



# Town of Bridgewater, Massachusetts

## Community Preservation Committee

### Meeting Minutes – March 20, 2008

#### Community Preservation Committee

Dan Buron  
Recreation Commission

Peter Colombotos,  
Vice Chair/Secretary  
Master Plan Implementation  
Committee

Robert Iafrate  
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

Location – Senior Center  
Recorded by: Laurie Miller

#### Members Present:

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

**CPC Liaison:** Sharon Travers Gay [ x ]

#### Guests:

Carlton Hunt

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

The Committee decided that it would be beneficial to have the Town Attorney in front of us at our regularly scheduled meeting in May.

Marilee is going to find out if we can get a copy of the Murray Farm appraisal.

Sharon Travers Gay's contract has not been signed and Marilee spoke with Mark Gildea regarding same. There seems to be some confusion as to who Sharon is an employee of and why she is not in the Wage and Personnel package. Marilee is meeting with Mark Gildea and Joanne O'Donnell on Tuesday March 25 to discuss the issue to hopefully get the contract finally signed. Sharon informed Marilee that she will not be working until the contract is signed and she can be paid.

Marilee is to contact Dave Matton to make sure that Sharon is in the Wage and Personnel package. There is supposedly a meeting on Monday or Tuesday of the week of March 24, 2008 regarding same.

#### Discussion of Grant Applicants:

#### NRTB

Marilee reported that Mark Gildea does not see any legal issues regarding the warrant for the NRTB from the last round.

Rick Kranes reported that the NRTB had been in front of Con Comm regarding the wetlands and the need to delineate them. He reported that

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there is an abutter situation. On the land leading over to the proposed park.

David Moore expressed his concern that this is going to be a “dead end” park and that there is a need for emergency room access off of Broad Street. The proposed park cannot be patrolled. The project should be beautiful when complete but the fact that police and fire don’t have access is a real issue.

Marilee reported that they need \$13,000 to complete the definitive design work on the bridge this year. And asked the Committee how they felt about not giving the NRTB any more money until they came in front of us with a viable option for public safety access issues.

David Moore felt we needed a full blown plan of the park. There was some discussion as to whether the 40R at Waterford could foot some of the money here as a “concession” to the Town.

Carlton Hunt reported that this park was in the master plan as far as the bridge being key to linking the parks and making them more accessible.

Sharon Travers Gay wanted us to consider whether if the future park plan was not viable would we be funding a bridge to nowhere?

Marilee was concerned about not putting the brakes on this project and stopping the momentum but at the same time we need the issues addressed. She felt it made sense that they come back to us in the Fall, particularly since they still aren’t building anything – we are still in the planning stages.

Rick Kranes felt that the fall application must include a schematic of the park layout showing access and egress.

Sharon pointed out that it is a large engineering job and was wondering if they had any other sources for revenue.

Dave Moore and Peter Colombotos agreed that we should let the project continue on its path but that we would need a clear definition for the future.

Marilee voiced her strong recommendation for a comprehensive plan in the fall.

A motion was made by Rick Kranes, seconded by Bob Wood to accept the final proposal with a letter sent to the applicant outlining a comprehensive park plan for the future.

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### **UU Church**

There was no further discussion regarding the application. The committee added up to \$5000 to the requested proposal for legal fees.

Bob Wood made a motion to accept it and Rick Kranes seconded the proposal with the added change

### **Liaison Position**

Sharon gave us an accounting of her time used to date and then broke that out to mid September. After calculating her time that was being utilized she felt it was safe to assume that \$45,000 was a more accurate figure going forward. It was suggested that we also add \$1000 in for legal and advertising fees as her position would have to be posted again when the renewal period was over.

Motion was made by Bob Wood, seconded by Peter Colombotos with the additional funds added and the adjusted funds amended.

### **Binding of Town Vital Records**

Sharon reported that she spent some time with Ron Adams in Town Hall and in the vault to see exactly what he was referring to. The binding and restoration is for the vital records from 1656-1956 (death, birth, marriage etc). The binding will address 70% of the need and after the binding the records will be moved to a more climate controlled area and will hopefully correspond with the four building study as far as storage locations.

Marilee is to check to see if modern records can be bound as they are not historic yet, but will be at some point and will deteriorate in the same fashion. She will check with the coalition.

Motion was made by Bob Wood, seconded by Rick Kranes. Peter Colombotos abstained.

### **Grant to put the Historic District on the Central Mass Historic Registry.**

David Moore explained that the grant request is to help put the package together and that placing the central business district on the registry would help us get matching funds.

Motion by Bob Wood, Seconded by Peter Colombotos

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### **Stanley Iron Works**

Discussion took place regarding the length of this project. David explained that it was probably a 2-3 year project.

Peter asked if we were trying to leverage any other funding for it and wondered whether Sharon could help with that.

There was discussion about removing some of the language in the grant proposal that was not supposed to be in there, but was from another grant application from the Town. We removed 2B, 6 and the first section of paragraph 10.

Motion by Rick Kranes, seconded by Peter Colombotos.

### **Windows and Siding on the Academy Building**

A discussion took place regarding the restoration vs. replacement component. David Moore felt it necessary that a separate committee eventually be the deciding factor as to which way the town went. Marilee insisted that it was exactly the work of this Committee to make recommendations to Town Meeting based on the NCA report and that we would bring in experts to guide us on the differences and nuances if we needed guidance.

The committee decided that this grant request would also hinge on NCA's report. And that 25K would be added into the grant for the trim work on the Academy Building since it was left off the grant.

Motion was made by Bob Vazza, seconded by Rick Kranes.

### **Handicapped Access Ramp/Elevator/Handicapped Bathrooms in Academy Building**

Again it was discussed that this grant request must be contingent upon NCA's report.

Marilee expressed a need to have any elevator within keeping with the period of the building. She wants it to be thoughtful and not a knee jerk reaction to something that has been an issue since the early 70's that the Town never addressed.

Rick Kranes made a motion, seconded by Peter Colombotos to put forth the 15K grant proposal for the repairs to the existing handicapped ramp access etc.

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Bob Wood made a motion, seconded by Bob Vazza for the \$100K grant proposal for the elevator and bathroom restoration. Peter Colombotos opposed it and Marilee Hun abstained.

The meeting was adjourned at 9:30 PM

DRAFT