



**Town of Bridgewater**  
**Community Preservation Committee**

June 24, 2026

6:30 PM

The meeting will be held virtually via Zoom.

To attend via video, click on the link below:

<https://us06web.zoom.us/j/83798006618>

**MEETING AGENDA**

**Disclosure:** Pursuant to Section 20 of Chapter 20 of the Acts of 2020, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, and the June 30, 2027, extension granted by Chapter 22 of the Acts of 2022, this meeting for the Town of Bridgewater will be fully remote and accessible to the public through remote participation to the greatest extent possible. No in-person attendance is permitted. Citizens who wish to tune in to the meeting may do so via Zoom.

- A. Call to Order**
- B. Chair's Announcements**
- C. Public Comment**
- D. Approval of Meeting Minutes**
  - a) May 31, 2026
- E. Review of Financial Reports**
  - a) As of May 31, 2026
- F. Old Business**
  - a) Project Updates — In Process
    - 1. First Parish Unitarian Church Windows
    - 2. Hanson Farm
    - 3. Stiles and Hart Improvements
    - 4. Hemlock Drive Windows Replacement
    - 5. Town House Interior Historical Architect Assessment
    - 6. Muti-functional fields (Phase 1 - Engineering)
    - 7. Cemetery Assessment
    - 8. Parthenon Frieze
  - b) Project Updates — Completed
    - 1. Broad Street Properties — project closed, final report accepted, CR Pending

2. Summer Street (Mobil Station) - Pending CR Filing and Final Report

c) Project Updates — Pending Projects

1. Ousamequin Fire Apparatus and Historical Photographs
2. Library Improvements

d) Potential Projects

1. Jenny Leonard Park
2. Town House - Match to Multicultural Grant if Town is a recipient
3. Playground Accessibility
4. Track at Legion Field
5. Senior Center Walking Path

e) Application Form Template - Update

f) CPC Membership Vacancies

1. Housing Authority
2. 2nd Citizen-at-Large Position

**G. New Business**

- a) As brought up by the committee

**H. Committee Liaison Reports**

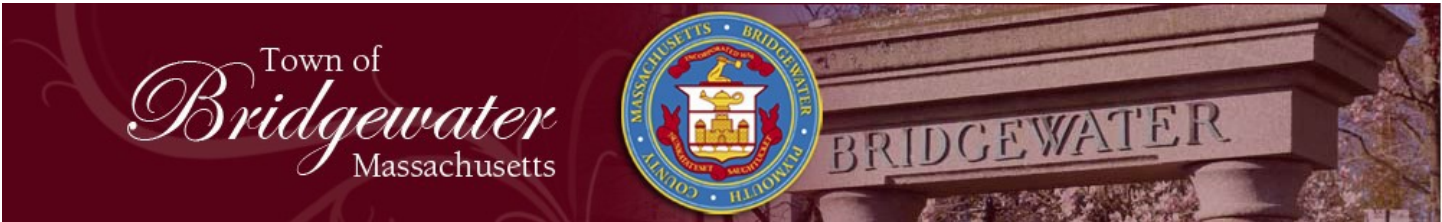
**I. Upcoming Events**

**J. Public Comment**

**K. Next Meeting Date**

- a) Wednesday, July 22, 2026 Format TBD

**L. Adjournment of Meeting**



## Town of Bridgewater Community Preservation Committee

### MEETING MINUTES – May 27, 2026

- A. Call to Order** at 6:32 by Vice Chair Carlton Hunt
- B. Chair's Announcements**  
Vice-Chair Carlton Hunt opened the meeting, filling in for Chair Gina Guasconi while she travels. Carlton Hunt introduced Laurie Keane, the new CPC member, to the committee. Laurie was appointed by the Conservation Commission and will be their representative to the CPC.
- C. Public Comment** - none
- D. Approval of Meeting Minutes**  
a) March 25, 2026  
*Bill Smith motioned to approve the March 25, 2026 meeting minutes which was duly seconded. The motion was approved unanimously.*
- E. Review of Financial Reports**  
a) Financial Reports - As of April 30, 2026  
The financial reports as of April 2026 were reviewed with the committee. The CPC is running about 13% ahead on the budget. State revenue was significantly higher than the previous year, with the final amount received at \$167,437. Carlton Hunt explained the sections of the financial report.
- 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

**First Parish Unitarian Church Windows** — William Smith updated the committee on the progress of the project and stated that two of the seven windows have been installed. The

windows that have been installed look excellent and the estimated time for two more windows to be installed in mid-late June. William will ask that before and after pictures are provided, and they will be submitted for the final report.

**Hanson Farm** — The trail is still in the planning stages and will require approval from Wildlands Trust and the Conservation Commission before they can be started. The remaining funds will be used for bridges over the wetlands.

**Stiles and Hart** — A walk through of the south side was completed with the Town Manager, Chair, Vice Chair, and Admin. The walk also included Town River Landing to view where a potential bridge to the park could be. The north side will be walked in the coming weeks. A survey is being planned for the land-locked piece of land. At some point, re-scoping the park will need to take place with Parks and Recreation being involved.

**Hemlock Drive Windows Replacement** — The installation of remaining items like shades and circular windows is ongoing, with hopes of completion by July. There is about \$40,000 remaining to finish the project.

**Town House Interior Historical Architect Assessment** — The assessment is being awarded to Booth Associates for the Town House interior assessment. Work will begin as soon as possible for the assessment. Since the motion to fund the assessment was from the FY26 Admin account, the CPC may need to re-vote the remaining funds to be taken from the FY27 if the assessment is not completed by June 30.

**Multi-Functional Fields (Phase 1 — Engineering)** — Silva Engineering has been selected for the project and the start is pending the timing of the school schedule.

**Cemetery Assessment** — The revised RFP with a modified scope is in process and is expected to be posted in the coming weeks once finalized by the Finance Department.

**Parthenon Frieze** — The storyboard is still being worked on with delays due to a busy season at Bridgewater Trophy.

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

**Broad Street Properties** — The Broad Street Properties will require the merging of parcels under a Conservation Restriction which Wildlands Trust has agreed to. Wildlands Trust and the Town's Attorney are in discussion to work out the details and answer questions from the State.

**Summer Street (Mobil Station)** - A final report is waiting for the CR to be finalized. The Bridgewater Improvement Association has voted to hold the conservation restriction and it is being finalized by the Town's Attorney.

c) **Potential Projects**

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

3. Jenny Leonard Park
4. Track at Legion Field
5. Senior Center Walking Path

**Restoration of Fire Department’s Ousamequin Hand Pumper and Historic Pictures** – This item was removed from this section. The eligibility form has been received and will be voted on later in the agenda.

**Playground Accessibility** – The Disability Commission is working in conjunction with the Parks and Recreation Department for pricing.

**Jenny Leonard Park** – The catch basin that was originally part of the parcel being considered for donation is going to be broken off of the acceptance. A revised draft plan excluding the catch basin has been received and reviewed by our Town Planner. Acceptance of the revised plan will be presented at the next Planning Board meeting. If accepted, it can go before the Town Council for a vote on the acceptance of the donated parcel. The reason that CPC is monitoring the acceptance is that, if accepted, the Jenny Leonard Park can be expanded, at which point the Parks and Recreation Department may submit an application for CPA funding to improve the park.

**Track at Legion Field** – This project is on hold due to this being a busy time for Parks and Recreation.

**Senior Center Walking Path** – A walking path including exercise locations at the Senior Centers in the thought stage

d) **Application and Eligibility Form Templates**

1. Eligibility Forms - Vote
2. Application - Update

**Eligibility Forms – Vote** - The eligibility form on the website has been revised and updated for ease of use.

*Maureen Minasian motioned to approve the revised the Eligibility Form format which was duly seconded. The motion was approved unanimously.*

**Application Form** - The electronic application form is still being worked on by IT and is expected to be voted on in June.

e) **CPC Membership Vacancies**

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

**Housing Authority** -The Housing Authority appointed a new member to their Committee. Josh will work with that person to meet with the Citizen Advising Committee and ultimately be the Housing Authority representative to the CPC..

**At Large** - The Town Council voted in May to replace the Affordable Housing Trust with a second at-large position. The at-large vacancy will be advertised on the website and social media.

a) **FY27 Budget - Vote**

The FY27 Community Preservation Act Budget was reviewed and discussed by the committee.  
*William Smith motioned to recommend the FY27 Community Preservation Act Budget as presented which was duly seconded. The motion was approved unanimously.*

b) **Eligibility Form Received**

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

**Library Renovations**

The committee reviewed and discussed the eligibility form submitted by the Town Manager's office for library renovations. The materials for the columns were questioned and the carpet replacement was deemed ineligible.

*Gina Guasconi motioned to approve the eligibility form for the Library Renovations as discussed which was duly seconded. The motion was approved unanimously.*

**Hand Pump Truck and Historical Pictures**

The eligibility form and cost breakout were shared with the committee. A suggestion was made for the applicant to pursue other vendors for restoring the phonographs

*Patrick Driscoll motioned to approve the eligibility form for the two portions included which was duly seconded. The motion was approved unanimously.*

c) **Potential Projects - Town House - Match**

The State will be sending the details of the Cultural Council grant awarded to the Town for an assessment of the Town House's electrical and mechanical systems by the end of June. The committee will then take a vote for approval of matching funds once the official award has been received.

d) **As brought up by the committee - none**

**H. Committee Liaison Reports – none**

**I. Upcoming Events - none**

**J. Public Comment**

Janet Hanson commented that the posted meeting agenda showed this meeting as hybrid but was changed to virtual without the agenda being updated. She also asked who would be responsible for the park at the Mobil Station lot and commented on the potential bathrooms in the building and the configuration of the intersection.

**K. Next Meeting Date**

- a) June 24th, 2026. Venue to be determined.

**L. Adjournment of Meeting**

*Laurie Keane motioned to adjourn the meeting at 7:52 pm which was duly seconded. The motion was approved unanimously.*

Town of Bridgewater CPC Reporting 5/31/2026 Revenue Budget to Actual				
Object	Description	FY2026 Budget	FY2026 Actuals	FY2026 Available
412000	REAL ESTATE SURCHARGE	900,000.00	1,048,586.68	(148,586.68)
414200	TAX LIENS REDEEMED-TAX TITLE PAYMTS	0.00	1,238.28	(1,238.28)
417001	PENALTIES & INTEREST TAXES	0.00	2,023.45	(2,023.45)
468004	STATE REVENUE-CPA MATCH	135,000.00	167,437.00	(32,437.00)
482000	EARNINGS ON INVESTMENT	0.00	167,074.21	(167,074.21)
497001	TR FR SPECIAL REV FD	0.00	73,594.92	(73,594.92)
Grand Total		1,035,000.00	1,459,954.54	(424,954.54)

Town of Bridgewater CPC Reporting 5/31/2026 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 5/31/2026 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	2,970.04	5,669.96
530000	** ADMIN EXPENSES		39,610.00	115.48	39,494.52
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	116,399.55	189,146.15
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	495,835.50	1,008,838.59