



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 yeas 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