



Final Project Report

Community Preservation Committee

Bridgewater, MA

Pursuant to the standard condition of Bridgewater CPA Grant Agreements:
Within 60 days of the completion of the Project, the Grant Recipient shall submit to the Community Preservation Act Committee a written account of the use of the Grant Funds along with a short narrative of the completed Project. Any unexpended balance of the Grant Funds will be returned to the Community Preservation account(s) from which appropriated.

Project Information

Project Name: McElwain School Apartments

Location (address and neighborhood): 242-250 Main Street

CPA Program Area (check all that apply):

☐ Open Space ☐ Historic Preservation ☒ Community Housing ☒ Recreation

Project Sponsor/Organization (check one below): MPZ Development

☐ Town Committee or Department ☐ Non-Profit ☒ Private

Project Contact: Mathieu Zahler

Fiscal Year Approved: 2018

Project Cost

CPA Category	CPA Funds Appropriated	Other Project Funding Costs	CPA Funds: % of Total	Unexpended Funds
Housing	\$ 1,210,000	\$23,000,000	5%	\$0
Recreation	\$ 135,000	\$23,000,000	.5%	\$0
Total	\$ 1,345,000	\$23,000,000	5.5%	

Report Contents

- 1) Project Summary.
- 2) Photo documentation if applicable.

SUBMITTED BY:

(signature)

(printed name)

(date)



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Project Summary

MPZ Development LLC and Capstone Communities Development LLC have created a mixed-income housing development through the renovation of the historic but long-vacant McElwain School, to provide 16 units, and the construction of 38 new units on the balance of the property. The project also includes renovation of the three-family house and barn for an additional three units and maintenance workspace.

Bridgewater's Community Preservation Committee (CPC) recommended and Town Council appropriated Community Preservation Act (CPA) funds, which in addition to addressing housing, provided two community benefits: a community room and public playground.



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Project Photos

