

# 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

William Smith  
Historic District Commission

Affordable Housing Trust

### Meeting Minutes May 26<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=zTW37hs1Dlc>

**The meeting was called to order by the Chair at 6:32PM**

**Members Present:** Gina Guasconi, Jean Guarino, Carlton Hunt, Joan Neumeister, Stephen Rogan, Harry Bailey

**Members Absent:** Kevin Mandeville, William Smith

**Guests Present:** Gordon Brailsford, Theresa Reynolds, Cathy Bouldry, Rich Eastman, Barbara Morey, Janet Hanson, Eileen Hiney

#### **Approval of Meeting Minutes – 4/28/2021**

*Carlton Hunt motioned to approve the 4/28/2021 Meeting Minutes, Stephen Rogan seconded the motion. The motion was approved unanimously.*

#### **Review of Financial Reports – April 30, 2021**

The expense budget has been updated to include the Central Square Congregational Church Project, Pickleball Courts, and the McElwain project.

*Carlton Hunt motioned to accept the Financial Report with the clarification to "other" on the report which was duly seconded. The motion was approved unanimously.*

#### **Old Business**

##### **Central Square Congregational Church**

Gina Guasconi and Carlton Hunt are currently reviewing the changes made by the Town of Bridgewater's Attorney to the draft deed restriction and once completed, they will be forwarded to the Central Square Congregational Church. The CSCC will review the changes with a moderator from their board of trustees and attorney. The grant agreement will follow once the final deed restriction is accepted. The changes and other responses to questions posed to the CSCC will then be forwarded by the CSCC to Brian Pfeifer to compile the final document for submission to Mass Historical for approval.

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### **Policy and Procedures Document**

Carlton Hunt and Gina Guasconi are working on the final edits to the document which includes previous input from Jenn Goldson and Jennifer Burke. The committee will receive a copy for review once the edits are complete.

### **High Street Dam and Bridge Mitigation MOA**

The committee has received a document for the mitigation plan. Carlton Hunt shared a letter from the Town Manager to the federal government regarding the mitigation costs and recommendations on language changes for the project. Mr. Hunt also recommended that the committee vote on submitting a letter to the Town Manager with a statement on use of CPC funding for the project.

*Carlton Hunt motioned that the CPC submit a letter to the Town Manager indicating that the CPC would be hard pressed to agree to any town funding for the High Street Dam and Bridge project which was duly seconded. The motion was approved unanimously.*

### **CPC Consultant Replacement**

The replacement process for a consultant is ongoing, and the Town Manager is assisting by reaching out to his counterparts in surrounding towns for recommendations to be considered.

### **Hanson Farm**

An update from the Open Space Committee was given by Eileen Hiney on the sale of the Hanson Farm properties. The owners of the farm were concerned with the 2017 Open Space Plan stating that it did not list all their properties under the Chapter 61 properties. The Town Manager provided a list from the Town Assessor's Office of all Chapter 61 properties clarifying this.

### **Joint Meeting with Open Space Committee**

Discussion about open space acquisition on farmland will be added to the next CPC agenda along with scheduling an Open Space Committee and CPC joint meeting.

### **FY22 CPC Budget Change**

The Town Manager replied to the CPC's letter regarding their FY22 budget changes and recommended not moving forward with the requested changes.

*Carlton Hunt motioned that the November CPC meeting will review CPC funds with the intent to reappropriate money if able. The motion was approved unanimously.*

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### **Other Old Business**

There were two presentations at the 5/25/2021 Town Council meeting – The Memorial Building and the Fire Station.

### **Committee Liaison Reports**

Gina Guasconi has requested an update on the progress of the pickleball court project and will share it with the committee once available.

### **Historical Commission**

Steven Rogan will be speaking at the Juneteenth ceremony on Bridgewater's history and involvement.

### **Conservation Committee**

The next meeting will be on 5/27/2021 and discussion will be on the Vernon Street project.

### **New Business**

#### **Community and Economic Development Liaison**

There is a new Community and Economic Development Assistant Planner, and the committee will invite her to attend their meetings when available.

#### **Possible Future Projects**

##### **McElwain Factory Building (aka Walkover/Lucey Shoe) – Perkins St**

The building's new owners want to upgrade the building to a storage facility by sealing the building to provide temperature-controlled storage. This may require demolitions of the lower building next to the railroad tracks and exterior changes to the entire building.

#### **Lions Club**

Carlton Hunt was approached by the Lions Club to see if CPC funds would be available for the storage and transportation of their Christmas Decorations. Mr. Hunt provided an eligibility form to be completed by the Lions Club and submitted for review by the CPC.

**Public Comment** – Cathy Bouldry updated the committee on the status of the Jennings-Hill Cemetery.

#### **The next meeting will be held on June 23, 2021**

Harry Bailey motioned to adjourn the meeting at 8:54 which was duly seconded. The motion was approved unanimously.

**Adjourn – 8:54 pm**