

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

Joan Neumeister
Housing Authority

Jean Guarino:
Planning Board

Harry Bailey, Jr.,
Conservation Commission

Stephen Rogan
Historical Commission

-
Historic District Commission

-
Affordable Housing Trust

—
Joshua McGraw
Staff Assistant

Meeting Minutes Wednesday October 2nd, 2019

The meeting was called to order by the Chair at 6:00PM.

Members Present: Harry Bailey, Gina Guasconi, Jean Guarino – Left the meeting at 6:20PM, Joan Neumeister – Left the meeting at 7:05PM, Carlton Hunt, Stephen Rogan – Arrived 6:31PM, Kevin Mandeville – Arrived 7:32PM

Members Absent:

Guests Present: Anna Callahan

Approval of Meeting Minutes from 9.4.19

Per committee discussion, the minutes from 9.4.19 will be amended as follow: Joan Neumeister will be added to members present. It will be noted that Carlton Hunt arrived at 6:15PM and did not participate in the approval of meetings minutes from 6.26.19 and 7.24.19. Carlton Hunt motioned to approve meeting minutes 9.4.19 as amended, Harry Bailey seconded the motion. The motion to approve the meeting minutes from 9.4.19 was approved unanimously.

Carlton Hunt motioned to open the meeting minutes from 6.26.19 for discussion. Harry Bailey seconded the motion. The motion was approved unanimously.

Per committee discussion, the minutes from 6.26.19 will be amended as follow: Carlton Hunt moved from “members present” to “guests present,” Stephen Rogan will remain an approved member, however, Carlton Hunt will be listed as an “expected member.”

Public Comment – No public comment.

Review of CPA Financial Spreadsheet

CPA Plan Update – Anna Callahan reviewed the results of the Focus Group that were held on September 12th, 2019. The Survey Outreach results were also provided and discussed with the committee. Anna presented the Bridgewater CP Plan Goals and Priorities and opened them up for recommendations and discussion. There are two dates for public hearing to discuss the final Community Preservation Plan, with a proposed date December 4th or December 11th.

Town of Bridgewater, Massachusetts

Community Preservation Committee

Broad Street (Stiles and Hart) Property Application Harry Bailey motioned to take the application out of order, Joan Neumeister seconded the motion. The motion was approved unanimously.

Carlton Hunt inquired on the following regarding the application:

- Page 2 Q 6: Does the Central Business District actually include this parcel? Show on a map, please.
- Page 2 Q 8: Who owns the conservation restriction? Have they agreed to own it?
- Page 4 Q2: Who paid the appraisal costs? Was it from CPC admin funds? If not, why not? Why should the CPC cover this cost if the Town already paid it? : Please provide the certified appraisal report.
- Page 4 Q3: Who was the appraiser? Was a second appraisal obtained? What is the legal requirements regarding the number appraisals required for CPA funded projects?
- Page 4 Q5: Is the state grant a reimbursable grant? If not, will the request for CPA funds be reduced?
- Page 5 Table: The table suggests Town Staff charged CP funds for administration, Project Manager, the preservation restriction and land surveys? Did they? If so, did the CPC approve such expenses? If so, is not the use of CPA funds supplantation? Please quantify the Town Staff costs under the other public funds column.
- Page 5 Table: Please explain the in kind item for the title search? Who and what \$ value is the in kind service?
- Page 5 Table: Please reduce the budget request if the state grant is not a reimbursable grant.
- Page 5: Based in the tax assessment/revenue note is it correct that the grant would cover ~75 yrs. of tax revenue?
- Page 7: will the CONCOM and Bill Wood letters be forthcoming? Also why is an Open Space Committee letter of support not provided?
- General: Why was the 2014 Master Plan Open Space Action 9.a. Negotiate agreement with property owners for town acquisition of property or Conservation Restriction not referenced to bolster the case for purchase?

Harry Bailey motioned to continue discussion until the next meeting. Carlton seconded the motion. Quorum for the CPC was lost at this time.

Memorial Building Application – To be discussed at the next meeting.

Town of Bridgewater, Massachusetts

Community Preservation Committee

Open Space – Approaching Property Owners – The committee discussed several of the large properties within the town and the future plans for the land use and preservation.

New Business – No additional new business at this time.

Adjourn – Carlton Hunt motioned to adjourn the meeting at 8:45PM, Harry Bailey seconded the motion. The motion to adjourn was approved.