

# Town of Bridgewater, Massachusetts

## Community Preservation Committee

Meeting Minutes  
April 28<sup>th</sup>, 2021



**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=VEvrnzcGexc>

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

### 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

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Joshua McGraw  
Staff Assistant

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

**Members Absent:** Joan Neumeister

**Guests Present:** Barbara Morrey, Kevin Griffith, Janet Hanson, Bob Hanson

**Public Comment** – No public comment

### Approval of Meeting Minutes – 2/24/21, 3/24/21, 4/1/21

*Carlton Hunt motioned to approve the meeting minutes from February 24<sup>th</sup>, 2021 as amended, Harry Bailey seconded the motion. The motion was approved unanimously.*

*Carlton Hunt motioned to accept March 24<sup>th</sup>, 2021, Stephen Rogan seconded the motion. The motion was approved unanimously.*

*Carlton hunt motioned to approve April 1<sup>st</sup>, 2021 Harry Bailey seconded the motion. With a vote of 6 yea and 1 abstain, the meeting minutes were approved unanimously.*

### **Financial Update**

The committee reviewed and discussed the most recent financial update provided by the Finance Department.

*Carlton Hunt motioned to amend the FY22 CPC Budget so that the total revenue of \$903,000 consisting of \$700,000 from Town Revenue, \$200,000 State Match Fund and \$3,000 from interest on the CPC account and 10% (\$90,300) to the reserve account, and 5% (\$45,150) to the admin account and any remaining funds go into the undesignated reserve, Harry Bailey seconded the motion. The motion was approved unanimously.*

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### **Old Business**

### **CSCC Church**

The CPCC joined the meeting to update and discuss the grant agreement and deed restrictions. William Smith has stated that the Historic District Commission would be willing to hold the deed restriction for the CSCC project.

### **Recap from Public Hearing**

The committee considered methods on establishing a housing trust after discussion on the presentation and public responses from the public hearing concerning housing trusts.

### **Open Space/Agricultural Preservation**

The committee discussed the hypothetical purchase of land being sold by Hanson Farm within the Town of Bridgewater and where the funding would come from. Bob Hanson and Janet Hanson spoke to the committee as guests and answered questions from the committee members.

### **Cemeteries**

The committee received several inquiries from the public on the cemeteries during the public hearing. Preservation projects are being considered, and several members brought up examples of similar projects completed in surrounding towns.

### **Policy Procedures Draft Document Status**

The document is being reviewed and Carlton Hunt will continue to work on and distribute the updated information prior to the next meeting.

### **High Street Project**

There are no new updates on the high street project currently.

### **Toole Property**

The fire station committee is considering the Toole Property as one of their three sites for the new fire station. After a review by the architect, the Toole Property scored the highest of the three sites with a score of 96.

### **Liaison Reports**

### **Historical Commission**

Bluestone Bank is donating old images of Bridgewater Savings Bank to the Town to be hung in the Academy Building. The “Hometown Heroes” banners will be put back up within the next few weeks throughout the Town.

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### **Historical District Commission**

A business is refusing to apply for a certificate of appropriateness for their sign. The commission is looking into legal action under MGL.

*Harry Bailey motioned to adjourn the meeting at 9:25, Stephen Rogan seconded the motion. The motion was approved unanimously.*

**Adjourn – 9:25pm**