



Town of Bridgewater, Massachusetts

Community Preservation Committee

Meeting Minutes August 27, 2025

Link to meeting recording: <https://www.youtube.com/watch?v=JeyLxilVWzo>

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, William Smith, Harry Bailey

Members Absent: David Moore

Guests: David Frim – Disability Commission, Estelle Wenson – Disability Commission, Karen Kellher - Disability Commission

B. Chairs Announcements

Gina Guasconi thanked attending members and guests and commented on future liaison work with the committee projects.

C. Public Comment – None

Janet Hanson – commented on the town's cemeteries and her support for future projects.

D. Approval of Meeting Minutes –

July 23, 2025 Meeting Minutes

Carlton Hunt motioned to approve the July 23, 2025 meeting minutes which was duly seconded. The motion was approved unanimously.

E. Review of Financial Reports –

The financial report as of July 31, 2025 was reviewed. It was noted that this is the last year for the Keith Homestead payments.

F. Old Business

a) Applications Received:

1. First Parish Unitarian Church

The first reading was completed at the 8/12 Town Council meeting.

b) Eligibility Forms Received

1. Multifunctional Fields at the Middle School

The application is process and should be submitted for the next CPC meeting.

2. Storage Building at Legion Field

The committee is waiting for additional information.

3. Cedar Street

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



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4. First Cemetery

The eligibility form was presented at the meeting. Carlton Hunt will be gathering additional resources and information on restoration companies prior to submitting the application for the project.

William Smtih motioned to accept the eligibility form for the restoration of cemeteries in Bridgewater which was duly seconded. The motion was approved unanimously.

c) Project Updates – In Process

a. Hanson's Farm

The Conservation Restriction has been received, and the signage is being worked on. There will be one conservation sign and one trail sign. Installation is slated for early to mid-August. 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 of the windows has begun. There is a CPC sign at the property.

d. Parthenon Frieze

The schedule for hanging the Friezes has not been set.

e. Town House Project

The CPC vote was approved and the amount appropriated was \$16,000. The appropriation request is to be sent to the Town Manager for procurement. The source of the \$16,000 is from the CPC Administrative Account.

d) Project Updates – Completed Projects

a. Broad Street Properties

The project has been closed and is in financial review. 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 invoice has been received and is in process.

e) Anticipated Projects

a. Jenny Leonard Park

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

b. Basketball Courts

No additional updates.

c. Study of recreational land options

No additional updates.

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



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

e. Playground Accessibility

Carlton Hunt motioned to take this item discussion out of order which was duly seconded. The motion was approved unanimously.

The chair of the Disability Commission presented the project goals of their Marathon Park accessibility project which includes upgraded surfaces and attractions in the park. Gina Guasconi recommended that the Disability Commission obtains a letter of support from the Parks and Recreation Commission. An eligibility form and project cost scope was requested for the project to move forward.

G. New Business

Policies and Procedures

Carlton Hunt is working on updating the CPC Policies and Procedures and will have Gina and the Town Manager review no later than October.

Administrative Assistant

The current Administrative Assistant hours are being considered to be billed under the FY26 CPC Administrative Budget for CPC specific work. The maximum estimated cost would be \$8,640 for FY26.

Carlton Hunt motioned to approve up to \$8,640 of Administrative Funds for CPC related work and that the town work with the CPC to prepare a scope of services which was duly seconded. The motion was approved unanimously.

Stiles and Hart Signage Working Group

The working group will consist of David Moore, Harry Bailey, Gina Guasconi, John Hart, and a town employee.

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

A review of the drainage on Summer Street was conducted by the ConCom. The new member was appointed to the committee in August.

d. Parks and Recreation

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

e. Planning Board

No updates.

I. Next Meeting



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The next meeting will be held on September 24th at 6:30 p.m.

J. Adjourn

Harry Bailey 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