

Town of Bridgewater, Massachusetts

Community Preservation Committee



Community Preservation Committee

Gina Guasconi, Chair
Recreation Commission

Carlton Hunt, Vice-Chair
Citizen at Large

Kevin Mandeville
Open Space Committee

Stacy Driscoll
Housing Authority

Steve Geller
Planning Board

Harry Bailey, Jr.
Conservation Commission

Stephen Rogan
Historical Commission

William Smith
Historic District Commission

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Affordable Housing Trust

Meeting Minutes April 27, 2022

Special Note: A recording of this meeting can be viewed on the Town of Bridgewater's YouTube page using the following link:

<https://www.youtube.com/watch?v=RGzPMjnkczg&>

The meeting was called to order by the Chair at 6:35

Members Present: Gina Guasconi, Carlton Hunt, William Smith, Harry Bailey, Steve Geller

Members Absent: Stephen Rogan, Stacy Driscoll, Kevin Mandeville

Guests Present: Barbara Morey, Gordon Brailsford, Theresa Reynolds, Richard Eastman, Allyson Sekerke, Cathy Bouldry, Janet Hanson, Jennifer DeBoisbriand (CEDC)

Chair's Announcements: Gina Guasconi introduced the committee's new member, Steve Geller, appointed by the Planning Board.

Approval of Meeting Minutes – 3/23/2022 & 4/4/2022

Carlton Hunt will provide recommended revisions to the 3/23 minutes and approval of both will be voted at the next meeting.

Review of Financial Reports

The committee will review the financial reports for March at the next scheduled CPC meeting.

Old Business

FY23 Revote

The committee will rescind the April 4th budget submission and vote to approve the amended FY23 budget as presented (see attached)

Carlton hunt motioned to rescind the April 4th Budget Submission which was duly seconded. The motion was approved unanimously.

Carlton hunt motioned to approve the budget as presented which was duly seconded. The motion was approved unanimously.

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Funded Project Updates

Carlton Hunt motioned to take “Funded Project Updates” out of order which was duly seconded. The motion was approved unanimously.

CSCC Deed Restriction and Grant Agreement

The deed restriction is still being worked on.

Pickle Ball Courts

The courts are completed, and the CPC sign is on display. All that remains to be done is the completion of the shade pavilion.

Memorial Building

Work is progressing, a maintenance plan is in the works by the Town Manager and should be completed once information on the HVAC system is obtained. Exterior photos of the Memorial Building will be provided by Carlton Hunt to be posted to the CPC’s webpage.

McElwain Building

The work on the building is on schedule and the committee will be doing a site visit on May 4th, 2022.

Applications Received

Carlton hunt motioned to take discussion of the Library Archival Project out of order which was duly seconded. The motion was approved unanimously.

Library Archival Project

The application has been received and the committee reviewed the eligibility for CPC funding of items in the project which included the digitization of books and display cases for historical artifacts. The committee would like to get clarification and confirmation from the DOR on eligibility for funding the display cases.

Carlton Hunt motioned to postpone the vote on the Library Archival Project until the May CPC meeting. The motion was approved unanimously.

Central Square Congregational Church – Phases 2 and 3

The committee is waiting for the deed restriction to be completed before moving forward with acting on phase 2 and phase 3.

Stiles and Hart

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The application has been received from the Town Manager and will be reviewed by the committee at the next meeting.

Anticipated Projects

Summer Street Property (Mobil Station)

The application is being worked on by the Town Manager and will be sent to the committee once completed.

Hanson's Farm Property

The survey is being completed and will be sent to Community and Economic Development department for review. The appraisal will follow the survey and the committee, at an earlier meeting, approved \$15,000 from the administrative budget.

Possible Project Updates

Purchase of Broad Street Property

Town Hall aka (Town House)

The Massachusetts Historic Commission asked for additional information on the proposal being put together which has been submitted by the Town Clerk. The town has put forward enough money to cover the costs, however, if approved, the grant from the state could cover up to 50% for the project.

Toole Park

The fire station passed, and the RFP is going out to bid which will also contain proposals for the trails.

Eligibility Forms Received

Jennings Hill Cemetery

The eligibility form is still being completed; however, the committee decided to vote to fund from the administrative account to hire an assessment of the project costs.

Carlton Hunt motioned that the eligibility form as submitted is eligible for the historic preservation of cemeteries which was duly seconded. The motion was approved unanimously.

Carlton Hunt motioned to approve the funding of \$6,500 from the CPC Administrative Funds for the assessment of the Jennings Hill Cemetery, contingent on more detail submitted which was duly seconded. The motion was approved.

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Senior Center – Adult Recreation Areas, Trails, and Community Gardens

The eligibility form has been received and includes walking trails, community gardens, and recreation areas to be added for the Senior Center.

Carlton Hunt motioned to approve funding, not to exceed \$12,100, from the CPC Administrative Fund for the conceptual diagram and planning of recreational improvements at the Senior Center which was duly seconded. The motion was approved unanimously.

Committee Liaison Reports

Historic District Commission

There have not been any recent meetings.

Planning Board

There are no new updates at this time.

Parks and Recreation

There are no updates at this time other than the pickle ball update given in the Funded Projects section under Old Business.

Annual Public Hearing

The CPC Annual Public Hearing is anticipated to be scheduled for mid-summer or during the fall.

The next meeting will be held on May 25 at 6:30 p.m.

Carlton Hunt motioned to adjourn which was duly seconded. The motion was approved unanimously.

Adjourn – The meeting was adjourned at 8:49