



Town of Bridgewater, Massachusetts

Community Preservation Committee

Meeting Minutes September 24, 2025

Link to meeting recording:

A. Call to Order

The meeting was called to order by the Chair at 6:30 pm

Members Present: Gina Guasconi, Carlton Hunt, Maureen Minasian, Patrick Driscoll, Harry Bailey

Members Absent: David Moore, William Smith

Guests: James Walsh, Eileen Hiney

B. Chairs Announcements

Gina Guasconi thanked everyone for their attendance.

C. Public Comment –

James Walsh 60 Crescent Street – shared information on proposed changes to the town code.

D. Approval of Meeting Minutes –

August 27, 2025, Meeting Minutes

The minutes will be voted at the October meeting.

E. Review of Financial Reports –

a. The financial report as of August 31, 2025, was reviewed.

b. Other Finance Reports

A recap of CP1, CP2, CP3 was provided to the committee. This was filed with the state.

F. Old Business

a) Administrative Assistant Scope and Tracking

A draft spread sheet with the scope of service for the administrative assistant was shared with the committee.

b) Applications Received:6

1. First Parish Unitarian Church

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

c) Eligibility Forms Received

1. Storage Building at Legion Field

The committee is waiting for additional information. The building has been torn down as it was deemed “unsafe” by the building inspector.

2. Cedar Street

The eligibility form is expected at the October meeting. The work is primarily for foundation work and accessibility into the basement.



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d) Project Updates – In Process

a. Hanson's Farm

The signage is being worked on. There will be one conservation sign and one trail sign. Wildlands Trust is preparing a press release for the property. A ceremony is being planned, with expected timing in November.

b. Stiles and Hart Improvements

The project has been closed out, however, there are additional items that need to be completed. The signage of the park was discussed, and John Hart will be installing a trail map in the entrance kiosk.

c. Hemlock Drive Windows Replacement

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

d. Parthenon Frieze

The hanging of the friezes is moving forward with an engineering firm being hired to reinforce the wall.

e. Town House Project

The project is in process.

e) Project Updates – Completed Projects

a. Broad Street Properties

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

b. Summer Street – Mobil Station

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

c. Rebinding of 1894 Death Book

The final report is in process.

d. Edson Book

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

f) Anticipated Projects

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

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

b. Playground Accessibility

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

c. Jenny Leonard Park

Parks and Recreation are holding off on action until the piece of property is accepted by the Town.

d. Basketball Courts

No additional updates.

e. Study of recreational land options

No additional updates.

G. New Business



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a) Cemetery Restoration

The application will be submitted for the October meeting.

b) Multi-Functional Fields

The application was submitted and reviewed by the committee. An expected cost of \$25,000 for the engineering study was discussed. The committee will be breaking the project into two phases: Phase 1 – Engineering Study Phase 2 – Acting on Engineering Study The application will need all letters of support prior to submission to the Town Council.

Pat Driscoll motioned to approve Phase 1 in the amount of \$25,000 for due diligence engineering and scope of work from account 359000 Undesignated Funds which was duly seconded. The motion was approved unanimously.

c) Fire Department – Historical Pictures and Framing

d) Town River Landing Resolution

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

e) Application Template

f) As brought up by the committee

H. Liaison Report

a. Historical Commission

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

b. Open Space

The committee has not met due to a lack of a quorum.

c. Conservation Commission

No updates at this time.

d. Parks and Recreation

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

e. Planning Board

No updates.

I. Next Meeting

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

J. Adjourn

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

Submitted by: Joshua McGraw/Gina Guasconi