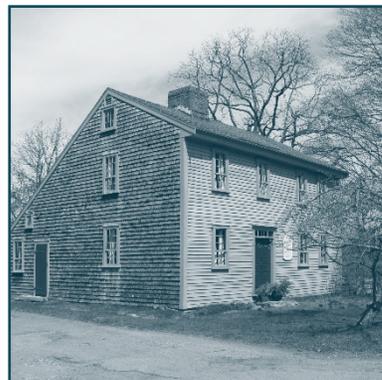


TOWN OF WEST BRIDGEWATER COMMUNITY PRESERVATION PLAN FY22-FY26

Prepared for: West Bridgewater Community Preservation Committee, West Bridgewater, MA

Prepared by: JM Goldson LLC



J M
G O L D S O N

EMPOWERING PEOPLE — CREATING COMMUNITY

COMMUNITY PRESERVATION COMMITTEE

September 2021

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Moe McCarthy, Conservation Commission Representative

John Cruz, Housing Authority Representative

Chris Iannitelli, Recreation Commission Representative

Hugh Hurley, Planning Board Representative

Joan McAndrew, Historical Commission Representative

Steve McCarthy, At-Large

Carol Ashton, At-Large

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EXECUTIVE SUMMARY

Purpose

The West Bridgewater Community Preservation Committee (CPC) created this Plan to guide the allocation of Community Preservation Act (CPA) funds for fiscal years (FY) 2022-2026. Based on its study of community preservation needs, resources, and possibilities, as well as community input, the CPC has reviewed its previous goals and revised them where necessary to reflect the Town's aspirations and priorities for the next five years.

To support these priorities and needs, the CPC intends to recommend appropriations of CPA funds based on this Plan. The CPC encourages Town Meeting members, Town boards and commissions, and future applicants seeking CPA funds to use this document to guide requests for the use of CPA funds and decisions on allocation of funds.

This Plan is created in accordance with the Community Preservation Act (CPA), Massachusetts General Laws c. 44B s.5(b)(1):

The community preservation committee shall study the needs, possibilities and resources of the city or town regarding community preservation, including the consideration of regional projects for community preservation.

Principles & Goals

The CPC acknowledges the importance of each category of Community Preservation Act funds and is committed to seeking eligible projects that respond to the needs and objectives of the West Bridgewater community. After reviewing the goals established in the previous Community Preservation Plan, the CPC made updates to reflect new and continuing priorities for the Town. The CPC encourages community members to submit proposals that respond to one or more of the following goals. Funding decisions will be made on a case-by-case basis and will consider the merits of the submission and availability of CPA funds.

COMMUNITY HOUSING GOALS

- Goal 1: Collaborate with regional organizations to address housing needs.
- Goal 2: Preserve existing public affordable housing units that are in disrepair.
- Goal 3: Encourage creation of private affordable housing through small developments.

HISTORIC PRESERVATION GOALS

- Goal 1: Continue to support the preservation and restoration of the Town's historic burying grounds.
- Goal 2: Continue to support the Town's ongoing efforts to preserve and restore the historic structures at the War Memorial Park.
- Goal 3: Support acquisition of land or conservation restrictions to protect other historic sites.

OPEN SPACE GOALS

- Goal 1: Preserve farmland, habitat, and water resources that the Town has prioritized.
- Goal 2: Support open space conservation initiatives by substantially leveraging other funds.

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Goal 3: Establish and maintain relationships with neighboring towns, regional conservation organizations, and state agencies.

Goal 4: Improve connectivity and access to existing open space by expanding trail network.

Goal 5: Seek opportunities to establish a community garden on Town-owned land.

RECREATION GOALS

Goal 1: Support construction of new multi-purpose athletic fields.

Goal 2: Rehabilitate existing active recreation facilities.

CHAPTER ONE: OVERVIEW

This section provides an overview of West Bridgewater's community preservation program and includes a profile of the Town's CPA activities to date and revenue projections.

Background

The Town of West Bridgewater adopted the Community Preservation Act, as enabled through Massachusetts General Laws c.44B, in April 2008. The purpose of the CPA is to enable municipalities to collect revenue to fund local and regional community preservation initiatives. Statewide, 177 communities have adopted the CPA.

West Bridgewater generates CPA funds through a local property tax surcharge of 1% and a variable statewide Community Preservation Trust Fund (state CP Trust Fund) distribution, which is derived from a surcharge on all real estate transactions at the state's Registries of Deeds and additional revenue from the state budget surplus. The Massachusetts Department of Revenue determines the Trust Fund distribution by a formula-based percentage of what each community raises locally. CPA revenue is described in more detail in the section "Actual and Estimated Funds" to follow.

General Eligibility

The CPA provides funding for four general project types: community housing, historic preservation, open space, and outdoor recreation. For community housing initiatives, CPA funds can be used to acquire, create, preserve, and support community housing for households with incomes at or below 100% of the area median income. Within the historic preservation category, CPA funds can be used to acquire, preserve, rehabilitate, and restore historic resources that are listed on the State Register or determined to be locally significant by the Historical Commission. For open space protection, CPA funds can be used to acquire, create, and preserve open space and natural resources. Recreation projects that acquire, create, preserve, rehabilitate, or restore land for recreational use are also eligible for CPA funds.

While the statute provides a generous amount of flexibility for CPA communities to determine the portion of CPA funds allocated to each of the four categories, the statute requires that a minimum of 10% of total revenue be spent or reserved for projects in the following categories: community housing, historic preservation, and open space/recreation.¹

¹ Note that the CPA statute was amended in 2012 and included a change to the 10% spending requirements to allow the open space category to include recreation projects.

Community Preservation Committee

MEMBERSHIP

The statute requires all CPA communities to establish a Community Preservation Committee (CPC) of between five and nine members. In West Bridgewater, the CPC consists of nine members. By statute, the CPC must include a representative from each of the following five entities: Conservation Commission, Historical Commission, Housing Authority, Planning Board, and Recreation Commission.² In addition to this minimum, the West Bridgewater CPC includes a member of the Open Space Committee and three at-large members.

The statutory role of the CPC is to study the Town's community preservation needs, possibilities, and resources and to make recommendations to the Town Meeting for funding projects with CPA funds. In addition, the CPC is required to hold an annual public hearing. The CPC generally meets monthly and all meetings are open to the public.

Planning Process

The CPC, through the Town of West Bridgewater, contracted with community preservation planning consultant JM Goldson to assist with the preparation of an updated Community Preservation Plan in July 2020. JM Goldson worked with the CPC members and studied existing plans including the Open Space and Recreation Plan, the Comprehensive Plan, and other planning documents to identify West Bridgewater's community preservation resources. Based on this information, the consultant created resource profiles summarizing the resources in each of the CPA categories. The resource profiles are included in this plan in the associated chapters.

In addition to reviewing existing plans and working with the CPC, the consultant conducted a series of focus groups, one for each CPA category, to help generate a list of project ideas and understand local priorities. The information collected in the focus groups also helped to inform the development of an online community survey, which asked participants to share their opinions on local priorities for CPA funding. A total of 84 community members participated in the survey.

The CPC goals described in this Plan were derived from the focus groups, online survey, and discussion with the CPC. The CPC posted the draft Plan on its website, distributed copies for review and comment in April 2021, and held a public hearing on May 4, 2021 to review the draft Plan and gather public comments. The CPC adopted the Plan on September 14, 2021.

² In West Bridgewater, the statutory representative of the Recreation Commission on the CPC is the Town's Forestry Superintendent and Tree Warden.

Application and Funding Process

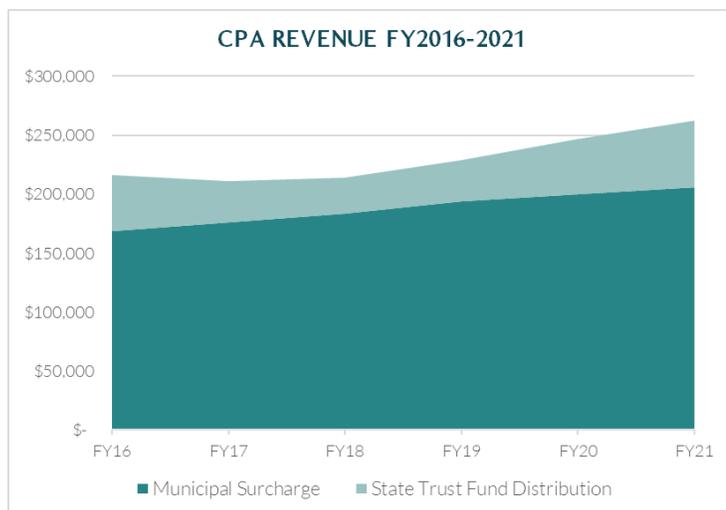
The West Bridgewater CPC accepts applications for CPA funding on an annual basis, with proposals generally due in March of each year. The CPC requires that proposals be submitted using the CPC’s application form, available online on the CPC’s webpage ([link](#)) or by requesting a copy at the Town Clerk’s office.

The CPC considers each funding application based on the merits of the project, as well as available CPA fund balances, in an open public meeting. Through majority vote, the CPC determines which projects to recommend to Annual Town Meeting for funding. Projects that are not recommended for CPA funding by the CPC are not eligible for consideration by the Town Meeting per statute (MGL c.44B).

Actual and Estimated Funds

As described in the Community Preservation Profile, the Town generates CPA funds through a local property tax surcharge of 1% with no exemptions and a variable statewide Community Preservation Trust Fund (state CP Trust Fund) distribution. The Town has raised approximately \$922,081 in CPA revenue between FY2016 and FY2020 including the annual distributions from the State CP Trust Fund. The local property tax surcharge generated roughly \$199,890 in FY2020 and the State Trust Fund distribution contributed \$46,419 for total CPA revenue close to \$246,000 in FY2021. The State Trust Fund distributions have varied from 17.2 percent in FY2017 to 28.6 percent in FY2020.

Revenue for FY2020 was \$246,309 (based the actual state CP Trust Fund distribution of 28.6 percent and the municipal surcharge), of which the Town appropriated about \$122,492 at Spring 2020 Town Meeting, leaving a balance of roughly \$77,398 available for future appropriation.³ The total revenue collected through the municipal surcharge in FY2021 was \$205,381.



Fiscal Year	State Trust Fund Distribution	State %	Municipal Surcharge	Total
FY16	\$ 47,353	20.6%	\$ 168,748	\$ 216,101
FY17	\$ 34,723	17.2%	\$ 176,022	\$ 210,745
FY18	\$ 30,280	19%	\$ 183,351	\$ 213,631
FY19	\$ 34,864	23.9%	\$ 194,070	\$ 228,934
FY20	\$ 46,419	28.6%	\$ 199,890	\$ 246,309
FY21	\$ 57,222		\$ 205,381	\$ 262,603

³ Note: A maximum of 5% total annual revenue may be used for administrative purposes.

CHAPTER TWO: CPA ACCOMPLISHMENTS AND ONGOING PRIORITIES

Since 2016 the CPC has approved funding for several projects, with a particular focus on historic preservation and open space and recreation. The Town of West Bridgewater has benefited from the use of CPA funds to restore the historic War Memorial Park, preserve headstones and crypts in Town-owned cemeteries, and perform restoration work and assessments on the old fire barn and Keith House (1662). CPA funds were also appropriated to create a fish passage, develop the new Friendship Park, and establish the 9/11 Memorial park. The historic Skim Milk Bridge received funding for a structural assessment and nomination to the National Register of Historic Places, both of which are still in progress.

Below are some photos highlighting the work that has been performed in the past few years to preserve the Town's history and provide new recreation opportunities.



Figure 1 9/11 Memorial Park



Figure 2 Historic cemetery preservation

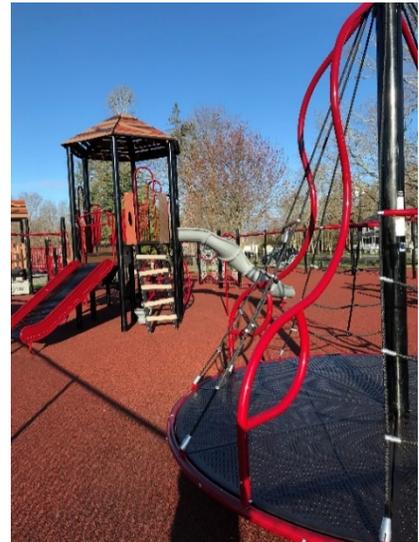


Figure 3 Friendship Park



Figures 4 and 5 War Memorial Park stonework restoration

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Ongoing historic preservation work is expected to continue, with an additional cemetery project recommended by the CPC and approved at the 2021 Spring Town Meeting. The Facilities Condition Report for the Old Bridgewater Historical Society's Memorial Building and Keith House was completed in June 2020, and the report recommended additional preservation work that may be eligible for CPA funding.

Based on the focus group discussions with Town staff and members of local boards and committees, other CPA funding priorities include support for the new recreation complex at the Russo greenhouse property, and future acquisition of open space for recreation, agriculture, and protecting historic bridges. Expansion of the Town's trail network and continued funding for Housing Authority improvements and new housing units are also priorities.

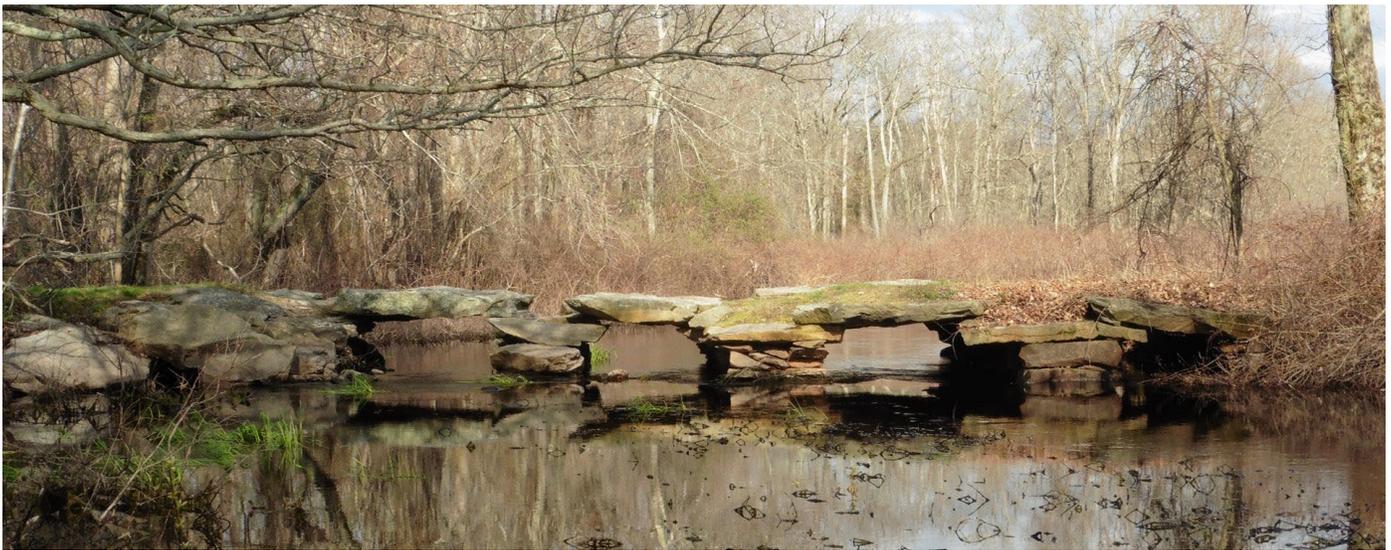


Figure 6 Skim Milk Bridge structural assessment and nomination to National Register of Historic Places

CHAPTER THREE: COMMUNITY HOUSING

Needs, Goals, and Possibilities

West Bridgewater's immediate housing priorities are to preserve existing affordable housing units, namely those at the Housing Authority, to explore opportunities to diversify and increase access to housing at all income levels, and to collaborate with regional organizations to understand and help address housing needs.

The CPC developed the following community housing goals and possibilities through consideration of the immediate housing needs, focus group discussions, and the community survey. The goals, as described below, are intended to guide potential applicants for CPA funding and will be used to help direct future CPC funding recommendations. However, applications for funding are not limited to the project ideas listed in this plan.

This chapter describes the CPC's goals for community housing, the eligibility for CPA funds in this category, and West Bridgewater's community housing resources, including a brief summary of recent demographic and housing market data.

GOAL 1: COLLABORATE WITH REGIONAL ORGANIZATIONS TO ADDRESS HOUSING NEEDS.

In order to better understand local and regional housing needs for different income levels, stages of life, and household types, the Community Preservation Commission seeks opportunities to engage with other organizations outside of West Bridgewater to help identify opportunities to provide more housing opportunities. Projects that respond to specific housing needs and include partnerships with non-profit developers of affordable and mixed-income housing will be given preference for CPA funding.

GOAL 2: PRESERVE EXISTING PUBLIC AFFORDABLE HOUSING UNITS THAT ARE IN DISREPAIR.⁴

The Town has 121 units of affordable housing, 18 of which are ownership and 103 are rental. There are 48 units of senior housing at D'Arpino Village managed by the West Bridgewater Housing Authority, which are in need of ongoing support for preservation including the balcony preservation project that was funded with CPA funds per the Spring 2014 Town Meeting. Other preservation needs at the Housing Authority property could be addressed utilizing CPA funds in the future.

GOAL 3: ENCOURAGE CREATION OF PRIVATE AFFORDABLE HOUSING THROUGH SMALL DEVELOPMENTS.

The CPC encourages the Town to seek opportunities for development of surplus town property, including tax title properties, as opportunities may arise. Custody of such property, if tax title, would require transfer from the Treasurer to the Board of Selectmen. The Town would issue an RFP to seek a developer and the CPA funds may be requested to help fund affordable units. The West Bridgewater Housing Authority owns a parcel adjacent to 43 Belmont Street, which is one possible site for construction of new affordable housing units. A comprehensive permit (Ch. 40B) development has been proposed behind this site (43R Belmont Street), which will potentially include several deed-restricted affordable units. Community members have emphasized the need for affordable

⁴ Note: There is limited CPA eligibility for existing housing resources that were not created with CPA funds. CPA funds can be used to "preserve" community housing resources but not for rehabilitation. The CPA statute defines preservation as the protection of the resource from injury, harm, or destruction. Whereas the CPA statute defines "rehabilitation" as capital improvements or the making of extraordinary repairs. See a guidance letter from the MA Department of Housing and Community Development dated May 30, 2013 included in the Appendix for additional guidance.

housing for seniors and veterans, in addition to providing accessible housing units for people with mobility impairments.

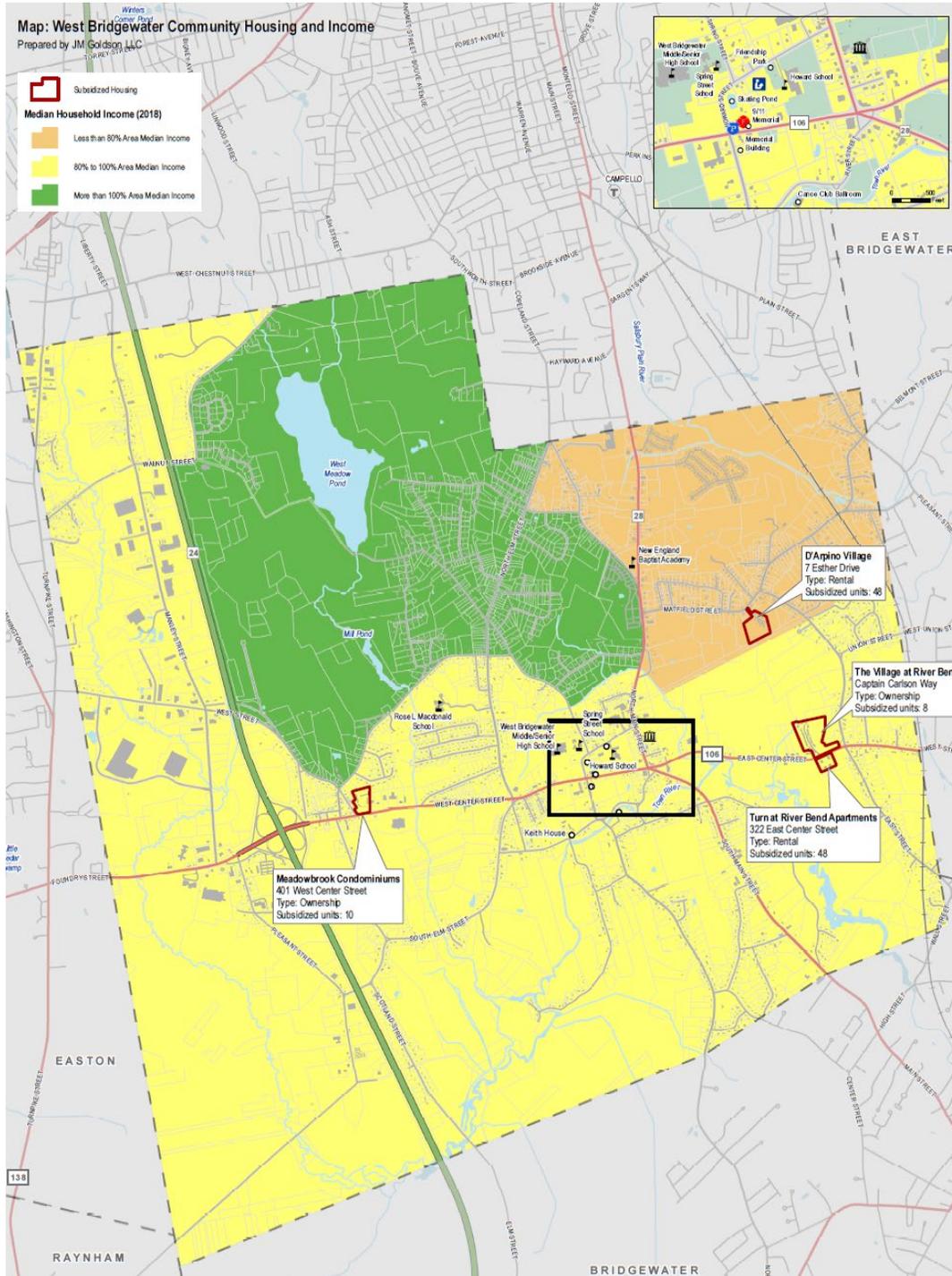
Eligibility

Chapter 44B of the Massachusetts General Laws (CPA Statute) defines “community housing” as “low and moderate income housing for individuals and families, including low or moderate income senior housing.” Low-income housing is affordable to households with annual incomes of less than 80% of the areawide median income (AMI) and moderate-income housing is affordable to households earning less than 100% AMI. Furthermore, the CPA Statute defines “senior housing” as housing for persons 60 years old or over, who also meet the qualifications for low or moderate income.

The CPA Statute allows expenditures for the acquisition, creation, preservation, and support of community housing and for the rehabilitation of community housing that is acquired or created through CPA. Preservation, which is a permitted activity for community housing, is defined as “protection of personal or real property from injury, harm or destruction, but not including maintenance.” Rehabilitation, which is only permitted for housing created with CPA funds, is defined as “the remodeling, reconstruction and making of extraordinary repairs, to...community housing for the purpose of making such...community housing functional for their intended use, including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes.” The CPA Statute defines the term “support” as programs that 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 . . .” The CPA Statute also allows CPA funds to be appropriated to a Municipal Affordable Housing Trust (MGL c.44 s.55C).

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Housing Needs



The Town's subsidized housing units are concentrated in four main sites, with a mix of rental and ownership units.

Additional details on housing needs in West Bridgewater are summarized in the resource profile on the following pages.

WEST BRIDGEWATER COMMUNITY HOUSING

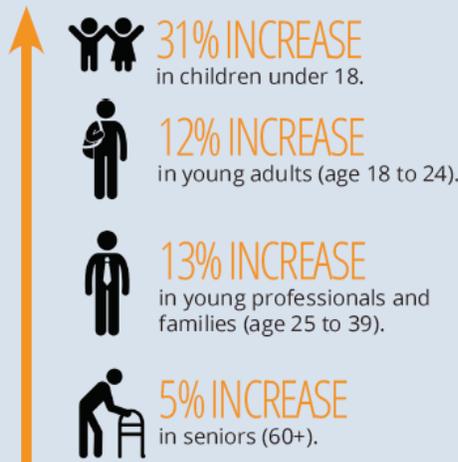
NEEDS AND RESOURCES

The characteristics of a community's residents, such as their life stage, wealth, and household composition, are closely linked to the characteristics of a town's housing stock and what kind of housing is needed for a healthy community. West Bridgewater and the region's residents are changing and so are their housing needs. This profile gives a brief snapshot of some of those changes. CPA funds can be used to help create and preserve community housing and support housing needs of the community."

Abbreviations:

AMI - Area Median Income (set by the Federal Dept of Housing and Urban Development (HUD))
 ACS - American Community Survey (US Census)
 SHI - MA Subsidized Housing Inventory
 HUD - U.S. Department of Housing and Urban Development

AGE COMPOSITION CHANGE (2010 - 2018)



West Bridgewater's largest age groups are older adults (age 40 to 59) and seniors (60+) - both 27 percent of the population. The proportion of children has grown the most since 2010, now making up 21 percent of the population, according to the most recent data available.

Except where noted otherwise, all statistics are based on the 2014-2018 and 2005-2010 American Community Survey (ACS) 5-year Estimates and the 2000 US Census. The ACS estimates are subject to sampling error.

POPULATION

West Bridgewater's population is **7,165**, an eight percent increase from 2000 to 2018. This growth rate is comparable to Plymouth County.

Population Change & Projections
 Source: 2000 Census; 2018 ACS; 2014 MAPC projection



MAPC projects that, with proactive housing policy, the population could increase another 4 percent by 2030.

From 2000 to 2018, the number of households in West Bridgewater increased by three percent, indicating that household sizes are **increasing**.

In comparison, the number of households increased by 21 percent in Plymouth County, indicating that household sizes are **decreasing** elsewhere.

HOUSEHOLDS

70 PERCENT

Family households, comparable to Plymouth County.



33 PERCENT

of households have children under 19 years old, comparable to Plymouth County.



32 PERCENT

of households have at least one person age 65 or older, also comparable to the County.



22 PERCENT

Individuals living alone, 42 percent of which are seniors. This is relatively comparable to the County.



RACE AND ETHNICITY

West Bridgewater's population predominantly identifies as White:¹

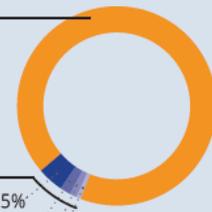
92 PERCENT.

This is higher than the State (72 percent) and Plymouth County (81 percent).

People who identify as Black/African American, Asian, multi-race¹ and Hispanic/Latinx comprise

8 PERCENT of the population.

West Bridgewater's Hispanic and Latinx population has grown significantly since 2010. The proportion of Hispanic/Latinx residents has increased from 0.6 percent to 5 percent in this timeframe. The proportion of residents who identify as multiracial (two or more) has also increased, up from 0.6 percent in 2010. Conversely, the community's populations of Black or African American, as well as Asian and American Indian or Alaska Native residents, are decreasing. Overall, the proportion of minority-identifying residents is increasing slightly - up two percentage points since 2010.



5%
2%
1%
0.1%

- White Alone
- Hispanic/Latinx (any race)
- Two or more races
- Black or African American
- Asian

TENURE, OCCUPANCY & VACANCY

West Bridgewater has an estimated **2,712** total housing units. Of the 2,515 units that are currently occupied:

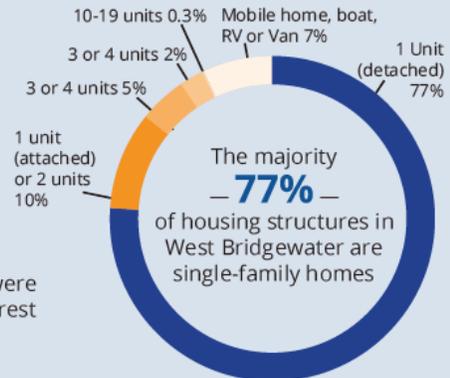
Owner-Occupied Units: 86 PERCENT (2,153 units)
Vacancy Rate: 2 Percent

Renter-Occupied Units: 14 PERCENT (362 units)
Vacancy Rate: 0 Percent

The proportion of owner-occupancy is higher than Plymouth County (76 percent). Vacancy rates have changed significantly since 2010, when the homeowner rate was 0 percent and the rental rate was 19 percent.

HOUSING SUPPLY

HOUSING TYPES

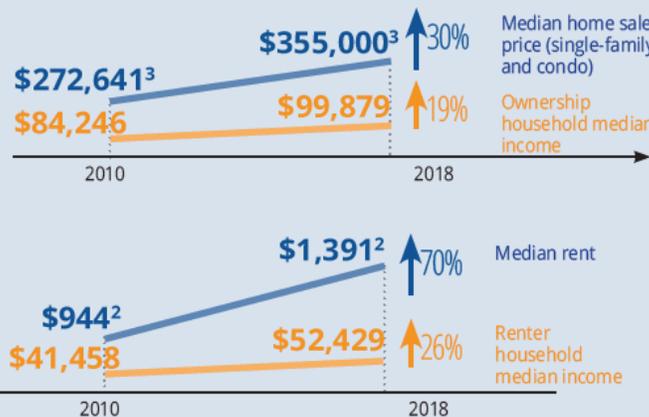


CHANGES IN HOUSING

Between 2010 and 2018, **137** housing units were permitted, four of which were rental units.¹ The rest were single-family. Approximately **48** units new units were added to West Bridgewater's housing stock in this timeframe.

HOUSEHOLD INCOME

As West Bridgewater's median renter household income increased by 26 percent (2010-2018), the median cost of contract rent increased 70 percent.² A 2018 median-income renter household could reasonably afford an apartment at just under the 2018 median rent - about \$1,310 per month. According to 2018 ACS estimates, **approximately 45 percent of renter households are cost-burdened.**



COST OF HOUSING

While the median homeowner income increased by about 19 percent (2010-2018), the median sales price increased about 30 percent (2010-2019).³ However, a 2018 median income household in West Bridgewater (\$86,806) could afford to buy a home for about \$367,000 - higher than the 2019 median sales price. According to 2018 ACS estimates, **29 percent of ownership households are cost-burdened.**

AFFORDABLE HOUSING STOCK

4.55 PERCENT of West Bridgewater's total housing stock (121 of 2,658 units) are included on the State's Subsidized Housing Inventory (SHI), which is below the State's minimum affordability goal of 10 percent.⁴

The Housing Authority operates a 48-unit subsidized housing complex on Esther Drive for low-income elderly and disabled residents. In January 2019, they reported that there was "no vacancy for the first time in many months."⁵



WEST BRIDGEWATER HOUSING AUTHORITY⁶

HOUSING NEEDS

West Bridgewater's 2016 Community Preservation Plan includes a goal to further investigate and better understand community and affordable housing needs in the community. West Bridgewater does not currently have a Housing Production Plan or other planning document that illustrates these needs.

Except where noted otherwise, all statistics are based on the 2014-2018 and 2005-2010 American Community Survey (ACS) 5-year Estimates and the 2000 US Census. The ACS estimates are subject to sampling error. ¹Datatown, MHP; ²2010 and 2018 ACS estimates. Numbers and calculations are inflation-adjusted; ³Town Stats database (2010, 2019), The Warren Group. Numbers and calculations are inflation-adjusted; ⁴Subsidized Housing Inventory Report, February, 2020 (DHCD); ⁵West Bridgewater Housing Authority website; ⁶Google Maps.

The Community Preservation Act (CPA) defines "community housing" as "low- and moderate-income housing for individuals and families, including low- or moderate-income senior housing." Low-income housing is affordable to households with annual incomes of less than 80 percent of the areawide median income (AMI) and moderate-income housing is affordable to households earning less than 100 percent AMI. "Senior housing" is housing for persons 60 years old or over, who also meet the qualifications for low- or moderate-income.

CHAPTER FOUR: HISTORIC PRESERVATION

Needs, Goals, and Possibilities

West Bridgewater's historic resources are both privately and publicly-owned and include buildings, structures, archives, landscapes, archeological sites, and artifacts. Preservation and restoration of historic resources, including the historic War Memorial Park and cemeteries, is a key community goal to protect West Bridgewater's historic character and enhance public understanding of local and regional history.

The CPC developed the following historic preservation goals and possibilities through consideration of West Bridgewater's historic preservation needs, public input from the focus group discussions, and the community survey. The goals, as described below, are intended to guide potential applicants for CPA funding for historic preservation of the community's historic resources and will be used to give direction to CPC funding recommendations. However, applications for funding are not limited to the project ideas listed in this plan.

This chapter describes the CPC's goals for historic preservation and CPA eligibility for spending in this category. In addition, the chapter includes a resource profile describing West Bridgewater's historic resources.

GOAL 1: FOSTER THE PRESERVATION AND RESTORATION OF THE TOWN'S HISTORIC BURYING GROUNDS.

The Town has numerous historic burial grounds including eight that are listed on the Massachusetts Cultural Resource Information System (MACRIS), with the earliest documented markers dating to the late 17th century at the Old Graveyard on South Street. In particular, many of the markers and memorials at the burial grounds suffer from damage and erosion and are in need of preservation or restoration. The CPC would give funding preference for efforts to preserve and restore the Town's historic burying grounds.

GOAL 2: CONTINUE TO SUPPORT THE TOWN'S ONGOING EFFORTS TO PRESERVE AND RESTORE THE HISTORIC STRUCTURES AT THE WAR MEMORIAL PARK.

The War Memorial Park, located on the banks of the Town River, is individually listed on the National Register of Historic Places. The park was the site of several mills from the mid-17th to the early 20th centuries. Several stone-lined canals, underground water channels, and incomplete mill foundations are extant. The park was developed on the former industrial site as a WPA (Works Progress Administration) project in 1936 and is significant for its landscape design by one of the few female landscape designers at that time. The Town has allocated CPA funds to support two phases of a multi-phase project to preserve and restore several stone-lined canals and the CPC expects to continue supporting this effort.

GOAL 3: SUPPORT ACQUISITION OF LAND OR CONSERVATION RESTRICTIONS TO PROTECT OTHER HISTORIC SITES.

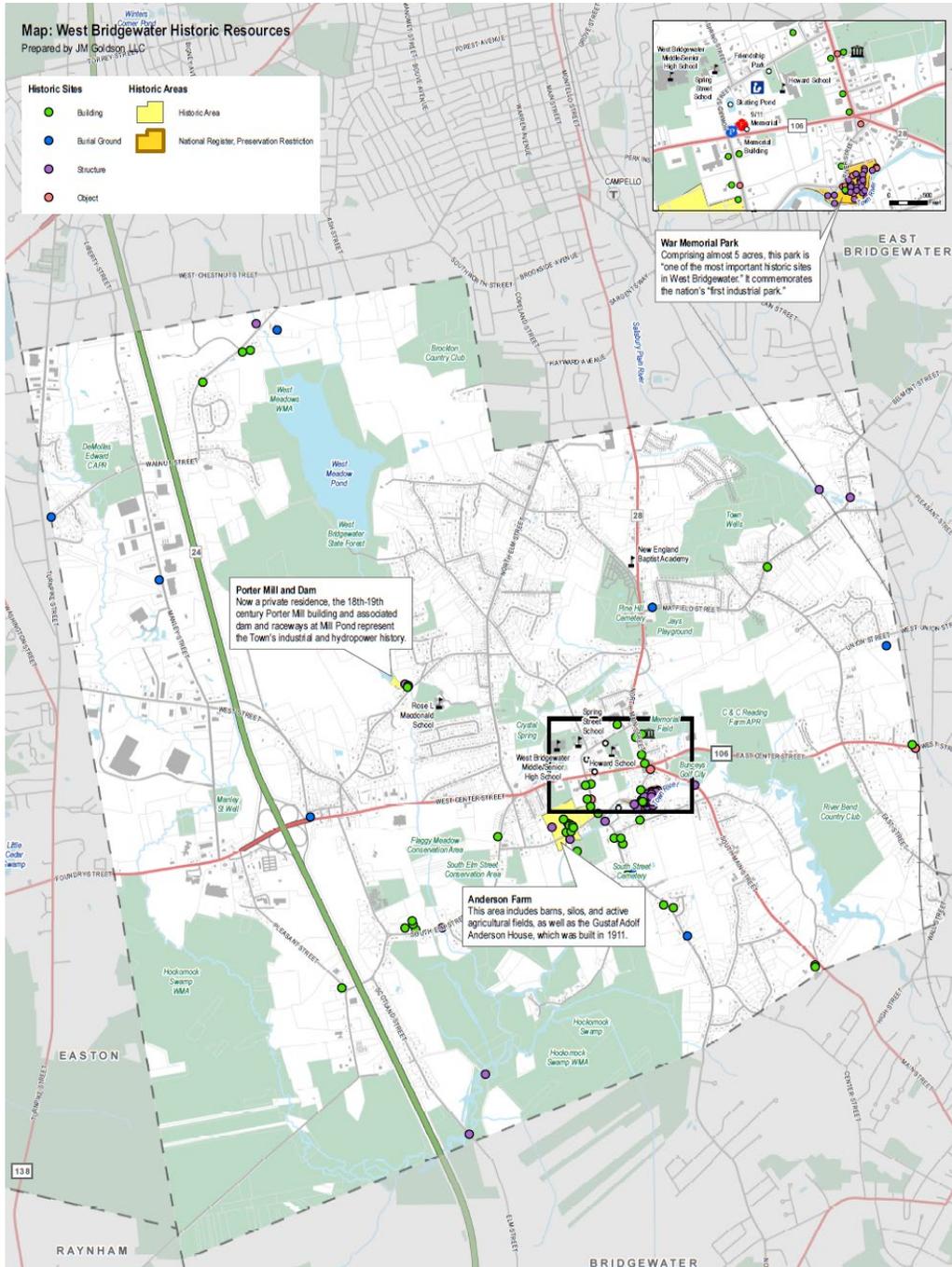
Research on the historic roads and bridges of West Bridgewater has resulted in the identification of former stream crossings throughout the Town. Some of these sites are on privately-owned land that has not been developed. Similar to Skim Milk Bridge, these historic structures have degraded over the years but still represent unique relics that connect the community to its colonial past. The CPC would support proposals that seek to protect the land around historic bridges and other structures to preserve them and provide access to the community.

Eligibility

The CPA Act, as amended July 2012, defines historic resources as “a building, structure, vessel, real property, document, or artifact that is listed on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a city or town.” CPA funds can be used for the “acquisition, preservation, rehabilitation, and restoration of historic resources.”

In addition, CPA funds may be appropriated to pay a nonprofit organization to hold, monitor, and enforce a deed restriction as described in Section 12 of the CPA Act (amended Summer 2012). Furthermore, within the definition of “rehabilitation,” CPA is allowed to fund improvements to make historic resources functional for their intended use, including improvements to comply with the Americans with Disabilities Act and other building or access codes. All rehabilitation work, with respect to historic resources, is required to comply with the Standards for Rehabilitation stated in the US Secretary of the Interior’s Standards for the Treatment of Historic Properties (codified in 36 C.F.R. Part 68).

Historic Resources



Many of West Bridgewater's historic resources are concentrated near the town center. There are some scattered historic homes, bridges, and burial grounds located throughout the town.

Additional details on the Town's historic assets, including the most important homes, cemeteries, and other structures, are provided in the resource profile on the following pages.

WEST BRIDGEWATER HISTORIC PRESERVATION

NEEDS AND RESOURCES

West Bridgewater has **111** documented historic resources including areas, buildings, cemeteries, objects, and structures.¹

West Bridgewater has **2** properties with Preservation Restrictions.

The Massachusetts Cultural Resource Information System (MACRIS) identifies historic and cultural resources from various sources: The National Register of Historic Places, the State Register of Historic Places, the Inventory of Historic Assets of the Commonwealth, and local historic district study reports.

NATIONALLY-DESIGNATED RESOURCES

INDIVIDUAL PROPERTIES

West Bridgewater has **2** sites on the National Register - War Memorial Park, which includes 38 specific resources that are separately listed, and the Arch Street Bridge, which crosses Town River.

ARCH STREET BRIDGE⁴



WAR MEMORIAL PARK²

Comprising almost 5 acres, this park is “one of the most important historic sites in West Bridgewater.” The park commemorates the nation’s “first industrial park.”³

HISTORIC MUSEUMS AND ORGANIZATIONS

In 2016, West Bridgewater unveiled a new town historical museum which houses a collection of more than 300 resources - ranging from documents, high school yearbooks, and milk bottles, to a fire truck. The museum and collection are managed by volunteer residents and the Historical Commission.⁵

The Old Bridgewater Historical Society, founded in 1894, serves to preserve and share the colonial history of East Bridgewater, West Bridgewater, Bridgewater and Brockton - the original Bridgewater Settlement area. The Society is housed at the Memorial Building (1901) on W. Center Street in West Bridgewater.⁷



HISTORICAL MUSEUM^{5/6}

EARLY SETTLEMENT PRECOLONIAL & SEVENTEENTH CENTURY

West Bridgewater was officially incorporated in 1822 but its approximately 16 square miles were part of the original Old Bridgewater settlement. Its early development was primarily agricultural with industrial and civic activity concentrated along the Town River.⁸



JAMES KEITH PARSONAGE⁹ PULPIT ROCK¹⁰



There are **3** 17th century historic sites in West Bridgewater listed on MACRIS, including the First Congregational Church Parsonage (1662) — more commonly known as the Keith House — the home of West Bridgewater’s first permanent minister; The Old Graveyard; and Pulpit Rock (c. 1663), located at War Memorial Park, where Reverend Keith gave his first sermon.

EIGHTEENTH CENTURY

There are **18** eighteenth century resources in West Bridgewater listed on MACRIS in addition to **9** War Memorial Park industrial resources, including c. 1774 foundry foundations. Other resources include prominent historic houses.

Now a private residence, the 18th-19th century Porter Mill building and associated dam and raceways at Mill Pond represent West Bridgewater’s industrial and hydropower history.



PORTER MILL¹¹



NINETEENTH CENTURY¹²

Pictured above is the First Congregational Unitarian Church (1801), the most recent of four renditions of early “meeting houses” and houses of worship. To the right is pictured West Bridgewater’s Town Hall (1894).

There are **29** nineteenth century resources in West Bridgewater listed on MACRIS — including prominent historic homes — in addition to **2** War Memorial Park industrial resources.

TOWN HALL¹³



¹ MACRIS; ²Wikipedia; ³Nunckatessettgreenway.org; ⁴MACRIS; ⁵WickedLocal article posted Nov. 7, 2016; ⁶Marc Vasconcellos, the Enterprise; ⁷Thehistorylist.com; ⁸MHC Reconnaissance Survey Town Report, 1981; ⁹Wikipedia; ¹⁰Google Maps; ¹¹MACRIS; ¹²Google Maps; ¹³Google Maps



SKIM MILK BRIDGE¹⁴

Bridge is in the process of being nominated to the National Register of Historic Places.

A dry stone slab bridge crossing the Town River marks the route of an old road towards Taunton. The exact age has not been pinpointed, but historical records indicate that it dates to around 1800. Skim Milk



MEMORIAL BUILDING¹⁶

This 1901 Colonial Revival building is the home of the Old Bridgewater Historical Society, housing historic artifacts and documents, as well as offering tours and public events.

37

There are twentieth century resources listed on MACRIS - almost all of which are part of War Memorial Park or Anderson Farm. Others include monuments and bridges.

The Gustaf Adolf Anderson House is one prominent feature of the Anderson Farm complex, which includes other barns, silos, and fields that are monuments to West Bridgewater's agricultural history. The Anderson House also sits near the historical home of George Turner, one of Old Bridgewater's original settlers¹⁷.

TWENTIETH CENTURY



GUSTAF ANDERSON HOUSE¹⁵

¹⁴Joan Pierce; ¹⁵Google Maps; ¹⁶Wikipedia; ¹⁷MACRIS

CHAPTER FIVE: OPEN SPACE

Needs, Goals, and Possibilities

Protecting open space in West Bridgewater has been a priority for the Community Preservation Committee, as demonstrated with the support of the agricultural preservation project at Anderson Farm. However, open space protection projects tend to be costly in comparison to the limited CPA funds available. The CPC recognizes that open space conservation efforts are important to protect West Bridgewater's rural character and would consider supporting future conservation projects that demonstrate substantial use of other public and private funds.

This chapter describes open space goals and CPA eligibility for open space projects. In addition, this chapter includes a resource profile describing West Bridgewater's open space and natural resources.

GOAL 1: PRESERVE FARMLAND, HABITAT, AND WATER RESOURCES THAT THE TOWN HAS PRIORITIZED.

Other committees in the Town of West Bridgewater are involved in identifying and prioritizing properties that help sustain local food production, water resource protection, and preserve habitat. The Community Preservation Committee will give preference towards funding projects that respond to local conservation needs identified by the Conservation Commission, Agricultural Commission, and Open Space & Recreation Committee. Projects that help improve access to other local resources, such as the Town River or Mill Pond, will also be prioritized for funding.

GOAL 2: SUPPORT OPEN SPACE CONSERVATION INITIATIVES WITH SUBSTANTIAL LEVERAGING OTHER FUNDS.

The OSR Plan recommends the protection of multiple open space properties with a variety of natural characteristics as well as agricultural land. Given the limited availability of CPA funds and the extent of recreation needs, as described in the following chapter, the CPC may support use of CPA funds for open space conservation initiatives that demonstrate substantial leveraging of other public and/or private funds, bargain sales, and/or the like. Properties identified as priorities for acquisition or establishing conservation or agricultural preservation restrictions will be more likely to be protected if additional matching funding is available.

GOAL 3: ESTABLISH AND MAINTAIN RELATIONSHIPS WITH NEIGHBORING TOWNS, REGIONAL CONSERVATION ORGANIZATIONS, AND STATE AGENCIES

Seek partnerships and continue regular communication with conservation commissions in neighboring towns, regional land trusts, non-profit organizations, and state agencies (such as MassWildlife, the Department of Conservation and Recreation, and the Department of Agricultural Resources) to better coordinate activities to preserve and protect open space. By understanding regional conservation priorities and ongoing efforts to preserve wildlife habitat, farmland, and water resources, the Town can help ensure that acquiring and preserving properties using CPA funds will contribute to and complement these broader efforts.

GOAL 4: IMPROVE CONNECTIVITY AND ACCESS TO EXISTING OPEN SPACE BY EXPANDING TRAIL NETWORK

West Bridgewater residents value the Town's existing parks, conservation areas, multi-use paths, and hiking trails. Identifying and supporting projects that will create new connections between these resources will help encourage passive recreation and reduce parking and traffic concerns by improving access for pedestrians and cyclists. Survey participants also highlighted a need to improve accessibility of existing trails, making them more useable for people with mobility impairments. Supporting regional efforts such as the Nunckateset Greenway and Bay Circuit Trail will also improve connectivity across municipal boundaries to nearby outdoor areas.

GOAL 5: SEEK OPPORTUNITIES TO ESTABLISH A COMMUNITY GARDEN ON TOWN-OWNED LAND

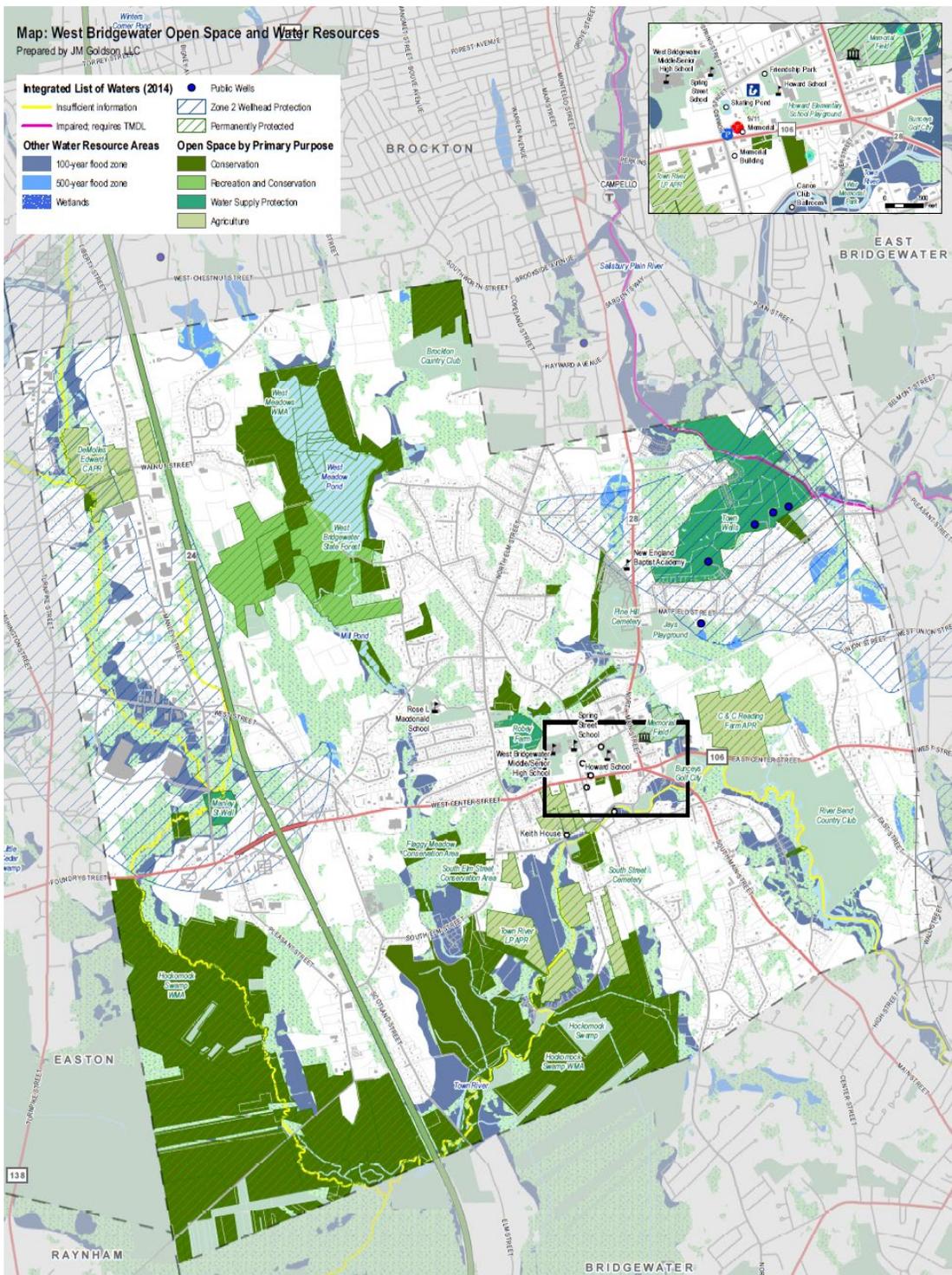
Community members have expressed a desire for a shared outdoor space for a community garden to plant vegetables and provide opportunities for local food production and agricultural education. The CPC would favor applications that would apply CPA funds to the establishment of a garden on land owned by the Town of West Bridgewater.

Eligibility

The CPA defines the term “open space” as including, but not limited to, land deemed necessary to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, lake and pond frontage, beaches, and scenic vistas. The CPA statute allows the use of CPA funds for the acquisition, creation, and preservation of open space. Additionally, the CPA statute allows for the rehabilitation and restoration of open space that was acquired or created with CPA funds. Per MGL c. 44B s.5(f), CPA funds may not be used to acquire real property, or property interest, for a price exceeding the value of the property.

In accordance with the CPA statute (MGL c.44B s.12(a) and (b)), an acquisition of real property is required to be owned by the municipality and to be bound by a permanent restriction. Therefore, any open space acquisitions by the Town using CPA funds will require execution of a permanent restriction that runs to the benefit of a nonprofit organization, charitable corporation, or foundation and that is in accordance with the requirements of MGL c.184. In addition, CPA funds may be appropriated to pay a nonprofit organization to hold, monitor, and enforce the deed restriction on the property (sometimes called a “stewardship fee”).

WEST BRIDGEWATER COMMUNITY PRESERVATION PLAN FY22-26



Open spaces provide important benefits for water resource protection, including the town's rivers, wetlands, and public water supply. Flooding is also mitigated by maintaining natural riparian areas and unpaved ground cover to allow water to be absorbed and released gradually.

Additional information on habitat areas and water resources are summarized in the following resource profile.

WEST BRIDGEWATER OPEN SPACE & NATURAL RESOURCES

NEEDS AND RESOURCES

According to the Community Preservation Act, "Open Space shall include, but not be limited to, 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."

Abbreviations:

APR: Agricultural Preservation Restriction
OSRP: Open Space and Recreation Plan
WMA: Wildlife Management Area

West Bridgewater has a variety of protected resources, which provide passive recreation options, such as walking and hiking trails, as well as water and wetland resources, and wildlife habitat. The 2010 Open Space & Recreation Plan² prioritized protection of open space in all neighborhoods, including key wildlife habitat, agriculture, and natural landscapes.



BEAVERTON WOODS³

A forested area near the Town center, Beaverton Woods has a pond and hiking trails, and is used as an outdoor classroom by local schools.



**HOCKOMOCK SWAMP
WILDLIFE MANAGEMENT AREA⁴**

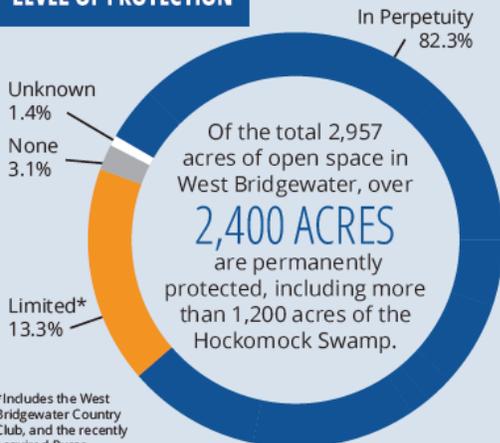
Designated as an Area of Critical Environmental Concern, this expansive swamp bisected by the Town River provides habitat and water resource benefits.



WEST MEADOW POND⁵

Together with the West Bridgewater State Forest, these state-managed areas provide wildlife habitat and passive recreation including hiking, boating, hunting, and fishing.

LEVEL OF PROTECTION



*Includes the West Bridgewater Country Club, and the recently acquired Russo greenhouse property

PERMANENTLY PROTECTED OPEN SPACE

Approximately

30 PERCENT

of the total area of West Bridgewater is open space, most of which is permanently protected.

About **2,800** acres have either permanent or limited protection in West Bridgewater. The Town controls approximately **928** acres* of open green space, including land protected primarily for purposes of conservation, historic preservation, recreation, and water protection.

Overall, about **400** acres is privately owned, most of which is protected by Agricultural Preservation Restrictions to maintain active farmland. In addition, the Commonwealth owns a combined total of **1,622** acres of protected open space in wildlife management areas and the West Bridgewater State Forest.¹

AGRICULTURE

Beginning in the 17th Century, when European colonists settled the area, the soil and water resources of West

Bridgewater have supported agricultural activities across the Town's previously forested uplands. Agricultural Preservation Restrictions (APR) have provided the resources to ensure that multiple properties can be maintained as active farmland, and protecting them from future development.

Properties with APR protection include the Anderson Farm, which raises cattle and grows hay, the C&C Reading farm across from the West Bridgewater Country Club, and the Edward DeMolles property in the northwest corner of town. Robey Farm has also been protected for water resource purposes.



ANDERSON FARM⁵

¹Area calculations based on MassGIS Open Space and Town data.
²An update to the plan is still under development as of July 2020.
³Photo from Nunkatasset Greenway 2011
⁴Photo of Town River from Wikipedia (Lisa Ruokis, 2005)
⁵Photo from Wildlands Trust

CHAPTER SIX: OUTDOOR RECREATION

Needs, Goals, and Possibilities

Providing high quality outdoor recreation opportunities is a priority for the West Bridgewater community, particularly active recreation facilities for organized youth sports. The Town has experienced population growth for children under 18 between 2010 and 2018 and roughly 33% of households have children under age 18 years. Demand for youth sport fields has increased and it has been challenging to keep up with demand given the variety of issues at existing facilities, including drainage issues at soccer fields. Improvement of existing facilities is needed, as is the construction of additional athletic fields.

This chapter describes outdoor recreation goals and CPA eligibility for recreation projects. In addition, this chapter includes a resource profile describing West Bridgewater's outdoor recreation facilities.

GOAL 1: SUPPORT CONSTRUCTION OF NEW MULTI-PURPOSE ATHLETIC FIELDS.

Demand for outdoor sports facilities has continued to grow and existing athletic fields have degraded due to heavy use and flooding. The Town's recent purchase of the former Russo Greenhouse property presents an opportunity to increase capacity for team sports and other outdoor recreation, including multi-use fields⁵, basketball courts, and walking trails. Community members also brought up the need for pickle ball courts, another high school tennis court and basketball court, and adding canoe launch facilities along the Town River.

GOAL 2: REHABILITATE EXISTING ACTIVE RECREATION FACILITIES.

Based on feedback from focus group participants and the West Bridgewater Recreation Committee's review of athletic facilities in 2020, the Town's sports fields continue to be overused and need improvements to maintain their usability. Specifically, several fields have poor drainage, including the high school baseball field and Howard Street soccer field, which results in mud and deteriorating turf conditions. The CPC would give preference in its funding considerations to efforts that rehabilitate the town's existing recreation facilities, such as those mentioned above, to provide high quality facilities for public use and enjoyment.

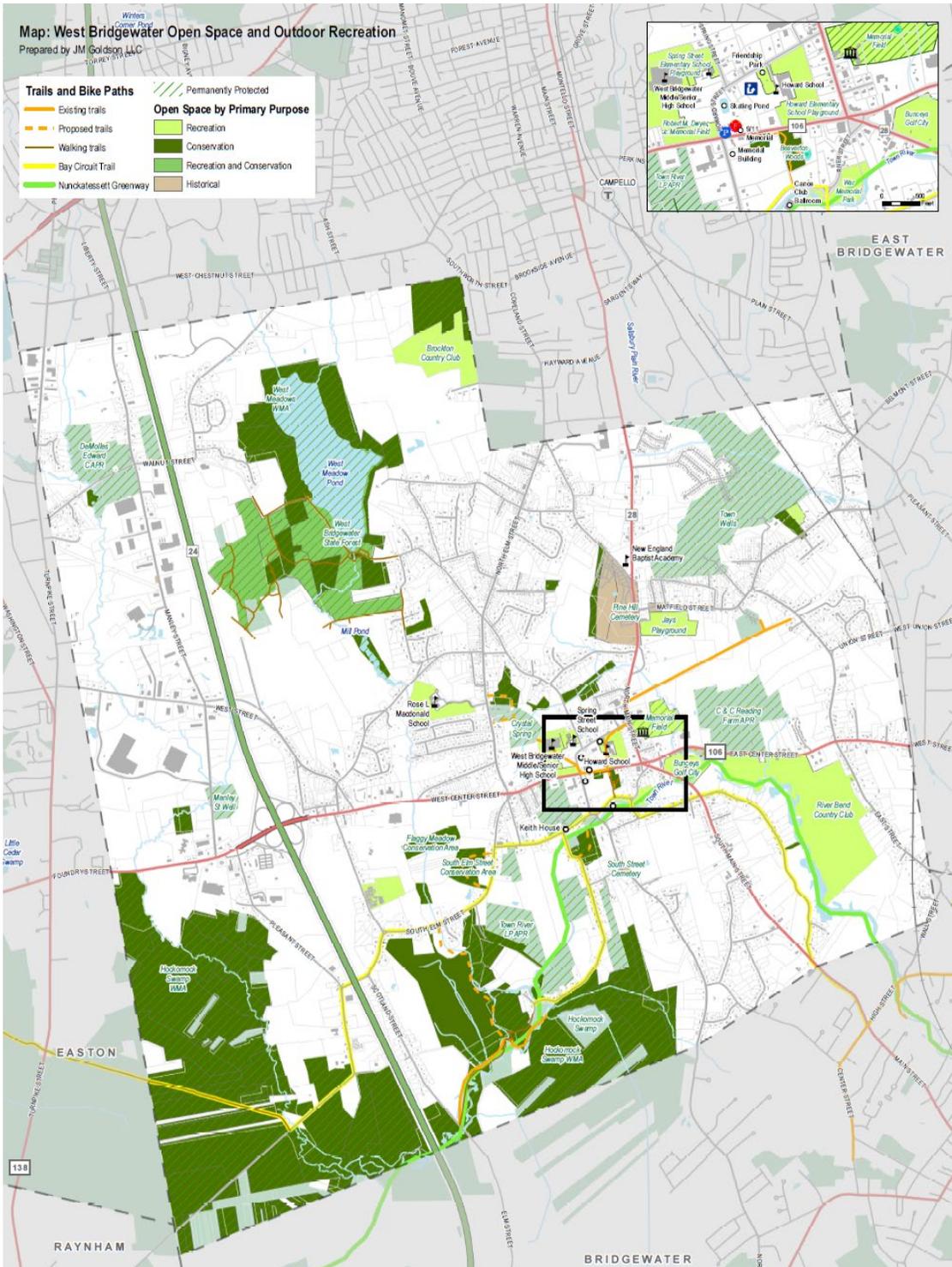
Eligibility

The CPA defines recreational use as "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." The definition goes on to prohibit "... horse or dog racing or the use of land for a stadium, gymnasium, or similar structure."

Per the July 2012 amendments, the CPA statute allows use of CPA funds for the acquisition, creation, preservation, rehabilitation, and restoration of land for recreational use. Note that the 2012 amendments allow "rehabilitation" of any public outdoor recreational facilities where previously it only allowed for recreational land created through the CPA. This amendment would allow existing parks and playgrounds to be rehabilitated with upgraded and new facilities and amenities. Maintenance costs are not eligible for CPA funds. In addition, acquisition of artificial turf for athletic fields is expressly prohibited in Section 5(b)(2).

⁵ Note: Artificial turf is not an eligible use of CPA funds.

Recreation Resources



There are a variety of recreational opportunities for residents of all ages in West Bridgewater. In addition to playgrounds and athletic fields, the Town has a golf course and regional trails, including the Bay Circuit Trail and the Nunckatessett Greenway. The former Russo greenhouse property was acquired in 2020 for the development of a new multi-use sports complex.

The resource profile on the following page includes additional details on the Town's playgrounds, trails, and sports facilities.

WEST BRIDGEWATER OUTDOOR RECREATION

NEEDS AND RESOURCES

West Bridgewater has a total of more than **250 ACRES** of Town-owned recreation land.^(MassGIS)



SCHOOL ATHLETIC FIELDS²

The recently redesigned Middle-Senior High School campus includes the Robert M. Dwyer Jr. Memorial field for football, soccer and field hockey, a running track, and baseball field. The Howard, Spring Street, and MacDonald schools also have playing fields and playgrounds.



FRIENDSHIP PARK³

Located next to the Howard School, this park received CPA funding in 2019 to update the playground equipment and install rubber surfaces to improve accessibility and replace aging structures.



GOLF COURSES⁴

The former River Bend Country Club was acquired by the Town in 2017 and is privately managed. A portion of a 9-hole course, the privately-owned Brockton Country Club, is also located within the Town's borders.



BASEBALL/SOFTBALL FIELDS⁵

These ballfields, located next to Town Hall, are used by the West Bridgewater Youth Athletic Association. The adjacent gazebo area provides a space for picnics and live music during the summer.



TRAILS AND GREENWAYS¹

The **1.8 MILE** multi-use West Bridgewater Rail Trail opened in 2018 and provides a connection between North Main Street and East Street. The regional Bay Circuit Trail passes through town, but has many on-road sections. The proposed Nunckatasset Greenway follows the Town River and would connect to local parks, trails, and town centers.



RUSSO SPORTS COMPLEX⁶

Formerly the site of commercial greenhouses, the purchase of the Russo property was approved by Town Meeting in June

2020. A new sports complex is proposed on the **16 ACRE** site to address the need for additional athletic fields. Initial plans include a multipurpose field for football, baseball, lacrosse, and field hockey; a soccer field; a basketball court; and walking trails through the adjacent wetland area.

Additional information on the design and construction costs are expected in the next few months, and additional funding will be required to redevelop the site for its intended uses.

WEST BRIDGEWATER'S RECREATION PRIORITIES

The Community Preservation Plan identified three goals related to outdoor recreation:

1. Support construction of new multi-purpose athletic fields.
2. Rehabilitate existing active recreation facilities.
3. Install trail signage and kiosks to foster awareness of the Town's hiking trails and passive recreation opportunities.

In addition, the 2010 Open Space and Recreation Plan identified the following local needs and opportunities:

- swimming facilities, space for motorized activities, such as riding ATVs, trail bikes, or snowmobiles
- skate board/in-line skating and stunt bicycle park
- local family tot lots with sitting areas, exercise circuits
- a town-wide system of pedestrian and bicycle trails and bridle paths; space for community gardens
- accessibility to all feasible sites and facilities, and
- other improvements to hiking and boating routes

¹Photo from Alltrails.com

²Photo from WB Gridiron

³Photo from the Patriot Ledger

⁴Photo from the West Bridgewater Country Club

⁵Photo from the West Bridgewater Youth Athletic Association

⁶Photo from the Patriot Ledger

Sources: Town of West Bridgewater, 2010 Open Space and Recreation Plan
West Bridgewater Community Preservation Plan, FY16-FY20

APPENDICES

Community Engagement Results

DHCD Memo on Utilization of CPA Funds for Preservation of Existing Public Housing Units

Project Application Form

WEST BRIDGEWATER COMMUNITY PRESERVATION PLAN FY22-26

West Bridgewater Community Preservation Plan Focus Group Summary

Prepared by JM Goldson LLC 9/28/20

In July and August 2020, four focus group sessions were conducted with members of the West Bridgewater community to discuss local priorities for the update to the Community Preservation Plan. Each group discussed one of the four categories eligible for Community Preservation Act (CPA) funds, including: Open Space, Outdoor Recreation, Community Housing, and Historic Preservation. The following is a summary of feedback from the focus group participants, including ideas for projects that could be considered for funding over the next five years.

Open Space

Attendees: John DeLano – West Bridgewater Conservation Agent

Mary Wynne – Chair of Open Space & Recreation Committee

During this meeting, a few planned and proposed residential development projects were discussed, which could present opportunities for the Conservation Commission to request that some ecologically significant areas of the site are protected for open space. These sites include:

- Single-family subdivision west of Brockton Country Club (20+ lots)
- Samuel Ave. to West Meadow Pond (40B development)

The Kaminsky property on Walnut Street was a priority to acquire for open space in the previous Community Preservation Plan but has since been subdivided for a residential development. As part of another recent 40B development, 110 acres were conveyed to the Town for conservation land, located between Scotland Street and West Meadow Brook.

There are other properties in the vicinity of West Meadow Pond and Mill Pond that the Town would like to acquire to protect natural resources and provide passive recreation opportunities:

- 217 Crescent Street (55 acres) – property with wetland issues owned by a family from Dedham, could be used to provide access to Mill Pond for boating and fishing.
- 1 Mill Pond Road (22 acres) – most of property consists of low value wetlands, potential to purchase and create an access easement with multi-use trails connecting to the pond.

Other opportunities to use CPA funding to support open space include improving access to the Town River, exploring trail connections from the Bay Circuit Trail to Flaggy Meadow and Mill Pond, and potential passive recreational uses at the former Buncey's Golf City property.

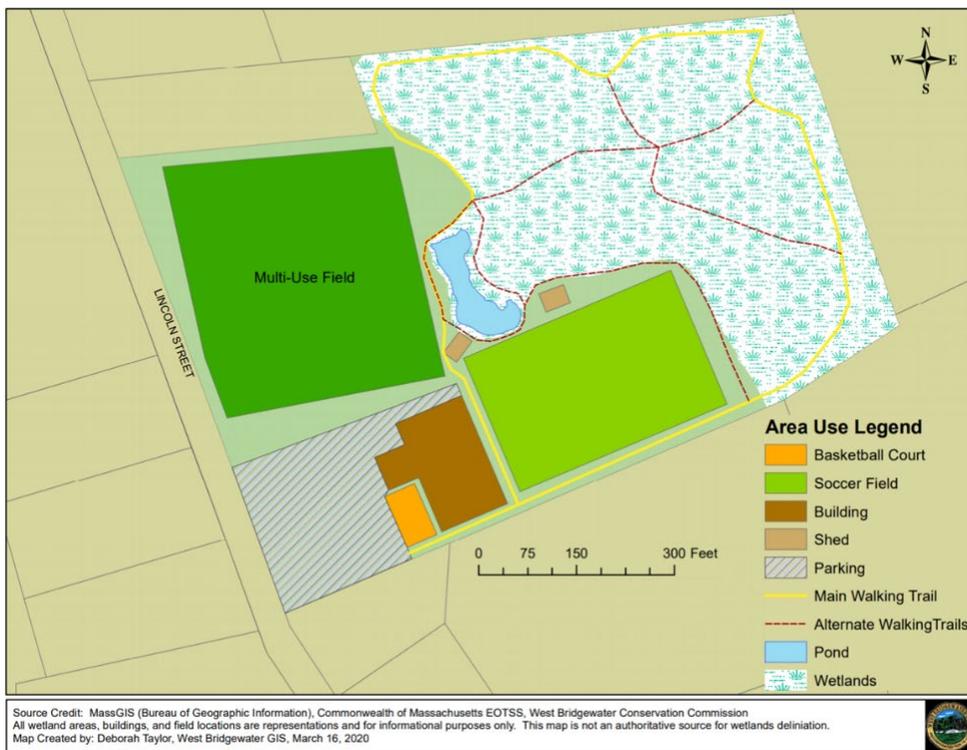
Outdoor Recreation

Attendees: John DeLano – Conservation Agent

Anthony Kinahan and Jeff Ryan – Recreational Space Committee

The Town of West Bridgewater recently acquired the former Russo Greenhouse property on Lincoln Street. This land was purchased in response to the growing need for youth sports facilities and the inadequate capacity of the Town’s current ball fields and basketball courts. Additional funding has also been appropriated (not using CPA funds) to pay for the initial engineering and site plan development. A preliminary layout for the site is shown in the figure below, including a multi-use sports field, a dedicated soccer field and basketball court, and hiking trails through the wetland portion of the property. A copy of the slides presented at the 2020 Town Meeting are included as an attachment to this summary.

Proposed Russo Sports Complex



Additional funding will be required for the construction of the new sports complex, and CPA funding could help match other sources for the development of the outdoor recreation elements of the site, including the trails and natural turf ball fields. Pickle ball courts are also increasing in popularity. It was noted that CPA funds are not eligible for fields with artificial turf or any indoor sports facilities.

Other recreation priorities discussed during the meeting included:

- Trail development and maintenance, currently performed by Open Space committee volunteers
- Additional canoe launch facilities on the Town River, similar to the one recently installed by an Eagle Scout volunteer
- Exploring locations for potential mountain bike trails and motorized recreation, such as all-terrain vehicles and dirt bikes (currently a gravel area on the Berterelli property)

Community Housing

Attendees: Paula Bunker – West Bridgewater Housing Authority Board

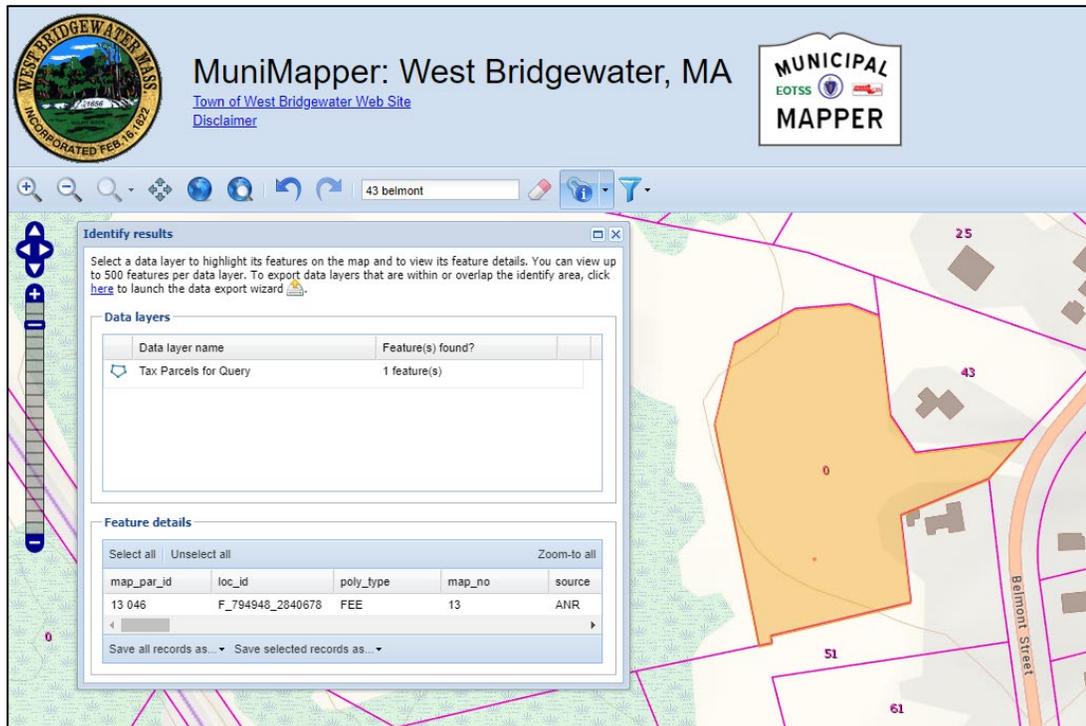
Teresa Maloney – Executive Director, West Bridgewater Housing Authority

In general, participants felt that most people looking for housing are seeking rental units, many are elderly and looking to downsize to a smaller home. Residents of West Bridgewater have concerns about traffic, bringing in more families, and losing “School Choice” students – who bring money to the Town’s school system. There has not been any discussion of developing a Housing Production Plan, to their knowledge.

There is no waiting list for the local Housing Authority, it is centralized by the state. When they have an opening in West Bridgewater, the state tells them who is next on the list. In terms of ongoing improvements to the existing public housing units, funds have been earmarked for window repairs.

Additionally, every housing authority is required to have two accessible units. Currently West Bridgewater has four partially handicap-accessible units, the housing authority would like to know whether completing the full conversion would be eligible for funding. They would need to wait for two first floor units to open up before making any modifications. CPA funds were previously allocated for balcony repair, and these improvements have been completed, so the remaining funds should be returned to the CPA general fund for future appropriation.

In recent years, there have been multiple 40B housing development proposals in West Bridgewater, including one near the Brockton border, and another by a developer named Marinelli. A 40B has been discussed on Belmont Street, which could include accessible units.



The land is owned by the Housing Authority (Parcel 13 046, located between 43 and 51 Belmont Street), and does not appear to have wetland issues, as shown in the map on the left. No other Town-owned land has been discussed.

Historic Preservation

Attendees: Joan McAndrew – Treasurer, West Bridgewater Historical Commission
Shellie Karol-Chik – President, Old Bridgewater Historical Society
Joan Pierce – Land Agent, Mass. Dept. of Fish and Game

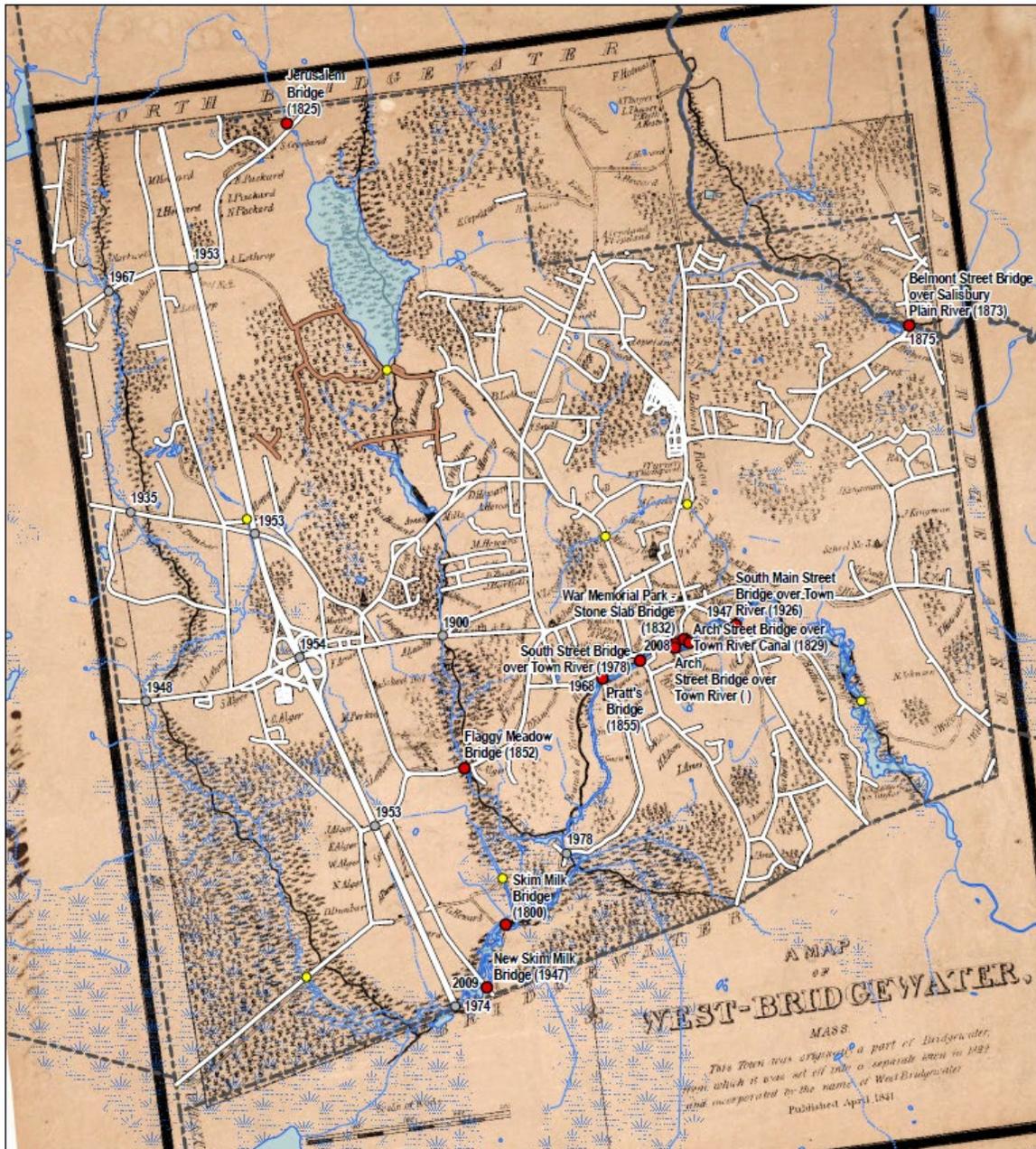
Recent CPA-funded projects and historical assessment and preservation work was discussed during this meeting. It was noted that assessments were completed for the Keith House and Memorial Building, but no restoration work was done, recommended that this information is updated in the Community Preservation Coalition database. In the Keith House, the assessment identified pest issues, the need to remove/replace the main support beam, and repainting. Repairs were completed on the roof for the Drury Bell, this was done by a volunteer.

Upon review of the previous plan's goals, it was suggested that the War Memorial Park goal be updated to include "other historic structures". The ongoing work to evaluate Skim Milk Bridge and nominate it to the National Register of Historic Places was also discussed, in addition to the potential to explore further assessments and recognition for other historic bridges in Town, such as Jerusalem Bridge and Comfort Bridge. Research was shared about mapping historic roads in West Bridgewater to identify the sites of other historic bridges (see attached map).

Some additional project ideas were also discussed, including:

- Lack of signage for local historic resources – for example, New York has large signs with a paragraph describing the historic significance of sites, and Stanley Iron Works in Bridgewater has kiosks (however they have been impacted by water damage). **It was noted that signage is not eligible for CPA funding.**
- Additional parking for Skim Milk Bridge – the current trailhead on Scotland Ave. only has room for about two vehicles, Joan Pierce would like to explore options to provide additional parking for visitors on adjoining state-owned land. **(not eligible)**
- Establishing a historic district along River Street – it has several historic structures and could be a good candidate for designation as a historic district
- Locating the first church and cemetery along Howard Street – these buried structures would need to be identified using ground-penetrating radar. Further research suggests that this would be an eligible funding opportunity, based on the following projects:
 - Weymouth: <https://weymouth.wickedlocal.com/article/20080318/NEWS/303189811>
 - Amherst: <https://www.gazettenet.com/Archaeologists-complete-three-day-survey-at-Amherst-History-Museum-site-2695691>
- Joan McAndrew mentioned that the historical commission has not met since February, but the chairman may have additional project ideas.

WEST BRIDGEWATER COMMUNITY PRESERVATION PLAN FY22-26



Map of state-designated and potential historic bridges in West Bridgewater, based on an 1831 street map.

TOWN OF WEST BRIDGEWATER, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE

Application to Request CPA Funds

Project Eligibility: Before filling out this application, you may submit an optional one-page summary of your project to the Community Preservation Committee (CPC) by January 15 to determine eligibility for Community Preservation Act funds and discuss funding priorities and requirements. The CPC will review the project summary as part of a regularly scheduled meeting. Attendance at this meeting, while not mandatory, will ensure that any questions the CPC may have during the review process will be answered promptly.

Application Instructions: Please complete all sections of the application below and email a PDF of the application, including any attachments, to Cheryl Cambria, CPC Chair at wallaceway@verizon.net.

Application Deadline: Applications received by February 15 will be considered for recommendation at the Annual Town Meeting. If February 15 falls on a holiday or weekend, please submit by the following business day. Applicants may request an extension by contacting the CPC Chair prior to February 15th. The CPC Chair will consider such a request on a case-by-case basis and is under no obligation to grant an extension.

Project Categories (circle all that apply):

Community Housing

Historic Preservation

Open Space

Recreation

Project Name: _____

Project Location

Street Address: _____

Assessor's Map & Lot #(s): _____

Legal Property Owner of Record: _____

Project Sponsor(s)/Organization: _____

Contact Person

Name: _____

Telephone: _____

Email: _____

Mailing Address: _____

Project Sponsor's Signature: _____ **Date:** _____

Project Cost (note: if project budget goes beyond three years, describe further in Project Narrative)

	FY2022	FY2023	FY2024	Total
CPA Funds Requested				
Amount of Other Funding				
Other Sources of Funding				
Total Project Cost				

Do you anticipate your project may require bonding? (circle one) Yes No Not sure

Is this request contingent on other funding? (circle one) Yes No (If yes, explain in response to Question 6)

Project Narrative: Please provide the following information on separate page(s):

1. Provide a detailed description of the project: What is the purpose and scope of the project?
2. Is this project a component of a broader and/or phased plan? If so, describe the scope and sequencing of the full plan and how this project contributes.
3. How does the project preserve or enhance West Bridgewater's community character?
4. Provide details that demonstrate the community need for the project.
5. How does the project achieve Town goals and objectives as laid out in the Community Preservation Plan and any other relevant Town planning documents? *Please be specific, citing document and page of each goal/objective referenced.*
6. How will this project leverage funding from other sources? Will there be any in-kind contributions, donations, or volunteer labor? Are there fundraising plans? If seeking grants/loans from other funding sources please include commitment letters from funders or letters of inquiry to funders.
7. What is the nature and level of community support for this project? *Please describe support in narrative form and attach letters of support.*
8. Will your project need any permits? Please describe nature of permits and inspections required and schedule of reviews, if possible.
9. Detailed budget: Identify all sources and uses of funds; clearly distinguish among costs to be paid from CPA funds versus other sources of funding; identify hard and soft costs, contingencies, and project management time (from contracted managers or existing staff).
10. What are your project costs based on? Obtain three written quotes for project costs whenever possible.
(Note: for any acquisition of an interest in real estate, property value will need to be established by the Town through procedures "customarily accepted by the appraising profession as valid" per Section 5(f) of MGL Chapter 44B. CPA funds may be requested to pay for a Town-commissioned appraisal.)
11. What maintenance responsibilities will be required to sufficiently maintain the resource? How much will annual and long-term maintenance cost? What entity will be responsible for these responsibilities and costs? How will this revenue be generated?
12. Provide a project schedule showing all major project milestones and supporting information/explanation of the project's estimated timeline.
13. What are the qualifications/experience of the project's sponsoring organization? Provide mission statement, experience of the project manager, and track record with summary of similar projects completed by the project manager and by the sponsoring organization.

Please refer to the Attachments Checklist on the following page for a list of information to include with CPA Fund applications.

ATTACHMENTS CHECKLIST

Required for All Proposals

- Photographs of project site (1-3 may be enough)
- Map of project site showing nearest major roads or intersections (copy of assessor's map with location highlighted is usually adequate)
- Draft warrant article language
- Letters of support/comment from relevant Town departments, Town officials, Town boards/commissions

Priority will be given to proposals that include:

- Letters of support from neighborhood groups/organizations, civic organizations, residents, businesses, etc.
- Demonstrated notice to all direct project abutters
- Letters of support from all direct project abutters or explanation of why support is not demonstrated
- Comparable CPA projects from West Bridgewater or other communities
(Note: the Community Preservation Coalition website provides a searchable database of CPA projects funded across the state: <https://www.communitypreservation.org/databank/projectsdatabase>)

Required for Historic Preservation Proposals

- If your project site is not listed on the State Register of Historic Places then the application must include a letter from the Historical Commission designating the property as locally significant "in the history, archaeology, architecture, or culture" of West Bridgewater. This is required by Section 2 of MGL c.44B.
- In addition to above, application must include a letter of support from the Historical Commission.
- Statement explaining how the proposed project complies with the U.S. Secretary of the Interior's Standards**, as required by Section 2 of MGL c. 44B under the definition of "rehabilitation."

***Note: official versions of these Standards may be found at the following link:*

- <https://www.nps.gov/subjects/historicpreservation/standards.htm>

Required for Proposals Involving Real Property

- Demonstrate site control/ownership:
 - For Town-owned property: submit a letter of support from the head of the Town department that has custody/jurisdiction of the project site.
 - For other properties: submit a copy of a legally-binding option, purchase and sale agreement, or deed.
Note: In cases with no option or P&S in place, the application must include a letter of authorization from the property owner to submit the CPA application. If property owner is an organization or corporation, then letter of authorization must provide documentation of appropriate authorization by entity's executive body and copy of relevant section of governing bylaw that establishes this authority. (In case of taking by eminent domain, this requirement may be waived.)

Required for Proposals Involving Design & Construction

- Demonstrate compliance with all relevant building codes, zoning, accessibility requirements, and all other applicable laws and regulations.
- Submit a development proforma and operating budget for the planned use of the site (if applicable).
- Submit Site Plans, both existing and proposed, as well as floor plans and elevations (if applicable).
- Describe any sustainable materials and/or techniques and/or energy reduction measures that will be used and estimate net costs/benefits over the life of the project (if applicable).

Please visit the CPC's website for more information:

https://www.westbridgewaterma.org/departments/conservation_preservation_recreation/community_preservation_commission/index.php

If you have questions, please email the CPC Chair, Cheryl Cambria, at wallaceway@verizon.net or call 508-894-4073.



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