

Town of Bridgewater, Massachusetts

Community Preservation Committee

Meeting Minutes October 28th, 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

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Affordable Housing Trust

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Joshua McGraw
Staff Assistant

The meeting was called to order by the Chair at 6:31PM

Members Present: Gina Guasconi, Jean Guarino, Carlton Hunt, Harry Bailey, William Smith, Kevin Mandeville

Members Absent: Stephen Rogan

Guests Present: Barbara Morey, Terry Reynolds, Janet Hanson, Jason Wagner, Gordon Brailsford, Eileen Hiney, James Walsh

Public Comment – No public comment.

Approval of Minutes – September 23

Carlton Hunt motioned to approve the meeting minutes as amended, Gina Guasconi seconded the motion. The motion was approved unanimously.

Financial Update

The committee reviewed the Financial Report from the Town's Finance Department. The committee has requested additional information be provided on items that were listed on the report and that the Finance Director attend the next CPC meeting.

Old Business

Central Square Congregational Church Recommendation – Next Steps

The recommendation was approved by the Finance Committee and Town Council at their recent meetings. Jennifer Goldson is in the process of putting together a draft of the grant agreement. The Central Square Congregational Church will be resubmitting their deed restriction application and the committee has given permission for the church to reach out to Jennifer Goldson for inquiries on the application fees for the deed restriction. The CSCC will also be submitting an application for appropriateness.

Project Updates

McElwain School Project

An update from Jennifer Burke has been received, the project plans are being finalized and the developer is finalizing loans from developers and investors. The project is expected to have full financial closing as of April 2021 with construction to being shortly after.

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Policy and Procedures draft Document

The draft final document is available with minor corrections to be completed by Jennifer Burke. The draft final will be sent to the Finance Director and Town Manager. A vote will be taken after the Finance Director and Town Manager have approved the draft the requested modifications.

Ministerial Code

The Town Manager has other Admin Code changes to propose. He will send the CPC's recommendation and to Town Council in November or December as a package.

World War I Memorial Project

The funding not used on the project has been returned to the appropriate CPC Fund, only \$18,000 of the \$50,000 was used for the restoration work. The remaining work has been stopped until an appropriate application is submitted to the CPC for the remaining funding.

Other Projects

Legion Field Fencing

The final section cannot be completed until the highway department has finished their work in the area. Gina Guasconi will be inspecting the fencing work and reporting to the results to the committee at the next meeting.

Discuss Memorial Building Project

An agreement has been reached with the ad hoc Memorial Building Committee on the accessibility of the building that includes adding a lift to the lower floor for bathroom access and upgrading the handicap parking location to code and install a ramp to access the front of building. This will minimize changes to the interior of the building. Additional information on what is being funded by the CPC should be available by next month for review.

Housing Trust Action Plan

The CPC raised concerns about the status of the Housing Trust and how housing trusts are implemented in other Towns and cities including examples.

Committee Reports

Pickleball Courts

Gina Guasconi is going to follow up for a status update on the project and will report at the next meeting.

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New Business

Update on Expected Projects

There are no new projects expected at this time.

CPC Website

The link on the Town's Website does not link correctly and will be looked into by Jennifer Burke.

Comprehensive Master Plan Status

The committee was going to discuss an update on the land use by the Town, however, the meeting was called off as there were not enough members present.

Next Meeting – December 9th, 2020

Adjourn – 8:24PM