Bridgewater Community Preservation Committee (CPC)

June 16, 2026 Update to the Town Council

Presentation Focus

- The Community Preservation Act (CPA), Chapter 44B, Massachusetts General Laws, signed September 14, 2000, by Gov. Cellucci
- Community Preservation Committee (CPC) membership
- CPA Definitions, project eligibility, and funding process
- Funding Sources, Revenue, & CPC Annual Budget
- Projects completed – Past and Recent
- Projects in progress and anticipated

CPC documents: CPC Policies and Procedures; CPC 2025-2029 Five Year Plan

https://www.bridgewaterma.org/DocumentCenter/View/5627/BRWT-CPC-Process-and-Policies-CPC-Final-03-27-2024-PDF **[Under review and update by late Summer 2026**]

https://www.bridgewaterma.org/DocumentCenter/View/6019/BridgewaterCPP_Plan_FinalAsApproved_012725

Bridgewater adopted MGL 44B, the Community Preservation Act, **by Ballot Question Petition**

04-23-2005

with exemptions

The Act requires formation of a local Communitee Preservation Committee (CPC)

Elections: William Francis Galvin, Secretary of the Commonwealth of Massachusetts

William Francis Galvin
Secretary of the Commonwealth of Massachusetts

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How to Accept the Community Preservation Act

Introduction

The Community Preservation Act, codified as General Laws chapter 44B, allows cities and towns that accept certain of its provisions to create a special Community Preservation Fund by assessing a surcharge on annual real estate taxes and to appropriate monies in that fund for open space, historic resource and affordable housing purposes.

Communities that impose the surcharge will also receive additional monies for their special fund from a state trust fund created by imposing a surcharge on documents recorded at the Registry of Deeds or Land Court.

This guide is intended to provide useful information regarding the process of accepting the Act, including a sample summary for the ballot question submitted after legislative approval and a sample format for questions proposed by petitions. However, please note that this guide cannot be substituted for advice of legal counsel. You must contact your city solicitor or town counsel for official legal opinions pertaining to the Act.

Top of page

Methods of Approval

There are two methods for accepting the Act. The first method requires approval of both the legislative body of the city or town ***and*** the electorate. G. L. c. 44B, § 3(a). The alternative method is through the use of a local ballot question petition. G. L. c. 44B, § 3(h).

Please note that any ballot questions regarding the Act may only appear on regularly scheduled municipal election ballots or the state election ballot. G. L. c. 44B, §§ 3(f) & (h). Proper notification is necessary for ballot question placement. G. L. c. 44B, § 3(g).

Below please find the legal requirements, with citations, for submitting the questions for placement on a ballot, both by the legislative body and by petition. Also, please find an example of deadlines for each method of approval.

Top of page

Legislative Body Action

The first method of approval requires that a majority of the legislative body of the city or town first approve a specific proposal to present to the voters. The legislative body is defined as town meeting, town council, city council, board of alderman or other body with the power to approve budgets, authorize debt and adopt by-laws or ordinances for the community. G. L. c. 44B, § 2.

The legislative body must accept G. L. c. 44B, §§ 3 through 7 and approve the amount of the surcharge. The approved surcharge cannot exceed three percent (3%). G. L. c. 44B, § 3(b).

Pursuant to G. L. c. 44B, § 3(e), the legislative body may include any or all of the following surcharge exemptions in the proposal to be presented to the voters:

Bridgewater's Community Preservation Committee

MEMBERSHIP: As amended by Statute in 2012, c. 139, §§ 69-83. MGL 44B Section 5a: ***"The committee shall consist of not less than five nor more than nine members.*** *The ordinance or by-law shall determine the composition of the committee, the length of its term and the method of selecting its members, whether by election or appointment or by a combination thereof."*

The CPA Statute requires one member from each of five MGL established Boards and Commissions recommended by the organization for Town Manager appointment (ratification not required).

- **Conservation Commission –** Laurie Keane - 2029
- **Historical Commission –** David Moore - 2027
- **Planning Board –** Pat Driscoll - 2028
- **Parks & Recreation Commission –** Gina Guasconi, CPC Chair - 2028
- **Housing Authority –** open

Bridgewater's CPC Ordinance requires three additional members appointed by the following entitles (Town Council ratification not required):

- **Open Space Committee –** Maureen Minasian - 2026
- **Historic District Commission –** Willaim Smith – 2025
- **Affordable Housing Trust –** REMOVED by Town Council per Order May 2026 due to continuing lack of Trust Appointees

AND

Two Members-at-large appointed by the Town Manager & ratified by the Town Council – Amended May 2026)

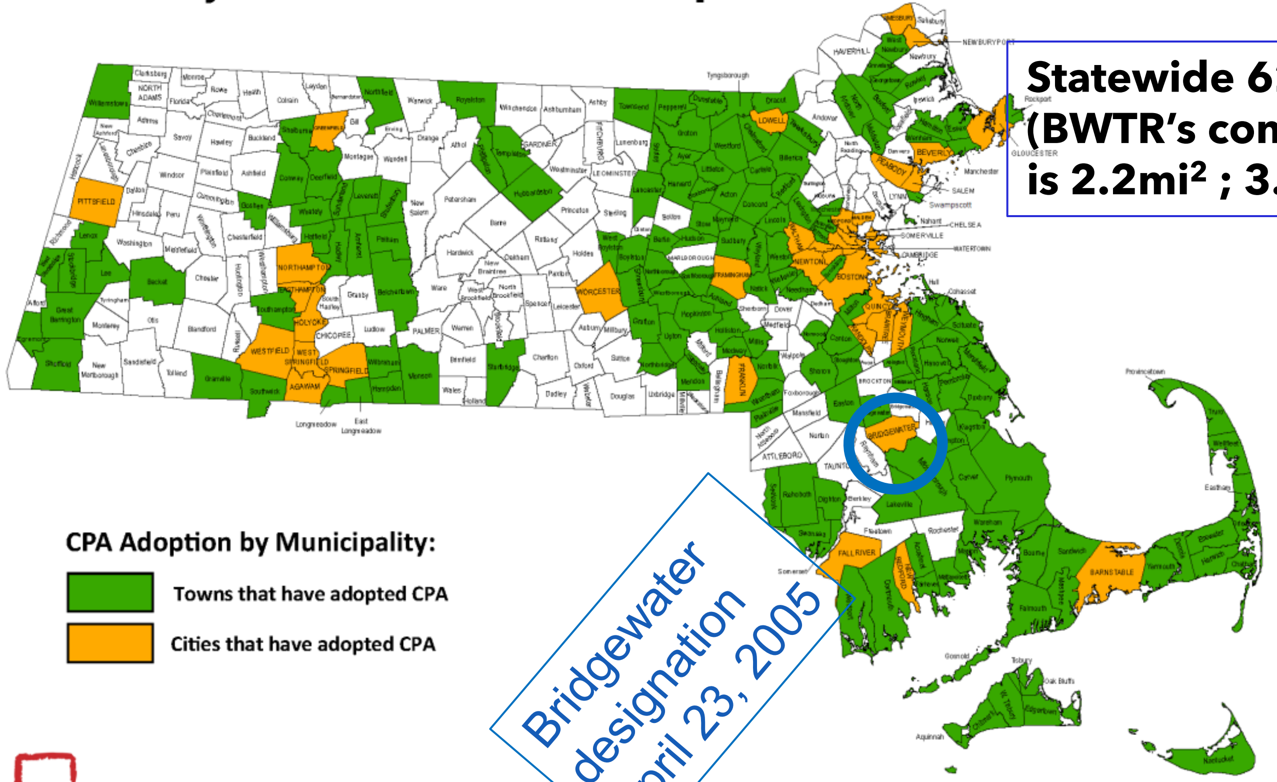
- Carlton Hunt, Vice Chair – 2028
- **Pending appointment**

The CPC is a ministerial Committee.

Community Preservation Act Basics

Community Preservation Act Adoption

May 2025



Statewide 62 mi² (BWTR's contribution is 2.2mi² ; 3.5%)

Bridgewater designation April 23, 2005

CPA Adoption by Municipality:

- Towns that have adopted CPA
- Cities that have adopted CPA

Community Preservation Coalition
Preserving our past. Building our future.

Bridgewater is 28.2 sq miles

An Overview of the Community Preservation Act:
CPA's Statewide Accomplishments (November 2025)

1. **201** cities and towns have adopted CPA - and over 70% of MA residents live in CPA community.
2. The **amount raised** for community preservation funding **statewide**: **$3.7 billion**
3. **39,860** acres of open space preserved. | **4,400** outdoor recreation projects including ball fields, trails, and parks.
4. Housing units **created**: **15,600** | Housing units **supported**: **21,000**
5. **8,100** historic preservation projects.

CPA is a state law passed in 2000 that allows Massachusetts communities to conduct a referendum to add a small surcharge on local property taxes. When combined with matching funds from the statewide Community Preservation Trust Fund, this dedicated fund is used to build and rehabilitate parks, playgrounds, and recreational fields, protect open space, support local affordable housing development, and preserve historic buildings and resources.

Community Preservation Coalition
Preserving our past. Building our future.

www.communitypreservation.org
CPA-Coalition
CPA Coalition

What Projects Can Receive CPA funds?

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	No (unless acquired or created with CPA $$)	Yes	Yes	No (unless acquired or created with CPA $$)

What can CPA fund?

Massachusetts General Laws, Chapter 44B

OPEN SPACE	HISTORIC RESOURCES
Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town

https://www.communitypreservation.org/sites/g/files/vyhlif4646/f/uploads/2012_section_by_section.pdf

What can CPA fund?

Massachusetts General Laws, Chapter 44B

RECREATIONAL LAND	COMMUNITY HOUSING
Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income

https://www.communitypreservation.org/sites/g/files/vyhlif4646/f/uploads/2012_section_by_section.pdf

What can CPA fund?

Massachusetts General Laws, Chapter 44B

Operational Definitions

https://www.communitypreservation.org/sites/g/files/vyhlif4646/f/uploads/2012_section_by_section.pdf

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ACQUISITION

Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B

CREATION

To bring into being or cause to exist. *Seideman v. City of Newton*, 452 Mass. 472 (2008)

PRESERVATION

Protect personal or real property from injury, harm or destruction

What can CPA fund?

Massachusetts General Laws, Chapter 44B
Operational Definitions

https://www.communitypreservation.org/sites/g/files/vyhlif4646/f/uploads/2012_section_by_section.pdf

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An example: A CPC can recommend CPA funds be appropriated by the Town Council to upgrade historic building systems to modern building codes.

SUPPORT

Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable

REHABILITATION AND RESTORATION

Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties

Who is eligible to receive CPA funds?

Yes

- Government entity
- 501c3 nonprofit

Caution

- Non-incorporated entities
- Individual homeowners

CPA funds may NOT be used to:

- **Supplant funds being used for existing community preservation expenses (the fund is a supplementary funding source intended to increase available resources for community preservation, acquisitions and initiatives; not replacement funds**)
- **Pay for maintenance** of any real or personal property

Community Preservation Act Projects are Funded though a Local Property Tax Surcharge <u>with Exceptions</u> and a State CPA Trust Fund Match

CPA exempts certain taxpayers from the property tax surcharge, including the elderly, disabled, veterans and the surviving spouses of veterans.

Local governments may also exempt low income housing, moderate income housing, senior housing, and the first $100,000 in value of each taxable parcel of residential property.

Bridgewater exempts the first $100,000 of appraised value of Class One, Residential parcels: G.L. c. 44B, §3(e)(3) AND Low-income households (<80%AMI) or low/moderate income seniors.

BRIDGEWATER'S LOW-INCOME HOUSING PROPERTY TAX EXEMPTIONS

Property **owned and occupied as a domicil**e by a person who would qualify **for**

a. low-income housing OR

b. low- or moderate-income senior housing in the community: G.L. c. 44B, § 3(e)(1)

The taxpayer must show financial hardship and meet specific eligibility requirements through an exemption application **(Owner- occupied domiciles please work with the Town Appraiser).**

BWTR FY25 CPA SURCHARGE ANALYSIS (Source BWTR Finance Dept.)

EXAMPLE	Assessed Value $	Tax Bill	Assessment minus $100,000	Annual CPA Surcharge	Total Tax Bill	Effective % CPA Increase
Residential Average Assessment	$593,992	$7,026.93	$493,992	$116.88	$7,143.80	1.64%
Residential State Average	$702,670	$8,312.59	$602,670	$142.59	$8,455.18	1.69%
BWTR Residential High Assessment	$1,000,000	$11,830.00	$900,000	$212.94	$12,042.94	1.77%
Residential Low Assessment	$350,000	$4,140.50	$250,000	$59.15	$4,199.65	1.41%
$2,214,500 Assessed Value	$2,214,500	$26,197.54	$2,114,500	$500.29	$26,697.83	1.87%

Result of $100K Exemption

Average BWTR Homeowner CPA Cost (FY25) = $117 (CPA Website)

CP1 Surcharge Report

1 of 3 CPA Reports filed annually with the Massachusetts Department of Revenue by the Town's Finance Department.

MASSACHUSETTS DEPARTMENT OF REVENUE

DIVISION OF LOCAL SERVICES

CP1

Community Preservation Surcharge Report - Fiscal Year 2025

Return by September 15 to:
Municipal Data Management/Technical Assistance Bureau
Division of Local Services
P.O. Box 9569
Boston MA 02114-9569

Surcharge %	2.00%
Total Surcharge Committed to Collector for FY	1,001,502.67
Current Yr Surcharge Abatements/Exemptions	8,814.92
Prior Yr Surcharge Abatements/Exemptions	1,168.86
Net Surcharge Raised for FY	991,518.89
Additional Revenue Appropriated to CPF (Ch. 44, Sec. 3b1/2)	0.00
Total Net Surcharged Raised and Other Appropriated Revenue	***991,518.89***

Signatures

Board of Assessors

Completed by:

Shelley McCauley, Chief Assessor , Bridgewater , smccauley@bridgewaterma.org 508-697-0928 | 8/12/2025 2:30 PM

Comment: I have authorization to sign on behalf of the Board of Assessors

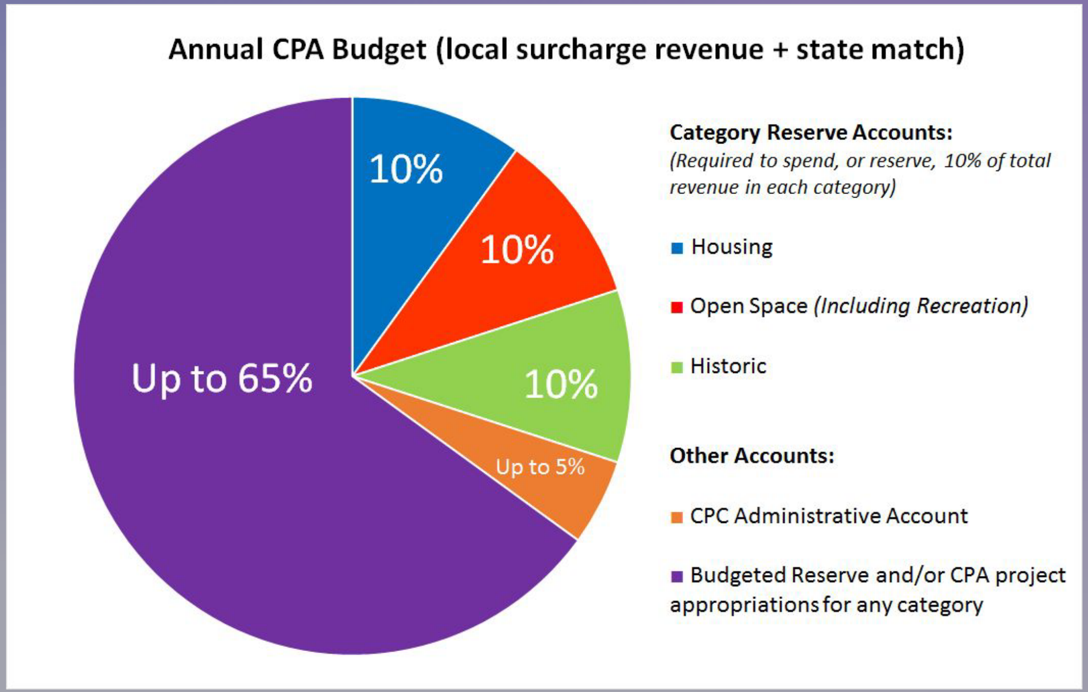
Accounting Officer

Laurie Guerrini, Finance Director/Town Accountant , Bridgewater , lguerrini@bridgewaterma.org 508-659-1244 | 8/1

Annual CPA Budget Requirements

- **CPC recommends an annual budget to the Town Council**
- **At least 10% of the annual budget must be spent or set aside for future spending for each of the following categories:**
  - Community Housing
  - Open Space/Recreation
  - Historic Preservation

  Note: A bonded project may count as the required annual reserve **if** the payment is =>10% of the annual budget.
  - Up to 5% may be budgeted for CPC administrative costs.
- Budgeted Reserve for use in any category - 65%



The CPC Budget is based on anticipated surcharge revenue developed by the Finance Department, approved by the CPC, and recommended to the Town Council for Adoption

FY27 Budget Shown

Town of Bridgewater

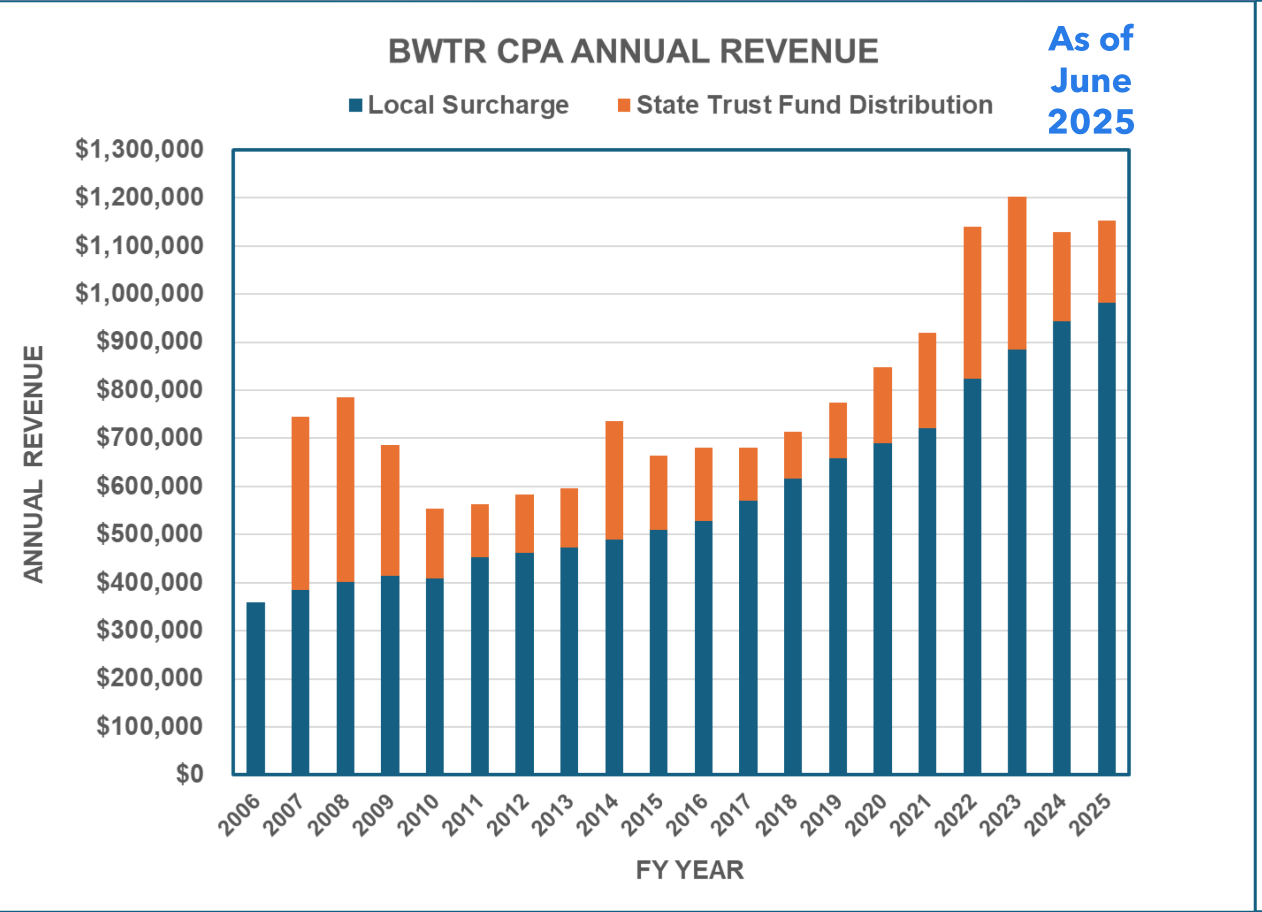
Community Preservation Fund

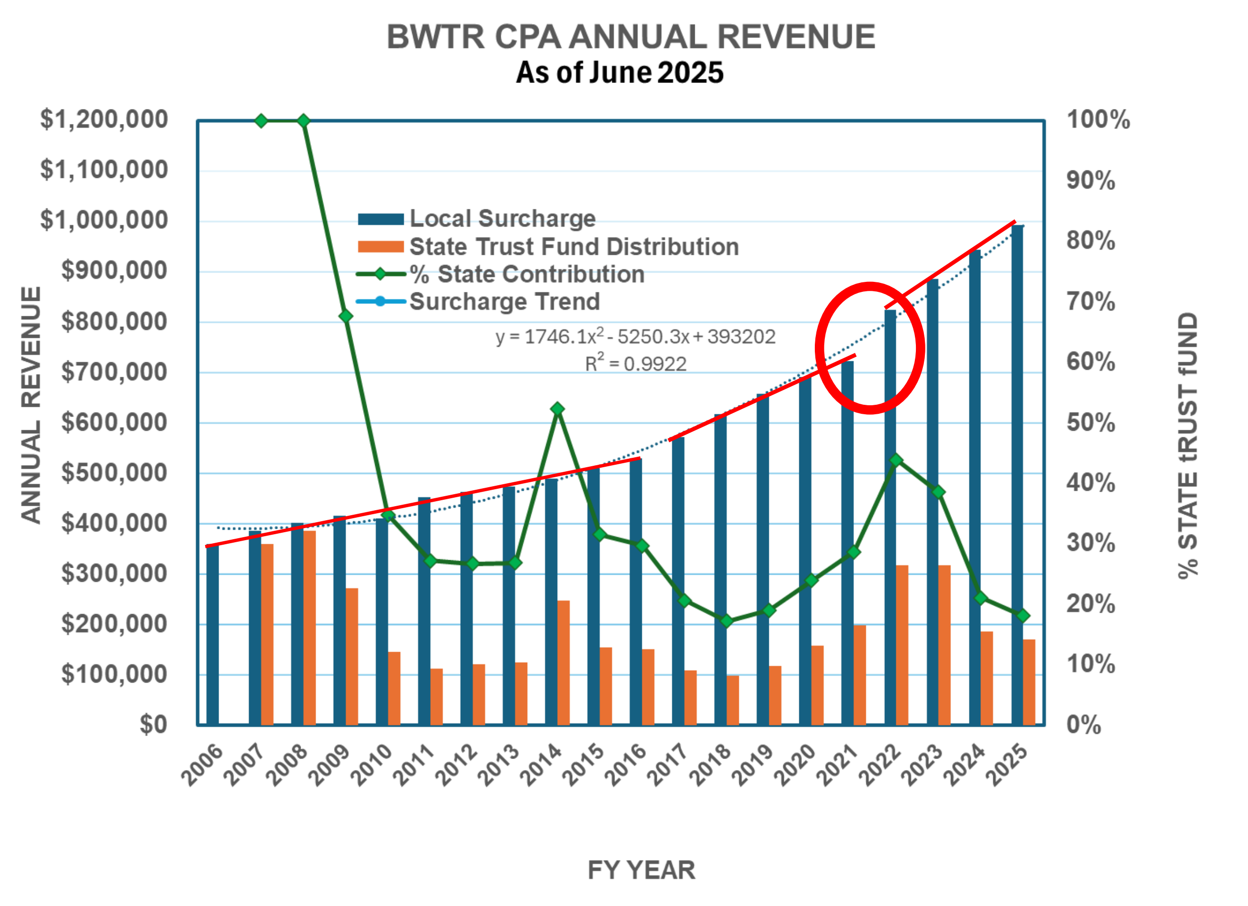
FY 2027 Recommended Budget DRAFT

Sources & Uses of Funds		FY 2027
Revenue Estimates		
CPA Surcharge 2%		**950,000.00**
State Match		**147,250.00**
Total Estimated Revenue		**1,097,250.00**
Total Sources of Funds		**1,097,250.00**
Reserves		
Community Housing Reserve (Min 10%)	10%	109,725.00
Open Space Reserve (Min 10%)	10%	109,725.00
Historical Resources Reserve (Min 10%)	10%	109,725.00
Total Required Reserves		**329,175.00**
Administrative Expenses (No >5%) $		
Payroll Expenses (104 hours)		
Administrative Expenses		54,862.50
Total Administrative Budget		**54,862.50**
Debt Service - Due FY27		
ACADEMY BUILDING RENOVATIONS-PRINCIPAL		240,000.00
ACADEMY BUILDING RENOVATIONS-INTEREST		71,400.00
Total Debt Service		**311,400.00**
BUDGETARY RESERVES		401,812.50
Total Use of Funds		**1,097,250.00**
Total Surplus (Deficit)		**0.00**

Bridgewater CPA Revenue History

Bridgewater's surcharge data shows its CPA revenue growth has not been linear and shows inflection points in revenue (i.e., growth) over past 20 years.





Fund Account Balances – FY26 - April 30, 2026

Town of Bridgewater CPC Reporting
5/31/2026
Revenue Budget to Actual

(Red) exceeds budget

Object	Description	FY2026 Budget	FY2026 Actuals	FY2026 Available
412000	REAL ESTATE SURCHARGE	900,000.00	1,048,586.68	(148,586.68)
414200	TAX LIENS REDEEMED-TAX TITLE PAYMTS	0.00	1,238.28	(1,238.28)
417001	PENALTIES & INTEREST TAXES	0.00	2,023.45	(2,023.45)
468004	STATE REVENUE-CPA MATCH	135,000.00	167,437.00	(32,437.00)
482000	EARNINGS ON INVESTMENT	0.00	150,692.65	(150,692.65)
497001	TR FR SPECIAL REV FD		73,594.92	(73,594.92)
Grand Total		1,035,000.00	1,443,572.98	(408,572.98)

~15% above estimate

State Match Deposited 12/25

Stiles and Hart Grant reimbursement

Unbudgeted earnings on Investment

Town of Bridgewater CPC Reporting
5/31/2026
Unofficial Balance Sheet of Available for CPC

Object	Description	FY2026 Actuals
321500	**FUND BAL-CPA RES FOR CONT APPR	1,096,452.84
324000	FUND BAL-CPA RES FOR EXP	320,778.75
324100	FUND BAL-CPA RES OPEN SPACE	294,179.48
324200	FUND BAL-CPA RES HISTORIC PRES	638,250.95
324300	FUND BAL-CPA RES COMM HOUSNG	349,800.14
359000	UNDESIGNATED FUND BALANCE	1,640,376.59
Grand Total		4,339,838.75

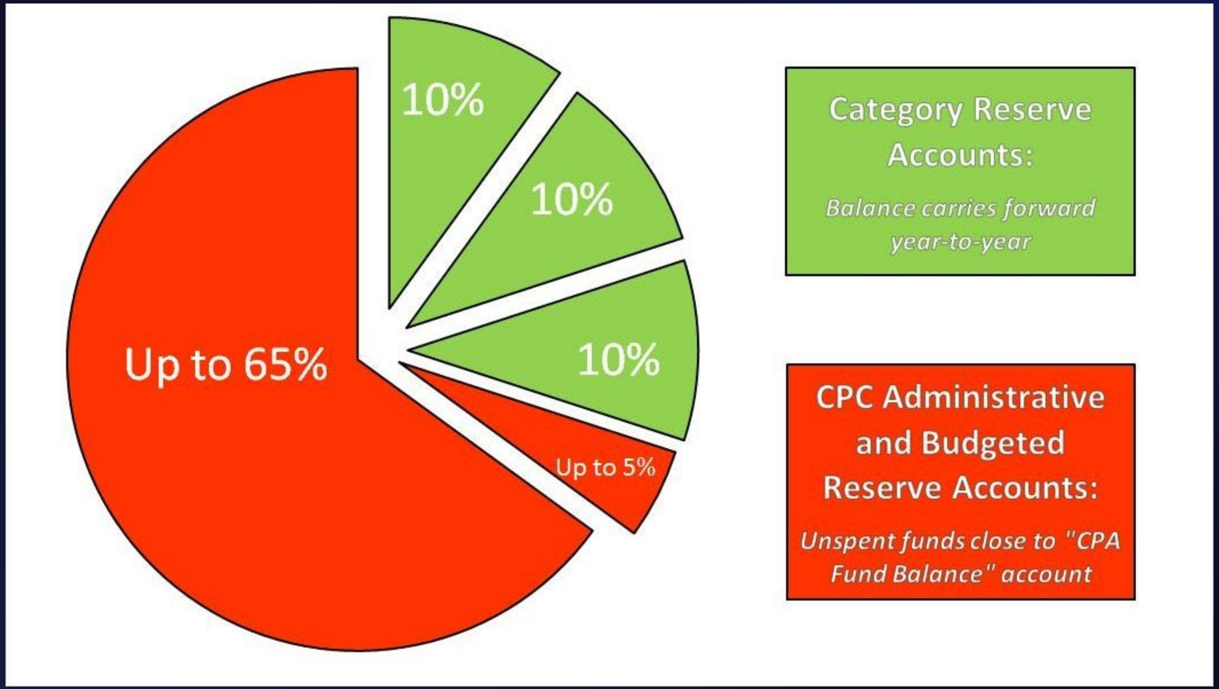
Town of Bridgewater CPC Reporting
5/31/2026
Expense Budget to Actual

Object	Description	ORIGINAL PROJ BUDGET	FY2026 Budget Amount	FY2026 Actuals	FY2026 Available
0.573000	**ADMIN EXPENSES - DUES		3,500.00	3,500.00	0.00
510000	**ADMIN EXPENSES - WAGES		8,640.00	2,970.04	5,669.96
530000	**ADMIN EXPENSES		39,610.00	115.48	39,494.52
530068	**O-FY26-033 CPC ENG MULTI FIELD	25,000.00	25,000.00	0.00	25,000.00
538006	**O-FY25-054 HANSON FARM	32,138.00	4,152.60	0.00	4,152.60
558015	**O-FY25-042 SAMUEL EDSON'S CORONERS BOOK	13,000.00	7,320.00	7,320.00	0.00
582001	**O-FY26-014 FIRST PARISH CHURCH	38,000.00	38,000.00	0.00	38,000.00
582004	**O-FY23-039 BHA WINDOW PROJECT	363,000.00	305,545.70	116,399.55	189,146.15
584001	**O-FY25-043 & O-FY23-051 PARTHENON FRIEZE RESTORAT	18,000.00	14,575.00	13,450.00	1,125.00
584010	**O-FY22-074 STILES&HART IMPRVMT	1,300,000.00	706,359.54	109.18	706,250.36
591082	KEITH HOMESTEAD (Matures 2026)		33,000.00	33,000.00	0.00
591086	ACADEMY BUILDING (Matures 2036)		240,000.00	240,000.00	0.00
591582	KEITH HOMESTEAD INTEREST		371.25	371.25	0.00
591586	ACADEMY BUILDING INTEREST		78,600.00	78,600.00	0.00
Grand Total			1,504,674.09	495,835.50	1,008,838.59

Funds **not** committed to projects = $3,243,385.91 (**Grand Total minus Appropriated fund balance - #321500**)

Note: Thankfully, the MVP Grant for the Hanson Farm Project reduced the Town's funding for the Conservation Restriction to ~$32,000 vs the $3,000,000 the CPC was prepared to act on!

What Happens to CPA Funds at the End of a Fiscal Year?



Except for the 10% category reserve accounts, **all unappropriated CPA funds are automatically transferred to the "CPA Fund Balance" (i.e., BWTR's CPC "Undesignated Fund Balance")**

- Unused fund transfers include those remaining in the FY's Budgeted Reserve Account, unspent Administrative Funds, closed & underspent projects, interest earned on the CPA accounts
- Reimbursable funds (e.g. from grants) are returned to the CPC account(s) from which the funds were drawn
- Once the Town's books are closed, funds in the Undesignated Fund Balance is available for appropriation for any type of CPA project (except the administrative account)

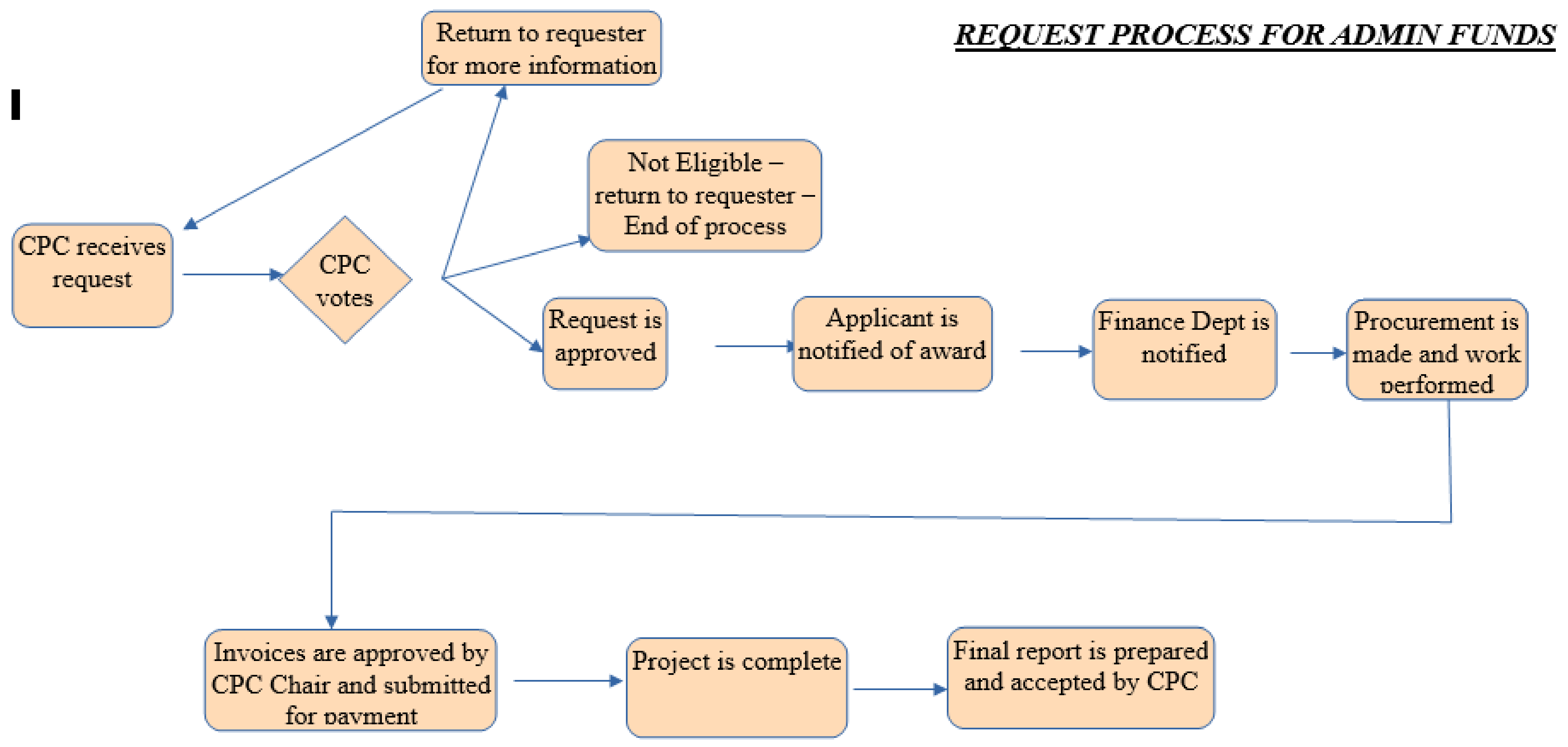
2025 CPA Revenue from the State required CP3 Summary

Does not include interest earned on CPA funds: ~$400,000 in the last 3 yrs.

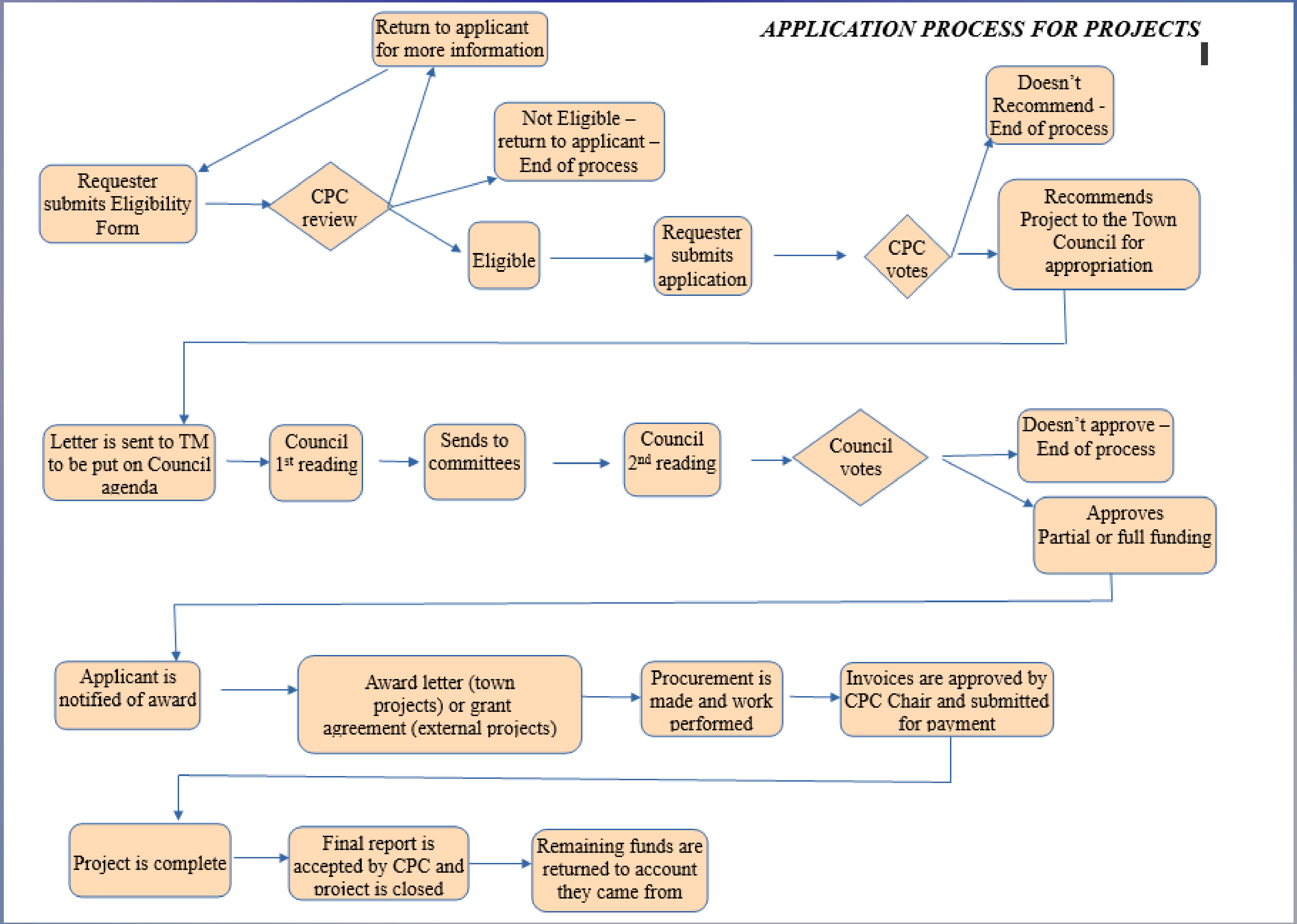
DOESN'T INCLUDE UNDER SPENT OR CANCELLED PROJECTS OF WHICH FUNDS ARE RETURNED TO THE CPA ACCOUNTS.

FY Year	FY CPA Total Appropriation	Total Cost	Includes a Canceled Appropriation
2007 Total	$391,300	$391,300	*
2008 Total	$110,000	$110,000	
2009 Total	$176,284	$176,284	
2010 Total	$1,090,899	$1,090,899	
2011 Total	$1,375,615	$1,375,615	
2012 Total	$1,825,000	$3,450,000	**
2013 Total	$206,662	$206,662	
2014 Total	$42,738	$42,738	
2015 Total	$6,065,408	$9,465,408	
2016 Total	$95,000	$100,000	*
2018 Total	$231,000	$231,000	
2019 Total	$1,865,000	$10,115,000	
2020 Total	$377,500	$1,753,500	
2021 Total	$312,250	$312,250	*
2022 Total	$1,389,310	$1,474,000	
2023 Total	$917,000	$1,382,000	
2024 Total	$343,000	$343,000	
2025 Total	$45,138	$3,045,138	
Category	Summary	Other Information	
CPA Appropriated and other funds	$16,859,104	$35,064,794 With other project funding	
CPA Canceled Appropriations	$2,143,000	* Scottland Church, Calthrop Property Purchase, Methodist Church, WWI Memorial, Central Sq. Church	
CPA funds Committed 2006 to 2025	$14,716,104	Less Canceled Appropriations	

CPC Admirative Account Fiscal Oversight Process Flow Chart



CPA Project Funding and CPC Fiscal Oversight Process Flow Chart



The CPC can Recommend Bonding CPA Projects

01

General obligation bonds of the city/town, **but issued against the municipalities future CPA revenue stream**

02

Can only bond against local surcharge, not state match

03

CPA bonds approved by Legislative Body; no ballot election required

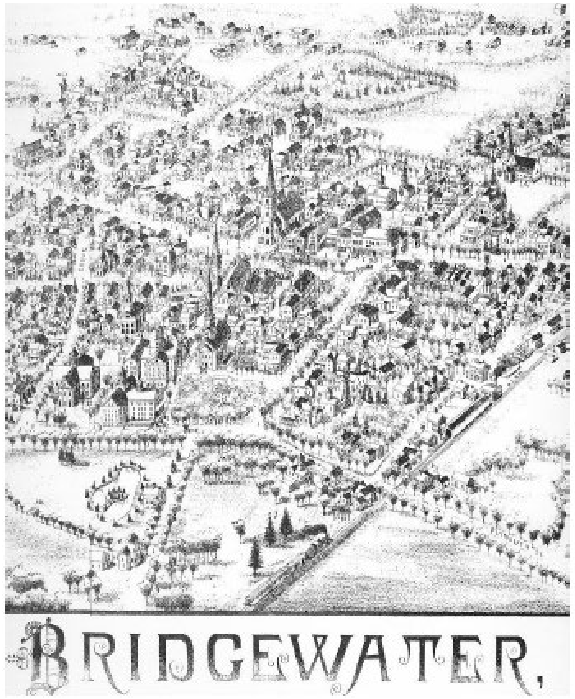
- CPA and non-CPA projects can be combined in one bond issue
- CPC recommends annual debt service payment each year (include in your CPA budget)
- Legislative Body can decide to fund an annual payment from another source other than CPA. It DOES NOT work in reverse!
- You cannot use CPA funds to pay a bond authorized under another funding source

Bridgewater's four major municipal buildings have benefited from CPA investments!!!

Town House – 2010, 2022
Academy Building – 2008, 2010, 2015
Memorial Library – 2013, 2020
Public Library – 2009, 2022, [2026]

Town of Bridgewater
Municipal Buildings Study

- Town Hall
- Bridgewater Academy Building
- Memorial Library
- McElwain School



NEWPORT COLLABORATIVE ARCHITECTS, INC.,
ARCHITECTURE – PLANNING – INTERIOR DESIGN

June, 2008

Allowable CPC Administrative Fund Expenses (Town Council appropriation not required)

- Hire independent staff or cover a portion of an employee's salary for administrative assistance
- Professional help
  - ❑ Appraisals
  - ❑ Consultants
  - ❑ Legal assistance
  - ❑ General studies
  - ❑ Due diligence on proposed CPA projects
- Newspaper ads for the required annual public hearing
- Misc. expenses

Major BWTR Projects by CPA Category

Administrative Account Expenditures

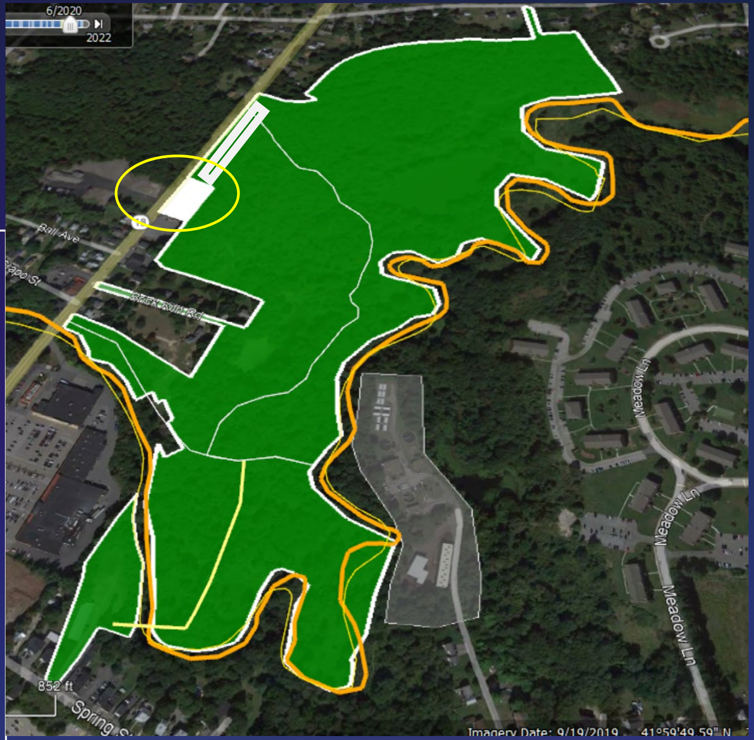
- Planning/due diligence studies/general studies
- Appraisals for land acquisitions
- Conservation Restrictions
- Academy Building OPM (Owners Project Manager)
- CPC Coordinator
- Mandated CPC 5-yr plan updates

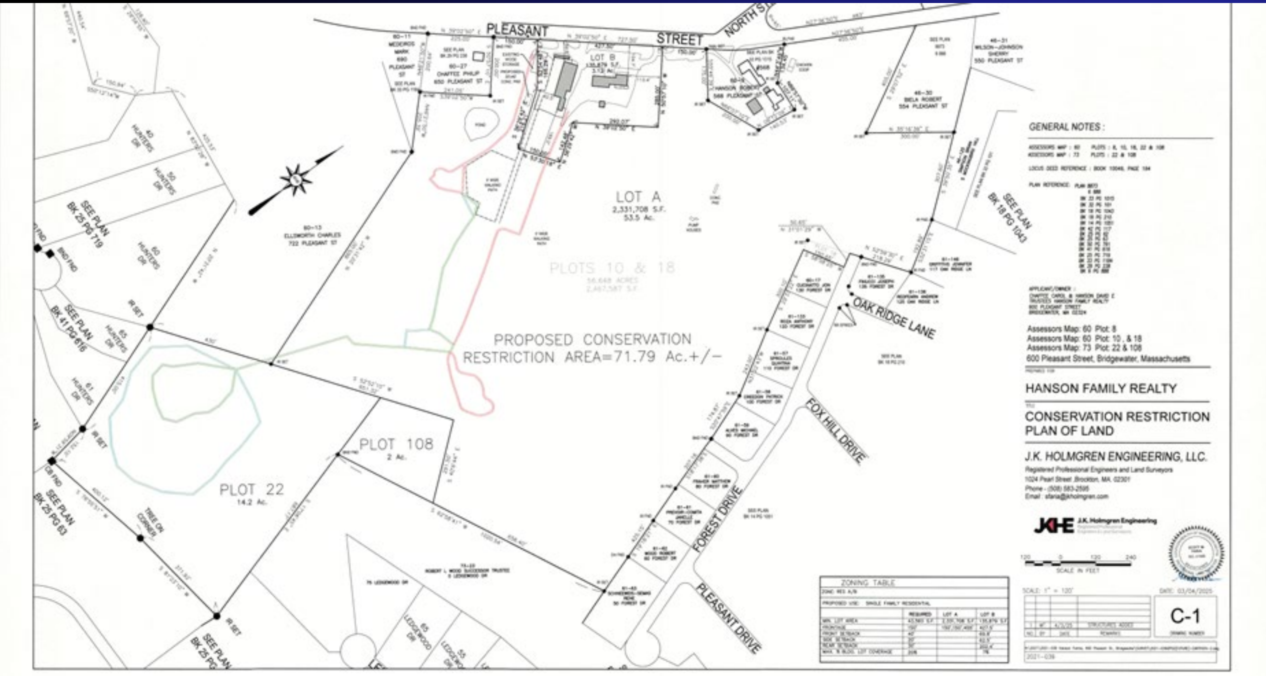
Major BWTR Projects by CPA Category

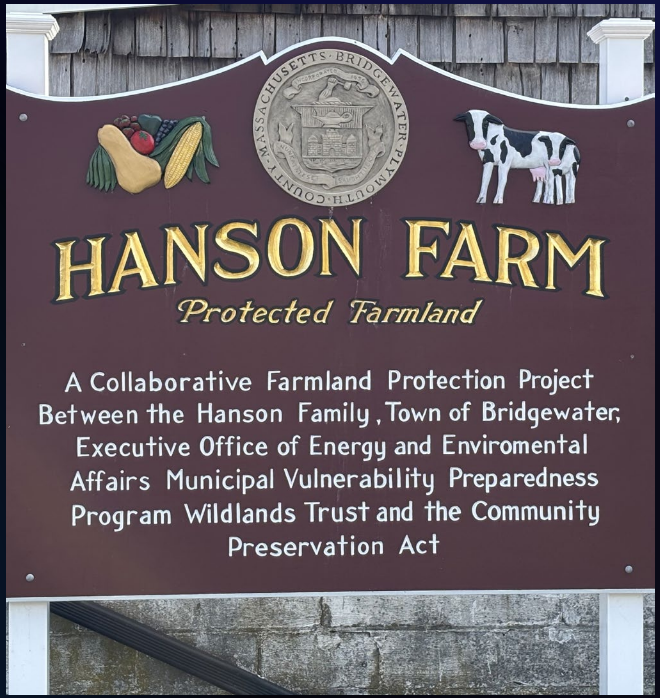
- **Open Space – Acquisitions**: Keith Homestead (sold) and land (2011); Stiles and Hart Park acreage increase (**twice**); Summer St. Park - 2023 **CR pending)**
- **Conservation Restrictions:** Murray Needs Farm; Hanson Farm; Summer St. Park (pending); Styles and Hart Park Parcels (2) (Wildlands Trust CR undergoing modification to incorporate 2022 land purchase)
- **Historic Preservation/Restoration:** Historic Documents; Memorial Library (3); 1st Church (Historical Preservation Restriction held by the HDC); Academy Building (3); Town House (2) (Historic Preservation Restriction held by Mass Historical Commission); McElwain Frieze; Memorial Library (Historic Preservation Restriction held by Mass Historical Commission)
- **Recreation:** Girls Softball Field; Pickel Ball Courts; Stiles & Hart Trails & more; Old State Farm Trail; Legion Field rehabilitations; Middle School Mixed-use Field (in progress)
- **Housing:** McElwain School Housing development (2); Housing Authority Building Doors and Windows (In progress)

Recent Creation and Rehabilitation Open Space & Recreation Projects:

- **Stiles & Hart Conservation Land**
  - Purchased 5 acres to expand the park (2019)
  - Purchased 2 parcels off Broad St. for parking (2022)
  - Appropriated $1,300,000 for trails and more
    - Engineering design and supervision costs
    - Improvement Contract ~$845,000; completed work cost $593,640 **before the project was closed in 2025**
    - Land & Water Conservation Fund Grant **[reimbursable to CPA Acct's]** **($73,594.92 of possible $485,000)**
    - Potential tasks (Ch97 designation, engineering for potential bridge to Town River Landing)
- **Old Mobil Station Parcel:** $313K towards acquisition
  - Enabled a $500,000 Reimbursable PARC Grant (Upgrade In progress)





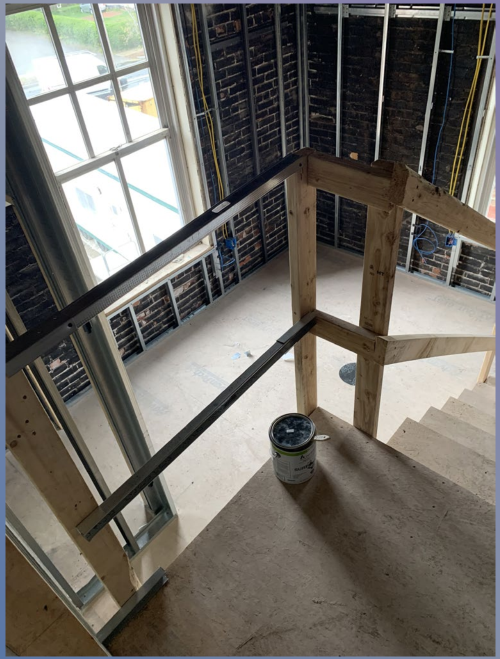


Recent Open Space Projects

- Hanson Farm Conservation Restriction (June 2025)
- CPA funded $32,182 for the required match to the $3,000,000 MVP Grant
- Public access requirement – trails (to be developed)
- Recognition ceremony held April 2026

Housing Projects – Development

- CPC funded the National Historic Registry designation
- McElwain School - $1,300,000 of CPA funds for Workforce Housing, Public Playground, and Community Room
- Opened 2023
  https://www.bridgewaterma.org/Document Center/View/4868/McElwain-Flyer



Housing Projects (Continued)

McElwain School Apartments

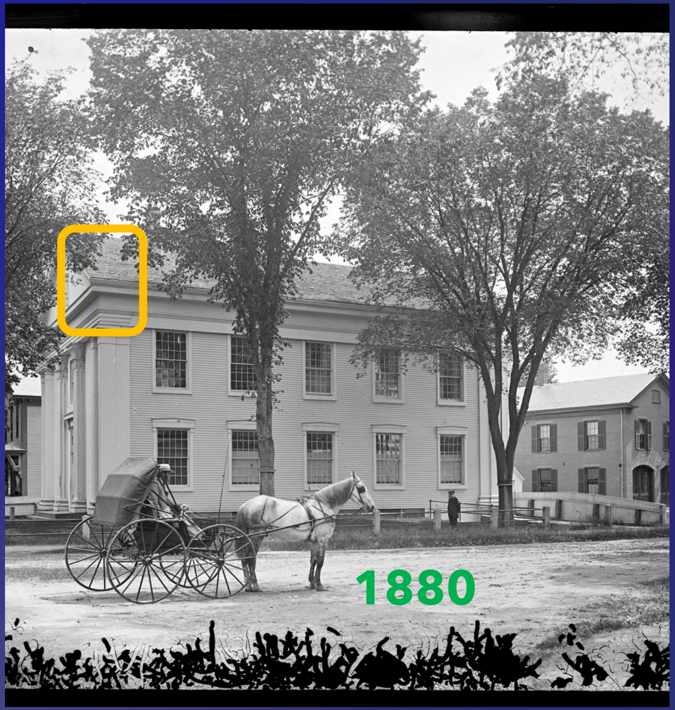
2025 Preservation Massachusetts Award Winner

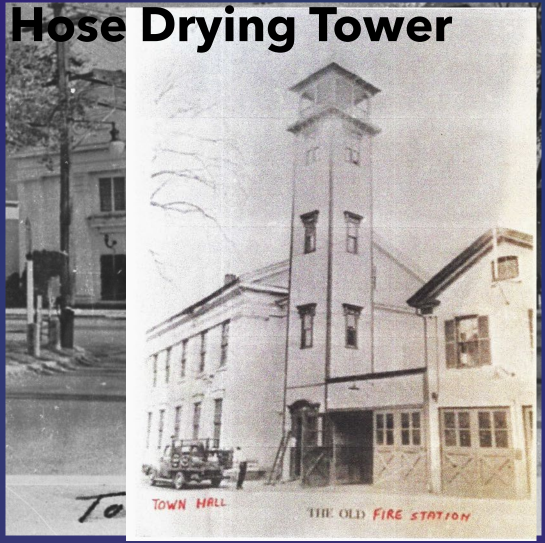
Mayor Thomas M. Menino Legacy Award

The Mayor Thomas M. Menino Legacy Award celebrates projects that are transformative, catalytic, embrace the community, create partnerships, and revitalize the best of the past to make something good for the future.

Recent Historic Preservation Projects

- **Town House** roof restoration - **2022** $20,000 match for Massachusetts Historic Commission grant plus hidden gutter restoration and roof insulation ($46,800) and rear pediment restoration ($15,700). **Total Cost $236,016** CPA $82,500 **MHC Grant $95,000; Capital Funds $68,292**
- **Memorial Building** – $350,000 access ramps; rear stairs rehabilitation. **2020**





2022Town House CPA Project (Before and After Images)

2023 Town House Roof Restoration and Attic Insulation Before and After Images
(J.M. Booth & Associates, Inc)

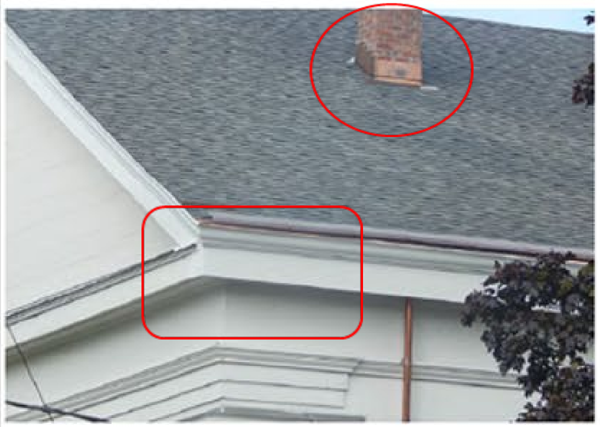
BEFORE

5.

3. Eave / Rake Detail - Before

AFTER

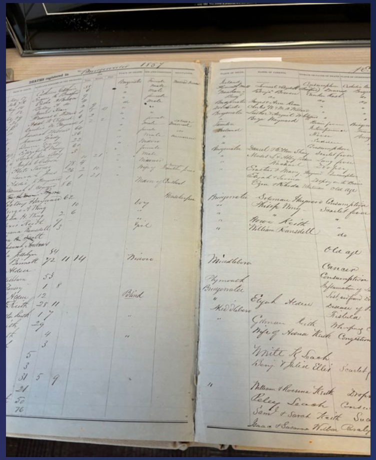
6.



4. Eave/ Rake Detail – After

8.

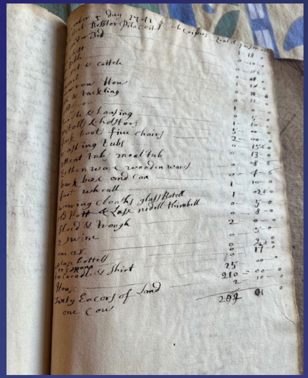
Recent Historic Preservation Projects

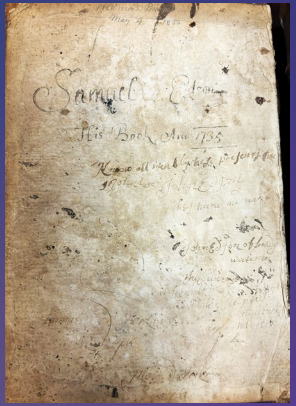


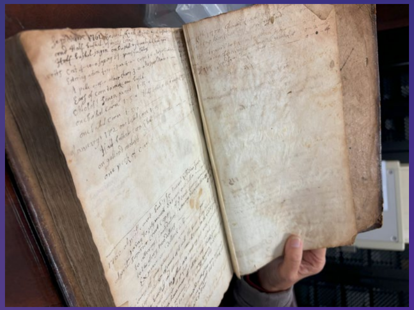
Public Library

Conservation, preservation, digitization - 2022

1. Simpson Women's Relief Corp Certificate
2. Lewis Simpson Bubble Glass Portrait
3. Bridgewater Record Book #1
4. Bridgewater Purchaser's book #4
5. Samuel Edson’s 1735 Bridgewater Coroner’s Book
6. 1857-1904 BWTR Death Records
7. Window rehabilitation, ADA upgrades, Column restoration (Pending FY27)



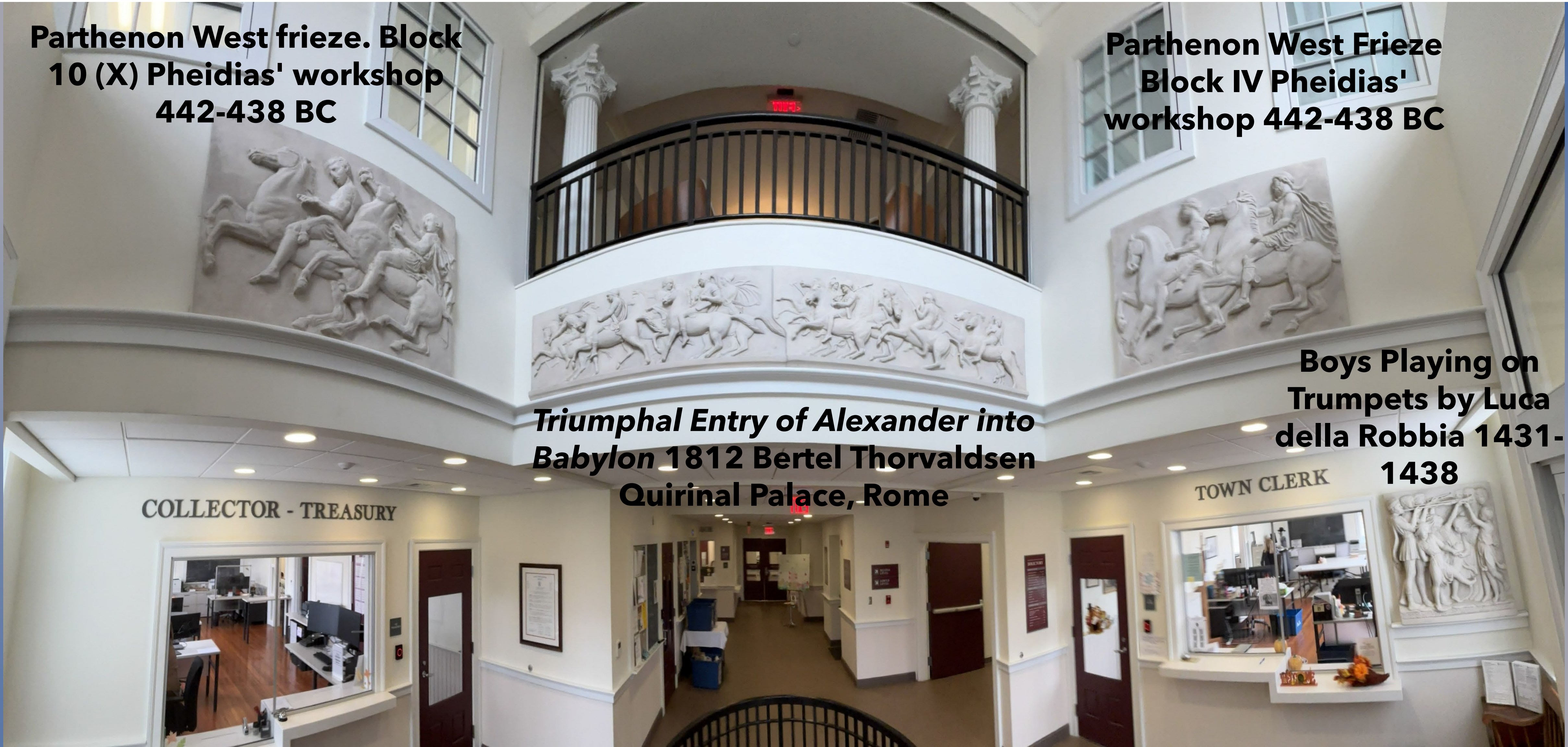




Preservation

Climate Controlled Display Cases

Historic Preservation - Academy Foyer Artwork



Historic Preservation – Artwork

FIRST FLOOR STAIRWELL

UNKNOWN ORIGIN

BOYS PLAYING ON TRUMPETS CREATED FOR THE ORGAN LOFT IN THE CANTORIA SINGING GALLERY OF FLORENCE CATHEDRAL BY LUCA DELLA ROBBIA,1431-1438

Bridgewater's CPA Project History Summary

(Source CPA Coalition Database Through FY25)

Includes CPA Projects funded by Town Legislative body votes and CPC Administrative Account Appropriations

Category	BWTR Projects	BWTR Appropriation	% of BWTR Appropriation	# of Statewide Projects Rank	Statewide % Rank of Appropriation
Total	52	$9,508,714	100%	131	85
Open Space	14	$3,943,446	41.5%	88	22
Historic	30	$2,743,824	28.9%	105	93
Housing	7	$1,769,000	18.6%	116	87
Recreation	10	$1,052,444	11.1%	136	157
Mixed Use	5	NA	NA	14	NA

- Three applicants refused awarded CPA funds; one purchase failed
- Two projects were discontinued (Ironworks Park Storage Bldg; WW1 Memorial Relocation)

Additional CPC Requirements

- **CPA**
  - The CPC must annually hold a public hearing to identify changes in the community's needs, priorities and resources.
  - The CPC Plan must be updated every 5 years.

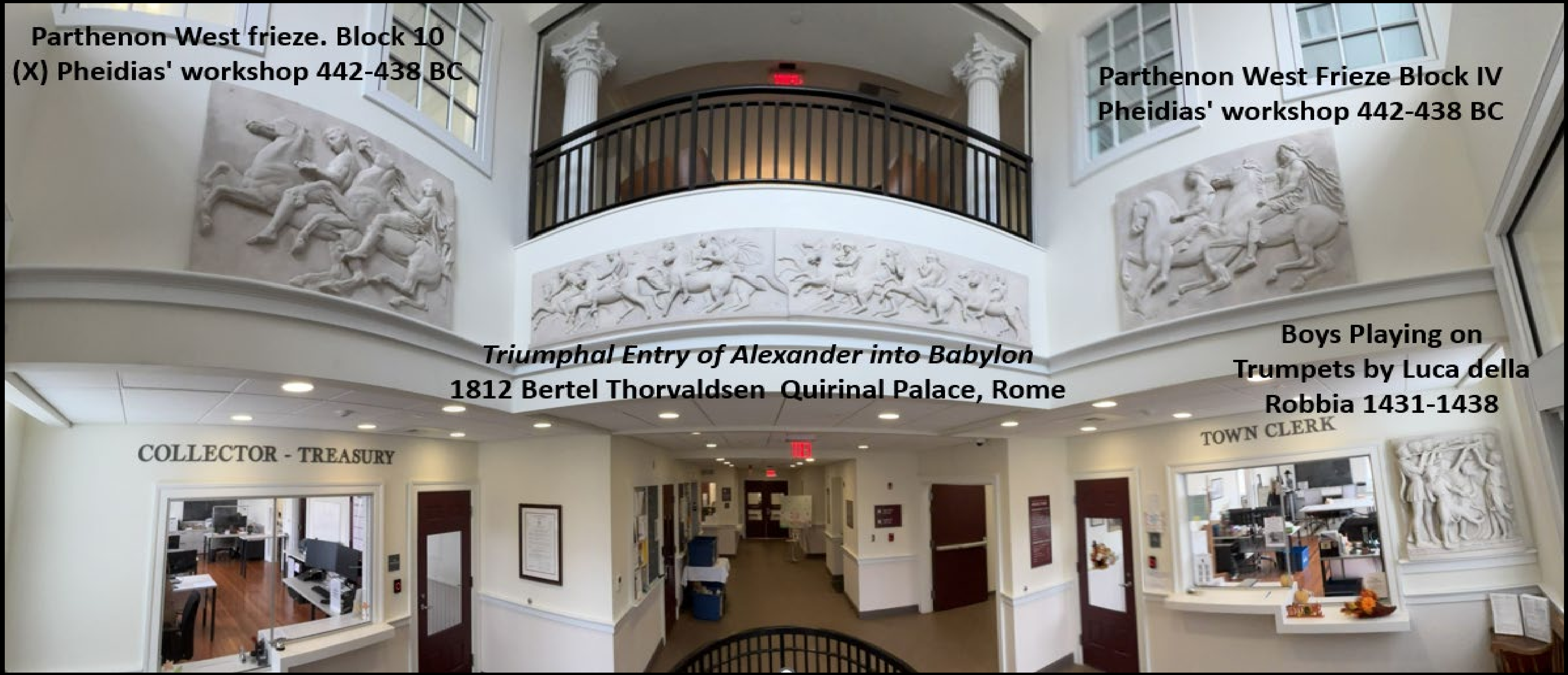
    The CPC approved its 2024 - 2029 plan in January 2025 following a major public process.
- **Town**
  - The Bridgewater Administrative Code requires the CPC to meet with the Town Council Annually; **Thank you for inviting us**!
  - CPC has provided intermittent presentations for several years, the last was ~3 years ago.

Projects In Progress, June 2026

1. **First Church Window Restoration – Historic ($ Appropriated Sep. 2025)**
2. **Multi-functional Fields at the Middle School – Recreation - appropriated ($25K) (anticipated budget $500K)**
3. **Housing Authority Windows - support**
4. **Stiles and Hart Park trail and access upgrades (Southern Trail and accessibility tasks postponed; rescoping is required)**
5. Summer Street Park (CPA Deed Restriction Required; deed holder Identified)
6. Hanson Farm Trail material purchase - pending
7. Town House Interior Historic Assessment – Contract awarded J Booth & Assoc.
8. 2026 Town House Cultural Systems Replacement Plan grant – (match pending)
9. Historic Town Cemetery Assessment Restoration – Application recommended to the Town Council 12/2025 ($200K for 10 Town owned Historic Cemeteries)
   - Scope revised; CPC anticipates release of an RFP soon for better budgeting data

Potential Projects

1. Ousamequin fire apparatus & historic pictures restoration – **eligibility determined; pending application**
2. **Public Library window rehabilitation, ADA upgrades, and column rehabilitation – eligibility determined; pending application**
3. Marathon Park ADA compliance
4. Rehabilitate track at Legion Field
5. Walking trail at Senior Center
6. Jenny Leonard Park – Recreation – Concept
7. ADA playground at Williams School - Concept



Q&A

- Recreation?
- Historic Preservation?
- Housing?
- Open Space?

MA Department of Revenue (DOR) guidance on the <u>required</u> CPA Annual Needs Study (Public Hearing)

Source: DOR IGR No. 01-209, as amended by No.01-207 and 01-208

The committee <u>must study</u> the community preservation needs, possibilities and resources of the city or town consulting with various municipal agencies, particularly those represented on the committee. It <u>should then develop a community preservation program and financial plan</u> for the city or town. The program <u>should identify long term and short-term goals and needs, set criteria for evaluating proposed acquisitions and initiatives, prioritize projects and estimate their costs.</u> The financial plan should include a multi-year revenue and expenditure forecast and identify the fund or other municipal financing source for each proposed project. **The program and financial plan should be reviewed and updated annually to reflect changes in the community's needs, priorities and resources.**

CPA Designation Suspension/Revocation

CPA surcharge modification per 12/11/2025 communication from Stuart Saginor, CPCoalition, Executive Director

"***There is no way to suspend the CPA surcharge temporarily*.**"

The town must follow the process to revoke CPA to eliminate the surcharge. Then when ready to resume participation in the program the Town would need to re-adopt the CPA per the legally required step for adoption.

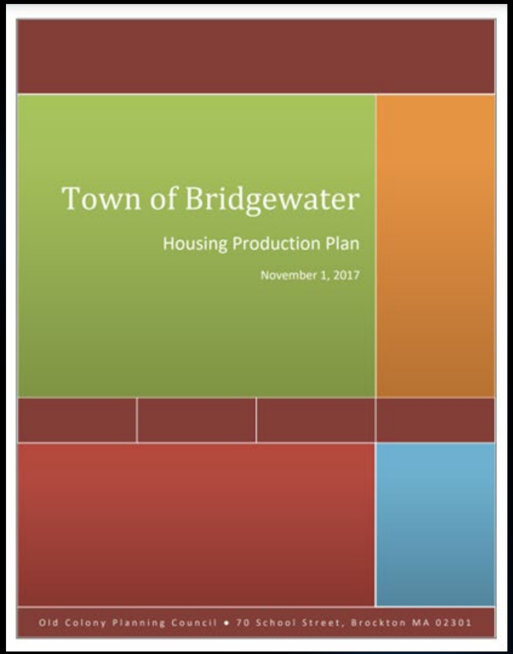
To revoke the CPA, the Town must use the same process used to adopt CPA.

For Bridgewater, that means **there must be a petition signed by 5% of the registered voters to revoke the program, followed by a ballot election.** **The Town Council may not vote to revoke the program; it must be done by a petition followed by ballot election.**

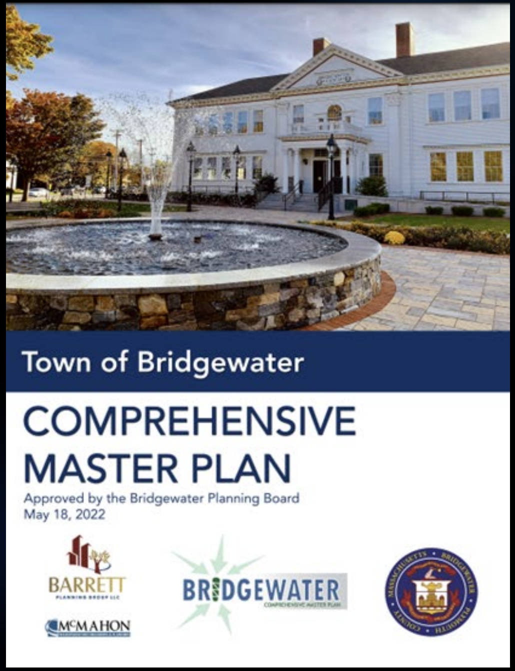
If the Town wants to re-adopt CPA, that process could start with either a petition signed by 5% of the registered voters or a Town Council vote. No matter which method is used, confirmation is required by a ballot vote.

If the town revokes CPA, there is no automatic process to steer the 2% CPA surcharge to another municipal purpose.

RELEVANT TOWN CPA/CPC DOCUMENTS



- ✓2017 Open Space Plan (3-yr extension given April 2025; Grant Funding awarded; update in progress)
- ✓2017 Housing Production Plan – needs updating
- ✓2022 Bridgewater Master Plan: Open Space, Recreation, Affordable Housing, Historic Preservation



CPA RELEVANT TOWN DOCUMENTS
2022 Master Plan - Housing

- **Policy 8.4.3.**
- A. Encourage development of senior housing and disability housing with services.
- B. Activate the dormant Affordable Housing Trust and facilitate collaboration between the Town's housing entities (AHT, CPC, and BHA).
- C. Work with other towns to fund a shared housing coordinator to provide professional staff support to Bridgewater's housing groups and Board of Appeals.

- **Policy 8.4.4. Use "smart growth" approaches to develop housing in a sustainable manner**.
- C. Using guidance from the Department of Housing and Community Development as it becomes available, evaluate existing multifamily regulations for consistency with the Housing