. Curtains are ready to hang and the contractor should be back to working on the progress at the beginning of April. There is about \$49,000 left in the contract.

5. Town House Interior Historical Architect Assessment

Quotes are expected the first week of April. Three firms have been contacted.

6. Multi-Functional Fields (Phase 1 - Engineering)

Three quotes were obtained for the project and final selection is in process.

7. Cemetery Assessment

The original quote through the RFQ process was significantly higher than expected. After meeting with the company that submitted the quote, the scope was adjusted and due to pricing, will now have to go through the RFP process.

d) **Project Updates - Completed**

1. Broad Street Properties

The project is just waiting for the conservation restriction.

2. Summer Street (Mobil Station)

Pending conservation restriction filing and the final report. Bridgewater Improvements Association is offering to hold the conservation restriction and the town attorney has been tasked with drafting the CR.

3. Parthenon Frieze

The Town Council approved the additional funding and the story board is being mocked up for approval.

e) **Potential Projects:**

1. Jenny Leonard Park

This is on hold until the taking of parcel from Oldfield Estates is accepted.

2. Basketball Court - Scotland Fields

No update.

3. Restoration of Fire Department's Ousamequin Hand Pump Truck and Historical Pictures

The location of the pump truck is being considered as it is a large display. The restoration is extensive and is being looked into. The historical pictures have been delivered to the restoration company.

4. Playground Accessibility

The Disabilities Commission chair has been working with the Parks and Recreation Director to price the cost of the accessible structures and rubberized surface at Marathon Park. The commission will meet on the 31st and continue to work with Jim Small for submission.

5. Town House - Match to Multicultural Grant

No updates.

6. Study of Recreational Land Usage at Legion and Scotland Fields

No updates.

7. Track at Legion Field

No updates.

8. Library Renovation

An eligibility application will be submitted by the Town Manager's Office.

9. Senior Center Walking Path

No updates.

f) **Application and Eligibility Form Templates:**

1. Eligibility Form - Vote
2. Application - Update

The eligibility form and application forms have been delayed due to IT changing platforms for the website. This will hopefully be resolved in April.

g) CPC Membership Vacancies:

1. The Housing Authority has been notified that their member is inactive and has been asked to submit another member to fill the role.
2. The Conservation Commission will be notified that their member has moved and is no longer eligible to serve on the CPC. They will be asked to appoint another member to fill the vacancy.
3. Citizen-at-Large is on the Town Council's next agenda for second reading. Once voted, the vacancy will be advertised to fill the position.

G. New Business

- a) An event is being planned for an area CPA Coalition Training at the new fire station on April 13th at 6:00pm.

Carlton Hunt motioned to approve expenditures of up to \$200 for refreshments to support the CPA Coalition Training which was duly seconded. With a vote of 5 yea and 1 nay, the motion was approved

- b) As brought up by the committee:

The distribution of updates to the CPC between meetings was discussed. This would keep the members up to date on ongoing projects, especially project liaisons. Also discussed was the communication and support from the Town employees which appears to be better under the new Town Manager.

H. Committee Liaison Reports

Historical Commission

David Moore

No updates.

Open Space Committee - Maureen Minasian

There will be a public forum for comments on the Open Space Plan on April 16th at 6pm at the BSU Science and Math center.

Historical District Commission- Bill Smith

The downtown revitalization committee has discussed the need of an ordinance for businesses to keep up with their facade improvements and maintenance. Bill will request that maps of the Historical District and Central Business District, as well as the HDC regulations are added to the Town's website.

Planning Board – Pat Driscoll

No updates.

I. Upcoming Events

- a) Hanson Farm Ceremony - April 13, 2026 from 4pm – 6pm
- b) CPA area training – April 13, 2026, 6 pm at the new fire station.

J. Public Comment - none.

K. Next Meeting Date - Wednesday April 22, 2026. Format TBD

L. Adjournment of Meeting

Carlton Hunt motioned to adjourn at 8:26pm which was duly seconded. The motion was approved unanimously.

Respectfully submitted by Josh McGraw and Gina Guasconi

Town of Bridgewater CPC Reporting 4/30/2026 Revenue Budget to Actual				
Object	Description	FY2026 Budget	FY2026 Actuals	FY2026 Available
412000	REAL ESTATE SURCHARGE	900,000.00	1,016,805.14	(116,805.14)
414200	TAX LIENS REDEEMED-TAX TITLE PAYMTS	0.00	1,238.28	(1,238.28)
417001	PENALTIES & INTEREST TAXES	0.00	1,793.66	(1,793.66)
468004	STATE REVENUE-CPA MATCH	135,000.00	167,437.00	(32,437.00)
482000	EARNINGS ON INVESTMENT	0.00	150,692.65	(150,692.65)
497001	TR FR SPECIAL REV FD	0.00	73,594.92	(73,594.92)
Grand Total		1,035,000.00	1,411,561.65	(376,561.65)

Town of Bridgewater CPC Reporting 4/30/2026 Unofficial Balance Sheet of Available for CPC		
Object	Description	FY2026 Actuals
321500	**FUND BAL-CPA RES FOR CONT APPR	1,096,452.84
324000	FUND BAL-CPA RES FOR EXP	320,778.75
324100	FUND BAL-CPA RES OPEN SPACE	294,179.48
324200	FUND BAL-CPA RES HISTORIC PRES	638,250.95
324300	FUND BAL-CPA RES COMM HOUSNG	349,800.14
359000	UNDESIGNATED FUND BALANCE	1,640,376.59
Grand Total		4,339,838.75

Town of Bridgewater CPC Reporting 4/30/2026 Expense Budget to Actual					
Object	Description	ORIGINAL PROJ BUDGET	FY2026 Budget Amount	FY2026 Actuals	FY2026 Available
0.573000	** ADMIN EXPENSES - DUES		3,500.00	3,500.00	0.00
510000	** ADMIN EXPENSES - WAGES		8,640.00	2,614.14	6,025.86
530000	** ADMIN EXPENSES		39,610.00	0.00	39,610.00
530068	**O-FY26-033 CPC ENG MULTI FIELD	25,000.00	25,000.00	0.00	25,000.00
538006	**O-FY25-054 HANSON FARM	32,138.00	4,152.60	0.00	4,152.60
558015	**O-FY25-042 SAMUEL EDSON'S CORONERS BO	13,000.00	7,320.00	7,320.00	0.00
582001	**O-FY26-014 FIRST PARISH CHURCH	38,000.00	38,000.00	0.00	38,000.00
582004	**O-FY23-039 BHA WINDOW PROJECT	363,000.00	305,545.70	101,914.09	203,631.61
584001	**O-FY25-043 & O-FY23-051 PARTHENON FRIE	18,000.00	14,575.00	13,450.00	1,125.00
584010	**O-FY22-074 STILES&HART IMPRVMT	1,300,000.00	706,359.54	109.18	706,250.36
591082	KEITH HOMESTEAD (Matures 2026)		33,000.00	33,000.00	0.00
591086	ACADEMY BUILDING (Matures 2036)		240,000.00	240,000.00	0.00
591582	KEITH HOMESTEAD INTEREST		371.25	371.25	0.00
591586	ACADEMY BUILDING INTEREST		78,600.00	78,600.00	0.00
Grand Total			1,504,674.09	480,878.66	1,023,795.43

FY2027 CPC Budget Template

Town of Bridgewater *DRAFT*

**Community Preservation Fund
FY 2027 Recommended Budget**

Sources & Uses of Funds		FY 2027
Revenue Estimates		
CPA Surcharge 2%		950,000.00
State Match		147,250.00
Total Estimated Revenue		1,097,250.00
Total Sources of Funds		1,097,250.00
Reserves		
Community Housing Reserve (Min 10%)	10%	109,725.00
Open Space Reserve (Min 10%)	10%	109,725.00
Historical Resources Reserve (Min 10%)	10%	109,725.00
Total Required Reserves		329,175.00
Administrative Expenses (No >5%) \$		
Payroll Expenses (104 hours@\$35.27)		3,668.00
Administrative Expenses		55,000.00
Total Administrative Budget		58,668.00
Debt Service - Due FY27		
ACADEMY BUILDING RENOVATIONS-PRINCIPAL		240,000.00
ACADEMY BUILDING RENOVATIONS-INTEREST		71,400.00
KEITH HOMESTEAD-2012 CPC 00001-PRINCIPAL		0.00
KEITH HOMESTEAD-2012 CPC 00001-INTEREST		0.00
Total Debt Service		311,400.00
BUDGETARY RESERVES		398,007.00
Total Use of Funds		1,097,250.00
Total Surplus (Deficit)		0.00

CPC Eligibility Form

Print Del

Submitted by:

Submitted On: 2026-04-07 15:05:20

Submission IP: 207.206.255.253 (172.31.29.198)

proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Committees Email

Due Date: Open

Please submit this form online no later than the **third Wednesday of each month** for CPC review at the regularly scheduled meeting held on the **fourth Wednesday**. Forms submitted after the third Wednesday will be discussed at the following month's meeting.

This form helps determine whether a proposed project may be eligible for **Community Preservation Act (CPA)** funding. When completing the form, please refer to **Appendix A** of the Community Preservation Plan ([CPC Plan Link - PDF](#)) and use the **CPA Eligibility Matrix** below. Pay close attention to the action verbs (the project's purpose) in the left column and the category or categories across the top that may apply.

CPA Eligibility Matrix

Category \ Purpose	Open Space	Historic Preservation	Recreation	Housing
Acquire	Y	Y	Y	Y
Create	Y		Y	Y
Preserve	Y	Y	Y	Y
Support				Y
Rehabilitate and/or Restore	If acquired or created using CPA funds	Y	(as of 2012)	If acquired or created using CPA funds

Chart adapted from "Recent Developments in Municipal Law," Massachusetts Department of Revenue, October 2012

*** Project Name**

Bridgewater Library Renovations

*** Project Address**

15 South Street

*** Project Sponsor/Organization**

Town of Bridgewater

*** Applicant Category**

Town Committee/Department

*** Project Description: (Note the project must demonstrate a public benefit.)**

The Town proposes a comprehensive renovation and preservation project for the public library to ensure that this vital civic resource remains safe, accessible, and historically preserved for current and future residents. The library serves as a central hub for education, community engagement, and public services, welcoming patrons of all ages and abilities. This funding request to the Community Preservation Committee will address critical capital improvements that have been identified through facility assessments and reviews. A key component of the project is the renovation and replacement of the library's aging windows. Many of the existing windows are original or outdated, resulting in reduced energy efficiency, drafts, and water infiltration risks. Upgrading these windows will improve thermal performance, enhance occupant comfort, and protect interior collections and finishes. The request will be in conjunction with the Department of Energy Resources Green Communities Competitive Grant that awarded the town \$75,000 for window replacement. In addition, the project includes the replacement of worn carpet and outdated flooring throughout the building. Current conditions present safety concerns, including uneven surfaces and trip hazards, and do not meet the durability needs of a high-traffic public facility. New flooring materials will provide improved safety, ease of maintenance, and longevity. Accessibility improvements are also central to this proposal. The interior railings will be upgraded to meet current ADA (Americans with Disabilities Act) standards, ensuring that all patrons can safely navigate interior stairways and elevated areas. These modifications will bring the building into compliance with modern accessibility codes and reflect the Town's commitment to inclusive public spaces. Finally, the project includes the restoration and replacement of historic exterior columns. These architectural elements are defining features of the library's historic character but have deteriorated due to age and exposure to the elements. Preservation-sensitive replacement will maintain the building's historic integrity while ensuring structural stability and public safety. Together, these improvements represent a thoughtful investment in the library's functionality, accessibility, and historical preservation. Funding through the Community Preservation Committee will allow the Town to address these critical needs in a coordinated manner, extending the useful life of the facility and preserving an important community asset for generations to come.

*** Estimated Project Cost**

178,946

*** Estimated CPA Contribution**

100%

*** Project Contact Person/Title**

Justin Casanova-Davis

Phone

508-697-0919

*** Email Address**

townmanager@bridgewaterma.org

Supporting Organization(s)/Person(s)

*** Organization/Name/Position**

Justin Casanova-Davis

*** Phone Number**

508-697-0919

*** Email Address**

townmanager@bridgewaterma.org

*** By checking this box, I certify that the information provided is true and accurate, and that my typed name serves as my signature.**

Please check the box

*** Print Name**

Joshua McGraw

*** Submission Date**

04/07/2026

Format: MM/DD/YYYY

Public Library

Tasks	Description	Budget	Other funds	Notes
192.27	Carpets	\$25,000		Ineligible
192.29	Windows	\$114,600	\$74,598	GC Energy Grant
192.83	ADA Railings	\$30,000		
192.84	ADA Walkways	\$15,946		
192.85	6 exterior Columns	\$68,000		
	Total	\$253,546	\$74,598	
		CPC Request	\$178,948	
		Less ineligible	\$153,948	
		Recommended		

CPC Eligibility Form

Print

Del

Submitted by:

Submitted On: 2026-05-05 10:02:22

Status: Open

Priority: Normal

Assigned To: Josh McGraw

Due Date: Open

Please submit this form online no later than the **third Wednesday of each month** for CPC review at the regularly scheduled meeting held on the **fourth Wednesday**. Forms submitted after the third Wednesday will be discussed at the following month's meeting.

This form helps determine whether a proposed project may be eligible for **Community Preservation Act (CPA)** funding. When completing the form, please refer to **Appendix A** of the Community Preservation Plan ([CPC Plan Link - PDF](#)) and use the **CPA Eligibility Matrix** below. Pay close attention to the action verbs (the project's purpose) in the left column and the category or categories across the top that may apply.

CPA Eligibility Matrix

Category \ Purpose	Open Space	Historic Preservation	Recreation	Housing
Acquire	Y	Y	Y	Y
Create	Y		Y	Y
Preserve	Y	Y	Y	Y
Support				Y
Rehabilitate and/or Restore	If acquired or created using CPA funds	Y	(as of 2012)	If acquired or created using CPA funds

Chart adapted from "Recent Developments in Municipal Law," Massachusetts Department of Revenue, October 2012

*** Project Name**

Hunneman Hand Pumper/Historical photographs

*** Project Address**

1185 Plymouth Street

*** Project Sponsor/Organization**

Bridgewater Fire Department

*** Applicant Category**

Town Committee/Department

*** Project Description: (Note the project must demonstrate a public benefit.)**

This request has two parts, the first is for the restoration and rehabilitation of the Fire Department's 1850 Hunneman hand pumper with the goal of public display at the new Fire Headquarters. Vintage Vehicle Restorations has provided a restoration proposal for the piece, a separate quote for two-way transport is included. In addition, funding is requested for the conservation and preservation of 12 historical fire department photographs. The NEDCC has provided a cost estimate for a conservation treatment plan, digital prints, and framing options for all items. All items will be displayed in publicly accessed areas of the new Fire Headquarters. All of the included pieces are historically significant to the Town of Bridgewater and represent the history and evolution of the Fire Department from a volunteer supported fire district to the professional organization that exists today.

*** Estimated Project Cost**

\$180,150

*** Estimated CPA Contribution**

\$180,150

*** Project Contact Person/Title**

Deputy Chief Glen Grafton

Phone

7819535431

*** Email Address**

ggrafton@bridgewaterma.org

Supporting Organization(s)/Person(s)

*** Organization/Name/Position**

Bridgewater Fire Department

*** Phone Number**

7819535431

*** Email Address**

ggrafton@bridgewaterma.org

*** By checking this box, I certify that the information provided is true and accurate, and that my typed name serves as my signature.**

Please check the box

*** Print Name**

Glen Grafton

*** Submission Date**

05/05/2026

Format: MM/DD/YYYY