



Town of Bridgewater **Community Preservation Committee**

August 26, 2026

6:30 PM

This is a hybrid meeting and can be attended in-person: Conference Room 201a, 66 Central Square
or virtually via Zoom: <https://us06web.zoom.us/j/89714300227>

MEETING AGENDA

- A. Call to Order**
- B. Chair's Announcements**
- C. Public Comment**
- D. Approval of Meeting Minutes**
 - a) July 22, 2026 Meeting Minutes
- E. Review of Financial Reports**
 - a) As of July 31, 2026
- F. Old Business**
 - a) Project Updates - In Process
 - 1. Hanson Farm
 - 2. Stiles and Hart Improvements
 - 3. Hemlock Drive Windows Replacement
 - 4. Town House Interior Historical Architect Assessment
 - 5. Town House - Match to Cultural Council Grant Awarded to the Town
 - 6. Multi-functional Fields (Phase 1 - Engineering)
 - 7. Cemetery Assessment
 - 8. Parthenon Frieze
 - 9. Fire Department Restoration of Ousamequin Hand Pumper and Historic Pictures
 - b) Completed Projects - Final Steps
 - 1. Broad Street Properties - project closed, final report accepted, CR Pending
 - 2. Summer Street (Mobil Station) - Pending CR filing and final report

3. First Parish Unitarian Church Windows - Pay final invoices and complete final report

c) Pending Projects — Eligibility Approved

1. Library Improvements — Application Pending
2. Adaptive Play Area at Legion Field — Application Pending

d) Potential Projects

1. Jenny Leonard Park
2. Playground Accessibility at Marathon Park
3. Track at Legion Field
4. Senior Center Walking Path

e) Application Template - Update

f) CPC Membership Vacancies

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

G. New Business

a) Eligibility Forms Received

1. Town Parks Infrastructure and Recreation Restoration Project Eligibility Form - Parks and Recreation
2. Permanent Public Recreation Information and Way Finding Resource Signage - Parks and Recreation
3. Titicut State Foundry - Historical Commission

b) As brought up by committee

H. Committee Liaison Reports

I. Upcoming Events

J. Public Comment

K. Next Meeting Date

L. Adjournment of Meeting



Town of Bridgewater **Community Preservation Committee**

MEETING MINUTES – JULY 22, 2026

A. Call to Order at 6:38PM.

Present: Gina Guasconi, Carlton Hunt, Maureen Minasian, David Moore, Patrick Driscoll, William Smith, Laurie Keane

Guests: Janet Hanson, Deputy Fire Chief Glen Grafton

B. Chair's Announcements

The Chair thanked committee members for a successful fiscal year '26, dealing with many projects. Some were brought to fruition from prior years, some were new and were completed, and others are pending. Overall, the CPC finished the year in good standing, and she is looking forward to working with the committee, town offices/departments, and townspeople in FY27.

C. Public Comment

Janet Hanson - Pleasant Street: Commented on following along with the meeting items, and requested clarification on the Broad Street Properties. She also is interested in the fir apparatus application, hoping it is approved.

Deputy Fire Chief Grafton – Explained and answered questions on the department's application for restoration of the Ousamequin hand pumper and historic pictures.

D. Approval of Meeting May 24, 2026, Minutes

Carlton Hunt motioned to approve the May 24th, 2026 Meeting Minutes which was duly seconded. The motion was approved unanimously.

E. Review of Financial Reports

The Finance Department is still closing out FY26 and will have the reports as soon as possible. As of May 31st, the CPC has \$3.2m available funds for projects; the administrative balance shows \$39k which is decreased by \$16k voted for the Town House Interior Assessment, for an available amount of \$23k. The July 31st reports will show the new budget with carryover balances for projects in process.

F. Old Business

a) Project Updates — In Process

1. First Parish Unitarian Church Windows – All the windows have been restored and are in excellent condition. The UU Church will be contacting the CPC for the reimbursement process.

Hanson Farm – The misspellings on the signs will be corrected in the fall. The laying out of the trails will take a little longer as the Hanson's are busy with the farm.

Stiles and Hart Improvements - A working group is being created to complete the project. The project was approved for \$1.3m. To date, the unspent balance is approximately \$780k. Closure of the contract for the work was discussed. The Chair will request a FOIA for internal email. David Moore will try for more information.

Hemlock Drive Windows Replacement – Rain and holidays delayed the project a bit. They hope to be completed by August 15 or 16, weather providing.

Town House Interior Historical Architect Assessment – The original vote for this project was to use \$15k from FY26 admin funds. Since the project was not completed before June 30th, a vote will need to be taken to fund the remaining balance from FY27. As of June 30, \$7500 has been paid. Carlton Hunt read a preliminary report from Booth Associates. A meeting is being scheduled to review the report.

Carlton Hunt motioned to pay the remaining balance of \$7,500 from FY27 admin account 530000 which was duly seconded. The motion was approved unanimously.

Town House - Match to Cultural Council Grant Awarded to the Town - No update.

Multi-functional Fields (Phase 1 - Engineering) - Silva Engineering has completed the survey. A walk-through was done to go over the challenges and to be sure everyone is on the same page. Size of fields, pickle ball courts, tennis courts, and other infrastructure are being discussed in conjunction with Parks and Recreation. Discussion took place on the next phase, including funding.

Cemetery Assessment - The revised RFP has been posted with a downsized scope. Due date is September 2.

Parthenon Frieze - The storyboards are still in the works.

b) **Project Updates - Completed Projects Final Steps**

1. **Broad Street Properties** - The project is closed and the CR is still pending.
2. **Summer Street Property** – The CR is still in the works. It is at the Town Council for acceptance.

c) **Project Updates - Potential Projects - Eligibility Approved**

1. **Library Improvements** - The columns have already been purchased and installed and will not be on the eligibility form. The windows may be the only portion eligible. A revised eligibility form will be submitted for August. Bill Smith will take on being the liaison. To the project as it falls within the Historic District.

d) **Potential Projects**

1. **Jenny Leonard Park** - Plans are dependent on acceptance of the Oldfield Estates parcel by the Town. The schematic of the parcel is still being considered. And will be reviewed by the Planning Board. An update will be provided from the liaison.
2. **Playground Accessibility at Marathon Park** - This is still being worked on by the

Disability Commission and the Parks and Recreation Department.

3. **Track at Legion Field** – no update.

4. **Senior Center Walking Path** – no update.

e) **Application Template** – The template was shown and the upcoming edits were discussed. The Fire Department application was submitted on the template and seemed to work well. Final changes will be voted at the August meeting.

f) **CPC Membership Vacancies**

1. **Housing Authority** – A new member is in process of being appointed to the Housing Authority. That person may be the appointee to the CPC.

2. **2nd Citizen-at-Large Position** – In process..

G. New Business

a) **Adaptive Play Area at Legion Field Eligibility Form**

Applicant Sherry Freyermuth explained and answered questions about the proposed project during the discussion. The Town Manager and his office will spearhead the project,

Patrick Driscoll motioned to approve the eligibility form for the Play Area at Legion Field which was duly seconded. The motion was approved unanimously.

b) **Ousamequin Fire Apparatus and Historical Photographs Application**

Quote 1 is \$122,900 is for the pumper and \$57,250 is for the restoration of the photographs. Quote 2 is for a substantially less amount of \$47,000 for the entirety of the project. The Historical Commission has submitted a letter of support. David Moore will be the CPC liaison.

Carlton Hunt moved to appropriate \$181,000 for the pumper and restoration of the photographs from the Historic Reserve account, which was duly seconded. The motion was approved unanimously.

c) **Coalition Dues**

The annual due of \$3500 was discussed with the committee.

Patrick Driscoll motioned to pay the \$3500 annual dues from the admin fund, which was duly seconded. The motion was approved unanimously.

d) **As brought up by the committee**

1. The committee received a new eligibility form for the Titicut Foundry project which will be voted at the August meeting.

2. The Town Clerk has asked Bill Smith about a cast iron double-sided sign, dating back to the early 19th century, that's currently in her office. He and David Moore have discussed the sign and possible locations.

H. Committee Liaison Reports

Historical Commission – David Moore noted that he had been approached by the daughter of Benjamin Hathaway, a local native citizen, who served in three wars. After Mr. Hathaway's passing, his family found his written memoirs and has had them published. They will be donating copies to the Town.

Conservation Commission – They are meeting with the DEP at BRS over a significant wetlands issue.

I. Upcoming Events – none.

J. Public Comment

Janet Hanson – Would like to see a picture of the sign brought up by Bill Smith. She also asked what the plans are for the cemeteries.

K. Next Meeting Date - August 26th, 2026 – hybrid.

L. Adjournment of Meeting

Patrick Driscoll motioned to adjourn at 8:54pm which was duly seconded. The motion was approved unanimously.

Town of Bridgewater CPC Reporting 7/31/2026 Revenue Budget to Actual				
Object	Description	FY2027 Budget Amount	FY2027 Actuals	FY2027 Available
412000	REAL ESTATE SURCHARGE	950,000.00	278,124.32	671,875.68
414200	TAX LIENS REDEEMED-TAX TITLE PAYMTS	0.00	47.61	(47.61)
417001	PENALTIES & INTEREST TAXES	0.00	137.06	(137.06)
468004	STATE REVENUE-CPA MATCH	147,250.00	0.00	147,250.00
482000	EARNINGS ON INVESTMENT	0.00	16,902.77	(16,902.77)
497001	TR FR SPECIAL REV FD	0.00	0.00	0.00
Grand Total		1,097,250.00	295,211.76	802,038.24

Town of Bridgewater CPC Reporting 7/31/2026 Unofficial Balance Sheet of Available for CPC		
Object	Description	Sum of FY2027 Actuals
321500	**FUND BAL-CPA RES FOR CONT APPR	963,674.11
324000	FUND BAL-CPA RES FOR EXP	398,007.00
324100	FUND BAL-CPA RES OPEN SPACE	403,904.48
324200	FUND BAL-CPA RES HISTORIC PRES	743,475.95
324300	FUND BAL-CPA RES COMM HOUSNG	459,525.14
359000	UNDESIGNATED FUND BALANCE	2,350,732.09
Grand Total		5,319,318.77

Town of Bridgewater CPC Reporting 7/31/2026 Expense Budget to Actual					
Object	Description	ORIGINAL PROJ BUDGET	FY2027 Budget Amount	FY2027 Actuals	FY2027 Available
0.573000	**ADMIN EXPENSES - DUES		0.00	0.00	0.00
510000	**ADMIN EXPENSES - WAGES		3,668.00	237.91	3,430.09
530000	**ADMIN EXPENSES		55,000.00	0.00	55,000.00
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
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	189,146.15	0.00	189,146.15
584001	**O-FY25-043 & O-FY23-051 PARTHENON FRIE	18,000.00	1,125.00	0.00	1,125.00
584010	**O-FY22-074 STILES&HART IMPRVMT	1,300,000.00	706,250.36	0.00	706,250.36
591086	ACADEMY BUILDING (Matures 2036)		240,000.00	0.00	240,000.00
591586	ACADEMY BUILDING INTEREST		71,400.00	0.00	71,400.00
Grand Total		1,776,138.00	1,333,742.11	237.91	1,333,504.20

CPC Eligibility Form

Print

Del

Submitted by:

Submitted On: 2026-08-07 10:50:03

Status: Open

Priority: Normal

Assigned To: Josh McGraw

Due Date: Open

Bridgewater departments, committees, commissions, boards, and nonprofit organizations, please use this online form on the Town website to submit your request. Individual homeowners and non-incorporated entities should contact the BCC coordinator at cpc@bridgewaterma.org for information. Requests must be submitted at least one week before the CPC meeting, which is held on the 4th Wednesday of every month.

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

Town Parks Infrastructure and Recreation Restoration Project

* Project Address

175 Bedford St & Scotland St

* Project Sponsor/Organization

Parks and Recreation

* Applicant Category

Town Committee/Department



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

This project will rehabilitate and restore critical municipal recreation infrastructure to ensure public safety, long-term asset preservation, and universal access. The scope of work includes resurfacing degraded parking lots (\$1.1M) as well as resurfacing and leveling walking paths/roadway for full ADA compliance (\$80k). Some of the areas include: path/walkway from Handicapped Ramp to Snack Shack, Roadway from Snack Shack to Big Diamond Field, Parking lots at Legion, Scotland, Marathon Park, Carvers Pond and the Girls Softball field. Additionally, the project will execute safety focused tree trimming (\$12k) to preserve the park's natural canopy and completely replace a deteriorated softball field backstop (\$30k) to protect players and spectators. All activities fall strictly under the CPA's permitted use for the rehabilitation of outdoor recreation and open space resources.

* Estimated Project Cost	* Estimated CPA Contribution
\$1.3M	\$1.3M

* Project Contact Person/Title	Phone
Allyson Johnson	(508) 697-8020

* Email Address
ajohnson@bridgewaterma.org

Supporting Organization(s)/Person(s)

* Organization/Name/Position	* Phone Number
Parks & Recreation/James Small/Superintendent	(508) 697-8020

* Email Address
jsmall@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	* Submission Date
Allyson Johnson	08/07/2026

Format: MM/DD/YYYY

CPC Eligibility Form

Print

Del

Submitted by:

Submitted On: 2026-07-28 17:45:36

Status: Open

Priority: Normal

Assigned To: Josh McGraw

Due Date: Open

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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

Permanent Public Recreation Information and Wayfinding Signage

* Project Address

Legion Field Complex 175 Bedford St. Bridgewater, MA

* Project Sponsor/Organization

Town of Bridgewater Parks & Recreation Department

* Applicant Category

Town Committee/Department



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

The Town of Bridgewater Parks & Recreation Department is requesting Community Preservation Act funding under the Recreation – Create category to create a permanent public recreation information and wayfinding resource at the Legion Field Complex. The project will consist of the purchase and installation of a commercial-grade, weather-resistant electronic message center at the Town’s recreational facility. The sign will provide residents and visitors with timely information concerning Town recreational programs, Little League and youth sports activities, athletic schedules, field assignments, registration information, facility closures, weather-related cancellations, public safety notices, recreation events, facility rules, accessibility information, wayfinding, and other information directly related to the use and enjoyment of Town recreational facilities. The proposed project will create a new permanent recreational amenity that will improve public access to information and enhance the safe, efficient, and enjoyable use of the Legion Field Complex. The Legion Field Complex is a major Town recreational facility serving Bridgewater residents and visitors. The electronic information center will support the Town’s ongoing objective of maximizing public use of its recreational facilities and improving the quality and accessibility of its athletic fields and other recreational areas. The project will provide a direct and continuing public benefit. The sign will be owned and maintained by the Town of Bridgewater Parks & Recreation Department and will be used for public recreation information rather than commercial advertising.

* Estimated Project Cost	* Estimated CPA Contribution
\$55,000	\$55,000

* Project Contact Person/Title	Phone
James A. Small III-Parks & Recreation	5089327903

* Email Address
jsmall@bridgewaterma.org

Supporting Organization(s)/Person(s)

* Organization/Name/Position	* Phone Number
Bridgewater Parks and Recreation	5083978020

* Email Address
jsmall@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	* Submission Date
James A Small III	07/28/2026
Format: MM/DD/YYYY	

CPC Eligibility Form

Print

Del

Submitted by:

Submitted On: 2026-07-22 10:29:03

Status: Open

Priority: Normal

Assigned To: Josh McGraw

Due Date: Open

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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

Titicut State Foundry

* Project Address

0 South St Map 132 Parcel 2

* Project Sponsor/Organization

Bridgewater Historical Commission

* Applicant Category

Town Committee/Department



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

To mark and identify the site of the Titicut State Foundry, created by the Committee on Public Safety in April of 1776. Production of cannon at the site was instrumental in the American Revolution. The story is well documented through The state archives. We wish to place a marker at the sight on the Side of South Street and make some basic improvements to the existing parking area. We also want to produce an informational video on the significance of the sight.

* **Estimated Project Cost**

5000

* **Project Contact Person/Title**

David R Moore

* **Email Address**

dmoore1949@gmail.com

* **Estimated CPA Contribution**

4000

Phone

Ex. (123) 456-7890

Supporting Organization(s)/Person(s)

* **Organization/Name/Position**

Bridgewater Historical Commission

* **Email Address**

dmoore1949@gmail.com

* **Phone Number**

508-294-4261

* **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**

David R Moore

* **Submission Date**

07/22/2026

Format: MM/DD/YYYY