



Town of Bridgewater, Massachusetts

Community Preservation Committee

Meeting Minutes – August 29, 2007

Location – Senior Center
Recorded by: Laurie Miller

Community Preservation Committee

Dan Buron
Recreation Commission

Peter Colombotos,
Vice Chair/Secretary
Master Plan Implementation
Committee

(Open)
Planning Board

Marilee Kenney Hunt, Chair
Citizen at large

Rick Kranes
Conservation Commission

David Moore
Housing Partnership

(Open)
Capital Planning Committee

Bob Vazza, Treasurer
Housing Authority

Robert Wood
Historical Commission

Members Present:

Dan Buron [], Peter Colombotos [x], (Planning Board Rep) [], Rick Kranes [x], Marilee Kenney Hunt [x], David Moore [x] (Capital Planning Rep.) [], Bob Vazza [x], Robert Wood [x]

Guests:

Robert Iafrate (Planning Board)
Carlton Hunt
Rev. Patricia Miller Fernandes (United Methodist Church)
Shari Sprong (United Methodist Church)
Mel Cohen (Town Counsel)
Ed Freeman (?) (United Methodist Church)

The meeting was called to order at 6:30 PM.

* A motion was made by Peter Colombotos, seconded by Bob Wood to approve the minutes of the July 19, 2007 meeting with no changes. Unanimously approved.

Treasurer's Report:

There is currently a fund balance of \$1,121,143.57 which includes June's monthly interest of \$3,094.05.

The committee authorized Marilee to have payroll and bill signing authorization.

*A motion was made by Bob Vazza, seconded by Peter Colombotos to accept the Treasurer's Report. Unanimously approved.

Update on CPC re-configuration by-law:

Language change has been sent to the BOS for the re-configuration by-law (removing the Capital Planning Committee as a member and replacing it with the Open Space Committee) which will be put on the November Town Meeting.

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Request for Planning Board re: their membership:

Bob Iafrate, Chair of the Planning Board, attended our meeting as a guest and notified us that he will be sworn in as the Planning Board appointee to the CPC on a temporary basis so the CPC will have an easier time making quorum.

He, with help from Mel Cohen, is going to draft language for a Town Meeting Article to change the statute for configuration of the Planning Board make-up to allow the appointment of a second Associate Member. The request has to go through the State as the Planning Board is established under State since the Planning Board is established under State regulations. It will require a special exception by the State Legislature for Bridgewater. Once the change in the Planning Board membership is established, it will then be able to appoint a member who wishes to serve on the CPC.

* A motion was made by Bob Wood, seconded by Peter Colombotos to write a letter, when the time is right, to Rep David Flynn, or whoever at the State level may need to receive such a letter, supporting the expansion of the Planning Board to include a second Associate Member. Unanimously approved.

Historic Preservation Restrictions for “private” grantees

Attorney Mel Cohen gave us an overview of restrictive covenants (historical deed restrictions) that are being sought from the three private entities that have been approved by the town for CPA funding (Bridgewater Cemetery Corporation, Scotland Trinitarian Church and the United Methodist Church).

Each entity will need to provide Town Counsel (Mel Cohen) with the information he has requested including a copy of their By-laws, who is authorized signatory and fiduciary agent, a complete description of the existing building, including the date it was constructed, details of the design of the building, materials, historical significance of the building etc. Each entity will need to provide the deed, exterior photographs of the building, the “as-built” plans, plot plans, Insurance Certificates and prior restrictions.

Once all the requested materials are received by the Town Counsel, he will submit the Restriction Agreement for approval to the Massachusetts Historical Commission (MHC). When the MHC has approved the restrictions, they will be presented to the entities for signatures then the CPC and the Board of Selectman will review them for approval.

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Several members of the Methodist Church were in attendance at the meeting and posed questions regarding the restrictions.

Peter Colombotos is to provide the link to the Historical Regulations from the US Department of the Interior to the Methodist Church so they can review the requirements set forth there.

*Motion was made by Bob Vazza, seconded by Peter Colombotos, to accept the Restriction Agreement as drafted by Mel Cohen with any amendments he deems necessary. Unanimously approved.

Timeline for other grantee contracts

The Committee discussed some of the Town grantees and the timeline for turning over money to them. Marilee received an inquiry from Mike Demos in his capacity with the Bridgewater Little League wondering about the status of the girls' softball fields in preparation for next year's scheduling and planning. He noted that the Girls' Softball League has requested that Paul Sullivan be put in charge of the due diligence for the Girls Softball field as Marybeth Lawton is no longer an elected town official. Marilee noted that the award to the girls' softball was contingent upon a firm commitment from the US National Guard. She has not been notified that the National Guard has set an exact time to begin the project.

Bob lafrate noted that no plans have come before the Planning Board and with piping, construction, etc. there will need to be approval from the Planning Board before work can begin. The Committee and Town Counsel reiterated that we should not release any monies to the grantees until we are totally satisfied that all the stipulations in the applications have been satisfied.

RFQ 4 Building Study

The Request for Qualifications (RFQ) for the 4 Building Study has been approved by a vote of the BOS. It will be posted at the State's Central Register on Wednesday, September 5th.

The Bidders conference is scheduled for September 20th, just after (7:30 PM) our regularly scheduled meeting. Proposals are due on October 10th.

It is anticipated that the 4 building study will miss this year's cycle of money if the Town decides to go forward with any of the proposals that are suggested. It can be hoped that any truly emergency situation will be obvious early enough in the study that it can be highlighted to town officials before the final report. If not, it may be possible for the town to

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use the Emergency Waiver provisions of the grant proposal process to apply for funding immediately.

Bob Vazza warned the Committee again, as he did during the last funding cycle, to not “let the money burn a hole in our pockets.” It is important that all projects be scrutinized and found worthy of tax payer money before recommending them for funding to the Town.

The Committee made slight changes in the RFQ, specifically the weighing system for rating the bidders that return the RFQ.

*Motion by Rick Karnes, seconded by Peter Colombotos to accept the RFQ as amended.

Report from the Application process sub-committee

The sub-committee met and is recommending the same timeline that the Committee used last year for the application process to be able to include the CPC’s recommendations on the warrant for the Spring Town Meeting.

Marilee reported that they wanted to slightly amend the application just to make it clearer and to add a cover page to it so the Committee would have pertinent information on the front page.

There was also a requirement added to the application that future applicants will provide 12 copies of the application to the Committee.

Pre-applications will be due on December 14, 2007 and the deadline for submission of applications will be February 1, 2008.

*Motion was made by Peter Colombotos, seconded by Rick Kranes to approve the grant application and timeline recommended by the Sub-committee with the minor changes made. Unanimously approved.

The pre-application and application will be posted on the town’s website.

Open Space Meeting of September 27th

The Open Space meeting has been finalized and invitations have been sent out and Laurie has received a few RSVP’s. The meeting location will be the Senior Center at 7PM. Marilee wondered about providing decaf coffee and some type of snacks but we weren’t sure that our administrative funds could be used for such.

Robb Johnson from the Nature Conservancy, Anna Nalevanko and the consultant, Jennifer Goldson, need to meet and discuss their

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presentations. The “meeting” may be a conference call or an actual in-person meeting. Pete will facilitate getting the group together. Robb Johnson is waiting until after our meeting tonight to schedule so Pete will contact them asap.

Cable 9 has been notified and will be in attendance at the meeting to tape if for broadcast to Bridgewater. It will be good to have some newspaper coverage fo the meeting before it happens. Marilee and Laurie will contact Theresa Enos (Enterprise), Ruth Douillette (The Independent) and Christine Walgreen (Globe South) to be sure they have information prior to the meeting

The next CPC meeting is Thursday, September 20, 2007 at 6:30 – Bidders conference to immediately follow.

The meeting was adjourned at 8:35.