

# Town of Bridgewater, Massachusetts

## Community Preservation Committee

**Meeting Minutes**  
**April 22<sup>nd</sup>, 2020**



### Community Preservation Committee

Gina Guasconi, Chair  
Recreation Commission

Carlton Hunt, Vice-Chair  
Citizen at Large

Kevin Mandeville  
Open Space Committee

Joan Neumeister  
Housing Authority

Jean Guarino  
Planning Board

Harry Bailey, Jr.  
Conservation Commission

Stephen Rogan  
Historical Commission

William Smith  
Historic District Commission

Affordable Housing Trust

—  
Joshua McGraw  
Staff Assistant

The meeting was called to order by the Chair at 6:05PM

**Members Present:** Gina Guasconi, Jean Guarino, Kevin Mandeville, Carlton Hunt, Stephen Rogan, Harry Bailey

**Members Absent:** Joan Neumeister, William Smith

**Guests Present:** Michael Dutton – Town Manager

### 6:00 Public Hearing - CPA plan

Anna Callahan showed the presentation from the meeting held on February 25<sup>th</sup>, 2020.

### Public Comment:

David Moore, 54 Flag Street: We are missing two things (from the CPA Plan), access to historic artifacts and accessibility to open space trails. We would like to make it easier to access these artifacts online. The town has recently acquired a large scanner, and we should utilize it. On the open space plan, we need accessibility to these areas. Some are easy to navigate but there are several that need work done.

### CPC Comments:

Kevin Mandeville: With regard to David Moore's question, we have planned on walking through several of the open spaces and are continuing to work on the projects with the town.

Carlton Hunt: Given that we are potentially going to be receiving an application for emergency rental assistance from the Town it should be mentioned in the plan.

*Carlton Hunt motioned to close the Public Hearing; Stephen Rogan seconded the motion. The motion was approved unanimously.*

### 6:30 General Meeting

**The meeting was called to order at 6:37PM**

*Carlton Hunt motioned to take the discuss and vote on CPA plan out of order, Harry Bailey seconded the motion. Approved unanimously.*

### Discuss and vote on CPA plan

The committee would like the historical artifacts language "protection of archives" to include; physical preservation, restoration, digitization, and online accessibility. The committee would like "ensure safe and continuous access" to be added to the CPA Plan.

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Carlton Hunt wanted to discuss emergency rental assistance and how it relates to the plan and has asked that the emergency rental assistance be added after the goals in the plan. Anna Callahan and Jennifer Goldson reviewed goal 3 with the committee and confirmed that there is currently wording in the plan that covers the need to address emergency rental assistance. Anna Callahan will make final revisions to the wording.

*Carlton hunt motioned to approve the CPA Plan, Kevin Mandeville seconded the motion. The motion was approved unanimously.*

### **Public comments – No public comments.**

*Carlton Hunt motioned to take the Pending Applications Update – Congregational Church out of order, Harry Bailey seconded the motion. The motion was approved unanimously.*

### **Pending applications update**

#### Central Square Congregational Church

Gina Guasconi received a letter from the Town Manager with a statement that, given the state of affairs, the review and answers to the committee's questions have been delayed. Carlton Hunt would like to see a draft of the Town's ruling and have the Town's Attorney at the next scheduled meeting to further review with the committee. The committee has asked the church to continue with its fundraising and bring the results to the next meeting that has discussion on the application. Until the review can be completed by the attorney, the committee is unable to make any decision on the application.

### **Approval of minutes - February 25, 2020**

*Kevin motioned to approve the meeting minutes from February 25<sup>th</sup>, 2020, Stephen Rogan seconded the motion. The motion was approved unanimously.*

### **Review of financial report - March 31, 2020**

### **Pending applications update**

#### Memorial Building

The revised schematics have been distributed to the committee per the Town Manager. The committee will review and discuss in further detail at the next meeting. Carlton Hunt has requested an explanation regarding item 5. It states that two grants were applied for, but an answer was not given as to why the town was denied. Questions from the committee will be submitted to the Town Manager.

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### **Active projects update**

#### Old Bridgewater Historical Society

A draft report has been received with a request for 95% of the money, the board was not pleased with the content and expectations of the scope. There will be internal review of the report by the group.

### **Review and discuss CPA process and protocol - from application to payment including grant agreements and signage**

Gina Guasconi reviewed, with the Town Manager, the process after an item has been approved by the CPA. The committee would like to see a signoff from the finance department once payment is made and be available for review.

*Stephen Rogan motioned to take New Business – Alden House out of order, Kevin seconded the motion. The motion was approved unanimously.*

### **New Business**

Alden House – The owner's brother of the Alden House is inquiring on the options for the preservation and conservation of the home. David Moore with the Historical Commission discussed the conversation held with the current owners and if the CPC could play a part in a possible restriction. Jennifer Goldson recommended that the owners go to Historic New England for assistance on a restriction and placing protection for the home.

### **Committee representatives updates**

There is property on pleasant street that was given to the town and Carlton Hunt has been communicating that it would be a good place for the fire station.

Stephan Rogan will be holding the feasibility study for the Old Town Hall with the Historical Commission soon.

### **Old Business**

#### Anna Callahan's contract

Anna's contract will start the third year beginning May 1<sup>st</sup>, 2020.

#### Liaison to the committee

The committee has requested that a back-up liaison for the town be assigned.

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### Housing Trust

*Carlton Hunt motioned to keep this under old business to be discussed at the next meeting, Kevin Mandeville seconded the motion. The motion was approved unanimously.*

**Adjourn – 9:01PM**