



Community Preservation Plan

FY16-FY20

Prepared for: West Bridgewater Community Preservation Committee

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Adopted: December 8, 2014

COMMUNITY PRESERVATION COMMITTEE

December 2014

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John J. Connolly, Conservation Commission Representative

John Cruz, Housing Authority Representative

James Henderson, At-Large

Chris Iannitelli, Recreation Commission Representative

Joan McAndrew, Historical Commission Representative

Steve McCarthy, Board of Assessors

Gerald Stetson, Planning Board Representative

Warren Turner, At-Large

Cover page photos (clockwise beginning upper left): Old Graveyard, Friendship Playground, Anderson Farm, and Esther Drive (Credits: JM Goldson, 2013 and 2014)

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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) 2016-2020. Based on its study of community preservation needs, resources, and possibilities, as well as community input, the CPC has identified two lead priorities for use of CPA funds:

1. Create new active recreation facilities and improve existing facilities, including athletic fields and playgrounds.
2. Preserve the community’s historic resources, particularly town records, burial grounds, and private properties.

The CPC also identified needs in the areas of community housing and open space. 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

GUIDING PRINCIPLES

Principle 1 - Lead Priorities Of Recreation And Historic Resources

Principle 2 - Supporting Priorities Of Community Housing And Open Space

Principle 3 - Leveraging Funds

COMMUNITY HOUSING GOALS

Goal 1: Identify West Bridgewater's current and future 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 of Historic Town Records.

Goal 2: Foster the Preservation and Restoration of the Town's Historic Burying Grounds.

Goal 3: Continue to Support the Town's Ongoing Efforts to Preserve and Restore the Historic Structures at the War Memorial Park.

Goal 4: Encourage and Support the Study of Establishing a Local Historic District(s) to Further Protect Private Historic Properties.

OPEN SPACE GOALS

Goal 1: Update the Open Space and Recreation Plan.

Goal 2: Support Open Space Conservation Initiatives with substantial Leveraging other Funds.

RECREATION GOALS

Goal 1: Support construction of New Multi-Purpose Athletic Fields.

Goal 2: Rehabilitate Existing Active Recreation Facilities.

Goal 3: Install Trail Signage and Kiosks to Foster Awareness of the Town's Hiking Trails and Passive Recreation Opportunities.

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, 158 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 state 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 CPA Revenue" 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 Jennifer M. Goldson, AICP of JM Goldson to assist with the preparation of an updated Community Preservation Plan in January 2014. 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, she 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 interviewed ten community members to help generate a list of project ideas to include in a community workshop exercise. The workshop exercise which was structured to develop CPA goals and priorities. On June 17, 2014, the CPC sponsored a community workshop facilitated by JM Goldson. The workshop was highly interactive and included digital group polling and a small discussion group exercise called "CPA Tetris," which is described in detail in Appendix A "Community Workshop Results."

The overall CPC principles and goals described in this Plan were derived from the June workshop results, interviews with Town residents, and discussion with the CPC. The CPC posted the draft Plan on its website, distributed copies for review and comment in October 2014, and held a public hearing on October 27 to review the draft Plan and gather public comments. The CPC adopted the Plan on December 8, 2014.

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 at www.town.west-bridgewater.ma.us 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 balance 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 \$992,361 in CPA revenue between FY2009 and FY2014 including the annual distributions from the state CP Trust Fund. The local property tax surcharge generated roughly \$137,000 in FY2013 and the state Trust Fund distribution generated roughly \$35,000 for total CPA revenue close to \$170,000 in FY2013. The state Trust Fund distributions have varied from 26.64% in FY2012 to 52.23% in FY2014.

Estimated revenue for FY2015 is \$188,080 (based the actual state CP Trust Fund distribution of 31.5% and estimated local collections), of which the Town appropriated about \$142,700 at Spring 2014 Town Meeting, leaving a balance of roughly \$95,000 available for future appropriation.³ Total estimated revenue for FY2016 is \$184,064.

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

WEST BRIDGEWATER, MA COMMUNITY PRESERVATION RESOURCE PROFILE

COMMUNITY PRESERVATION PROGRAM

The Community Preservation Act (CPA), Massachusetts General Laws Chapter 44B, was adopted by West Bridgewater voters in April 2008. The West Bridgewater CPA generates revenue from a 1% property tax surcharge and a variable annual distribution from the state Community Preservation Trust Fund. The local property tax surcharge generated roughly \$137,000 in FY2013 and the state Trust Fund distribution generated roughly \$35,000 for total CPA revenue close to \$170,000 in FY2013. The state Trust Fund distributions have varied from 26.64% in FY2012 to 52.23% in FY2014.

COMMUNITY PRESERVATION COMMITTEE (CPC)

The CPC, a nine member body appointed by the Board of Selectmen, represents various boards and commissions as well as at-large members. The CPC is responsible for recommending CPA appropriations to Town Meeting and for studying the needs, possibilities, and resources of the town regarding community preservation. The CPC's composition includes three at-large members and one member from each of the following:

- Historical Commission
- Conservation Commission
- Forestry and Parks Department
- Housing Authority
- Planning Board
- Open Space Committee

PROJECT ELIGIBILITY

CPA funds can be allocated to projects in the following categories: community housing; historic preservation; and open space/recreation.



Community Housing

A minimum 10% of annual CPA revenue must be spent or reserved for the acquisition, creation, preservation, and support of community housing. Housing, under CPA, must be affordable to households with incomes at or below 100% of the area median income.

Historic Resources

A minimum 10% of annual CPA revenue must be spent or reserved for the acquisition, preservation, rehabilitation, and restoration of historic resources. Historic resources include buildings, other structures, landscapes, documents, vessels, and artifacts that are listed on the State Register of Historic Places or locally significant as determined by the local Historical Commission.



Open Space & Recreation

A minimum 10% of annual CPA revenue must be spent or reserved for the acquisition, creation, and preservation of open space and/or the acquisition, creation, preservation, and rehabilitation of land for recreational use. (Note: the rehabilitation of existing recreation lands including parks and playgrounds is now allowed due to amendments to the CPA statute).

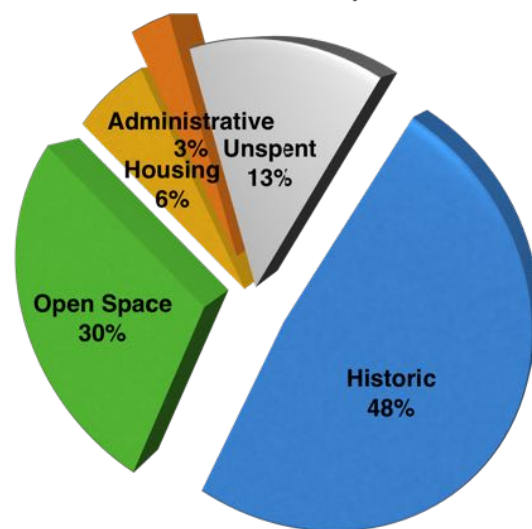


Open space includes land to protect future well fields, aquifers, watershed land, grassland, fields, forests, marshland, wetlands, lands to protect scenic vistas, and land for wildlife preservation. Recreational use includes active and passive outdoor recreation such as parks, playgrounds, and athletic fields. It does not include stadiums, gymnasiums, or artificial turf for athletic fields.

CPA Project Appropriations

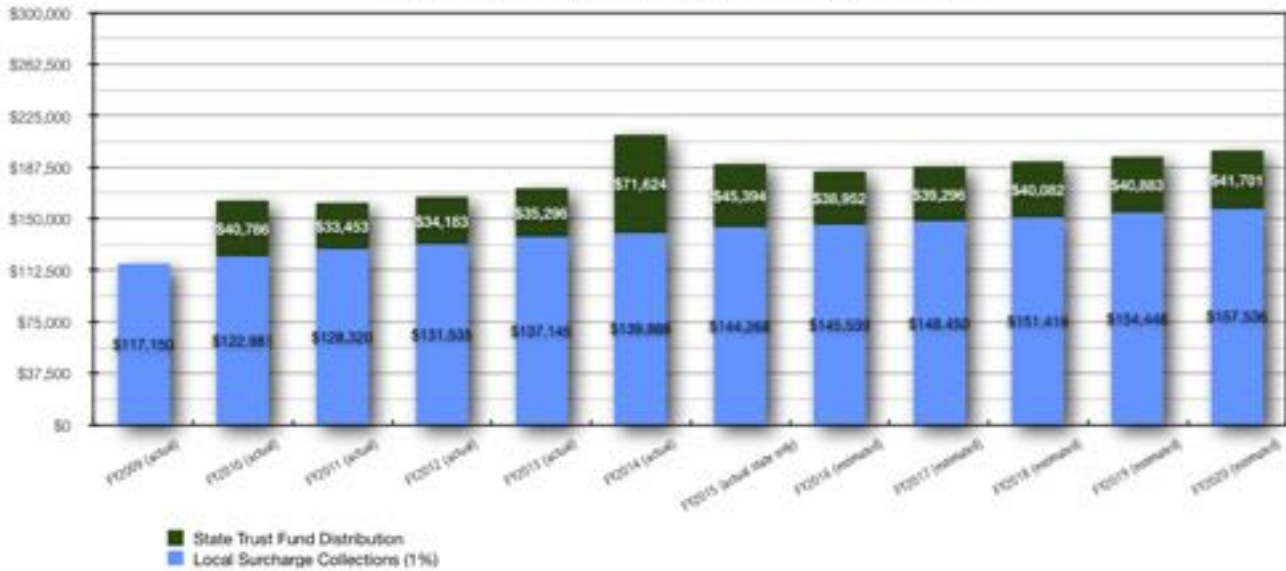
Between FY2009-FY2015, W. Bridgewater appropriated roughly \$1.01M in CPA funds for projects in the four CPA categories, with about 48% of the total appropriations for historic preservation and 30% for open space protection.

W. Bridgewater CPA Appropriations FY09-15 (as % of total revenue)



WEST BRIDGEWATER, MA COMMUNITY PRESERVATION RESOURCE PROFILE

Actual and Estimated CPA Revenue (FY2009-FY2020)



ACTUAL AND ESTIMATED CPA REVENUE (FY2009-FY2020)				
Fiscal Year	Local Surcharge Collections (1%)	State Trust Fund Distribution	State Distribution as % of Local Share	Total Revenue
FY2009 (actual)	\$117,150	\$0	0%	\$117,150
FY2010 (actual)	\$122,981	\$40,786	34.8%	\$163,767
FY2011 (actual)	\$128,320	\$33,453	27.2%	\$161,773
FY2012 (actual)	\$131,535	\$34,183	26.6%	\$165,718
FY2013 (actual)	\$137,145	\$35,296	26.8%	\$172,441
FY2014 (actual)	\$139,888	\$71,624	52.2%	\$211,512
FY2015 (actual state only)	\$144,268	\$45,394	31.5%	\$189,662
FY2016 (estimated)	\$145,539	\$38,952	27.0%	\$184,492
FY2017 (estimated)	\$148,450	\$39,296	27.0%	\$187,746
FY2018 (estimated)	\$151,419	\$40,082	27.0%	\$191,501
FY2019 (estimated)	\$154,448	\$40,883	27.0%	\$195,331
FY2020 (estimated)	\$157,536	\$41,701	27.0%	\$199,237
Total	\$1,678,680	\$461,650		\$2,140,329

Sources: Town Accountant Revenue Ledgers and 1/17/13 email with FY13 estimate and corrections to FY11 and FY12 plus additional estimations by JM Gordon based on 2% estimated annual increase in local collections; State distributions estimated at 27% match FY16-20. NOTE: DOR figures for local surcharge collections do not correspond with Town figures reported here. The State Trust Fund Distribution FY09-15 is based on the actual DOR reporting.

Reserve Fund Balances (including FY14 balance + estimated FY15 revenue)	
Open Space/ Recreation	21,366.20
Historic Housing	16,366.20
Total Reserved	33,461.20
Total Undesignated	25,332.58
<small>(can be spend in any CPA category)</small>	
Total Available	96,526.18

Per Reserve Balances prepared by Ann MacNaughton, Town Accountant, 2/25/14, plus author added FY15 estimated revenue and accounted for FY15 recommended appropriations.

CHAPTER TWO: GUIDING PRINCIPLES

The CPC developed the following guiding principles by giving careful consideration to the feedback gleaned at the June 2014 community workshop, community preservation needs, and broader community goals. These principles are designed to guide the CPC’s deliberation of project requests for CPA funds in all four CPA funding categories and will be used to establish funding preferences.

Note, these principles are not binding; The CPC will ultimately base its recommendations on individual project merits, using these principles as a guide.

PRINCIPLE 1 - LEAD PRIORITIES OF RECREATION AND HISTORIC RESOURCES



Recognizing West Bridgewater's needs to preserve historic resources and create and improve active recreation opportunities, the CPC will prioritize CPA spending recommendations for projects that serve these needs.



Active recreation priorities include rehabilitation and preservation of existing town athletic fields and creation of new athletic fields to support the strong and likely growing demand for such facilities. In addition, the town’s significant historic resources, including the War Memorial Park and its burial grounds are in need of restoration and preservation, as are private historic houses.

PRINCIPLE 2 - SUPPORTING PRIORITIES OF COMMUNITY HOUSING AND OPEN SPACE



To a lesser extend, the CPC will also recommend CPA funds to support affordable housing initiatives, particularly those to preserve existing affordable housing units, primarily the West Bridgewater Housing Authority facilities, and further opportunities to protect open space and natural resources with substantial leveraging from other public and/or private sources.



PRINCIPLE 3 - LEVERAGING FUNDS

The West Bridgewater CPA fund is projected to generate between \$180,000 and \$200,000 annually between FY15-20. While substantial, this level of funding has limited ability to fully achieve West Bridgewater’s community preservation goals. Therefore, the CPC strongly encourages leveraging CPA funds with other public and private funding as well as donations, bargain sales, and the like. Given equally meritorious project proposals, the CPC is inclined to favor those that demonstrate substantial leveraging so that each CPA dollar can have a maximum effect.

CHAPTER THREE: COMMUNITY HOUSING



Needs, Goals, and Possibilities

West Bridgewater's immediate housing needs are to preserve existing affordable housing units, namely those at the Housing Authority, and to further identify future housing needs through a study that incorporates analysis of demographic and housing market data for the locality and region.

The CPC developed the following community housing goals and possibilities through consideration of the immediate housing needs, stakeholders interviews, and community workshop results. The goals, as described below, are intended to guide potential applicants for CPA funding 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 community housing, minimum spending requirements, 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: IDENTIFY WEST BRIDGEWATER'S CURRENT AND FUTURE HOUSING NEEDS.

The Town has no current housing needs study or plan that uses the most recent demographic, economic, and housing market data available to determine housing needs and priorities. The Town could undertake a housing needs study or housing plan utilizing CPA funds to commission a consulting affordable housing planner to undertake such an analysis. Through this type of analysis, the Town would identify the level of need in the community for a variety of housing types, how housing can best support economic development goals, and strategies to address housing needs through regulatory tools and local initiatives.

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

The Town has 63 unit of affordable housing - 10 of which are ownership and 53 rental.⁴ There are 48 units of senior housing at D'Arpino Village managed by the West Bridgewater Housing Authority, which are in need of 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.

⁴ Affordable housing figures based on the State's Subsidized Housing Inventory (SHI), maintained by the MA Department of Housing and Community Development. Units must be affordable in price, secured with an affordable housing restriction, and affirmatively and fairly marketed to be listed on the SHI.

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. There have been at least 65 such projects in other CPA communities developed by Habitat for Humanity that utilized CPA funds. For example, Barnstable, Falmouth, Hanover, Hingham, Scituate, and Seekonk are among the communities that have used CPA funds for Habitat for Humanity projects. Note: The CPA Statute encourages creation of community housing through the reuse of existing buildings or construction of new buildings on previously developed sites.

Minimum Spending Requirements

As previously detailed in Chapter 1, the CPA statute (MGL c.44B) mandates a minimum spending requirement for community housing of 10% of the total annual revenue. The revenue must either be spent or set aside for future spending for community housing projects.

Actual Community Housing Reserve Balance (Sept 2014 as calculated by author)	\$20,445.54
Estimated Community Housing Reserve (10% of estimated FY2016-FY2020 revenue)	\$95,788
Total	\$116,233.54

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).

WEST BRIDGEWATER, MA COMMUNITY PRESERVATION RESOURCE PROFILE

COMMUNITY HOUSING

POPULATION & HOUSEHOLDS (Census)

- West Bridgewater's population is 6,916, which increased 4.25% between 2000-2010 (comparable with a 4.67% increase in Plymouth County).
- In 2010, the largest age segment of West Bridgewater's population was 45-64 year olds (30% of total population), although was also the only segment to decrease between 2000 and 2010.
- Between 2000-2010, population change by age groups was as follows:
 - Under 20 years old increased by 1% ↑
 - 20-34 years old increased by 2% ↑
 - 35-44 years old increased by 2% ↑
 - 45-64 decreased by 5% ↓
 - 65+ stayed the same
- Of the 2,571 households, 33% have children under 18 years old and an equal number (33%) have persons over 64 years old.
- The median age increased from 40 years old in 2000 to 44 years old in 2010, consistent with MA overall.
- Racial make-up is predominantly white, with 95% of the population; Hispanic make up 1.7% of the population, and the remaining persons are non-whites, African American, American Indian/Alaska Native, or Asian.

HOUSEHOLD INCOME & COST OF HOUSING

- West Bridgewater's median household income per 2008-20012 estimates was \$78,207, a 7% increase from 2005, which is greater than Plymouth County (\$74,722) or the state as a whole (\$66,658). (ACS). This is classified as moderate income.
- The income for West Bridgewater households is estimated as follows, with its corresponding percentage change from 2000:
 - 30% Low Income (<\$50k) ↓ 14%
 - 18% Moderate Income (\$50k-\$75k) ↓ 3%
 - 17% Middle Income (\$75-\$100k) ↓ 2%
 - 30% Upper Income (>\$100k), ↑ 19%

- The number of individuals below poverty has increased from 3.5% to 5.3% in the period between 2000 and 2012. (Census)
- The 2014 median home value is \$278,000, an increase of 7% over the prior year, and a decline of 25% (\$348,000) from 2005. (Zillow)
- Most households (89%) own their homes -33% of which are housing-burdened (spending over 30% of their income on housing), while 60% of W. Bridgewater's renters (of which there were 263) are similarly housing-burdened. (Census)
- The median gross rent in 2010 was \$890 – an increase of 27% from \$700 in 2000. (Census)

HOUSING SUPPLY

- W. Bridgewater has 2,403 occupied housing units, 89% are owner occupied and 11% renter occupied.
- The number of owner-occupied units has increased by 44 units while the number of rental units has decreased by 93 since 2000. (Census)
- One-third (33%) of the owners moved in since the year 2000.
- The Town's housing stock remains primarily single-family at 87.5% of total housing units, with 4.6% condominiums and the balance being apartments, duplexes, and multi-family units. (Zillow)

AFFORDABILITY

- Moderate income is defined as a household earning 80%-100% of the Area Median Income (AMI); e.g., 4-person household earning between \$63,900 and \$80,700. A moderate-income four-person household could roughly afford a home that costs less than \$292,500 or \$2,020 in rent. There are 1,163 (48%) households in W. Bridgewater earning under \$75,000 and there are 17 single family homes for sale under \$300,000 (four 2BR, nine 3BR, three 4BR, one 5BR). There are no homes or units available for rent. (Zillow)
- Low income is defined as a household earning at or below 80% AMI; e.g., 4-person household earning at or below \$63,900.

The Bottom Line:

West Bridgewater has a low stock of 'affordable' rental and homeownership housing registered with the State, though has a median home value affordable to moderate-income households, and a corresponding median income that is considered moderate. West Bridgewater has a growing upper income segment that increased ~20% between the last two census periods.

WEST BRIDGEWATER, MA COMMUNITY PRESERVATION RESOURCE PROFILE

- A low-income four-person household could roughly afford a home that costs less than \$201,500 or \$1,400 in rent. There are 906 (37%) households in West Bridgewater earning under \$60,000 and There are six houses for sale under \$200,000 (three 2BR, two 3BR and one 4BR). (Zillow)
- **Affordability Gap:** The median sale price of \$278,000 requires an annual income of \$76,828, using the DHCD affordability calculator. This is \$76,500 greater than a low-income household could afford to purchase. There is no affordability gap for the moderate income household range.

AFFORDABLE HOUSING STOCK

- 2.37% (63 of 2,658 units) of W. Bridgewater's total housing stock is counted as affordable on the State's Subsidized Housing Inventory (SHI) (DHCD, February 2014), which is below the State's minimum affordability goal of 10%.
- Of the 63 units listed, 10 are ownership and 53 are rental.
- The ownership units are located at one development (Meadowbrook on West Center St), which was built as a comprehensive permit.
- The rental inventory is comprised of five units managed by Department of Developmental Services (DDS), and 48 units of senior housing at D'Arpino Village managed by the West Bridgewater Housing Authority.
- Units must be affordable in price and also be secured with an affordable housing property restriction to be registered.

Sources:

Town of West Bridgewater Master Plan 2001 (MST)

2010 Federal Census (Census)

2010 and 2012 American Community Survey (ACS)

www.Zillow.com, accessed March 19/20, 2014. (Zillow)

Key to Abbreviations:

AMI: Area Median Income

DHCD: Department of Housing and Community Development

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 town records, 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 community workshop, and stakeholder interviews. 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, minimum spending requirements, and CPA eligibility for spending in this category. In addition, the chapter includes a resource profile describing West Bridgewater's historic resources.

GOAL 1: CONTINUE TO SUPPORT THE PRESERVATION OF HISTORIC TOWN RECORDS.

The Town has appropriated CPA funds for the purpose of preserving historic records in the custody of the Town Clerk for multiple years. Record preservation has included the Town's vital records which date to the 18th century. The needs are great and the CPC anticipates continued support for this effort.

GOAL 2: 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 3: 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 4: ENCOURAGE AND SUPPORT THE STUDY OF ESTABLISHING A LOCAL HISTORIC DISTRICT(S) TO FURTHER PROTECT PRIVATE HISTORIC PROPERTIES.

West Bridgewater has inventoried roughly 100 historic properties that are listed on MACRIS including 17th, 18th, 19th, and early 20th century properties, many of which are private houses. West Bridgewater has not adopted any local historic districts to date, although some consideration has been made in the past. Local historic districts (LHD) are regulatory and created through a local bylaw. In LHDs, before any exterior architectural feature visible from a public way is altered, the alteration's design and materials must be approved by a LHD commission. LHD can be created for small or large concentrations of historic properties and can help to preserve the community's historic character. The CPC would consider supporting a limited study by a qualified preservation consultant to determine the feasibility of establishing one or more local historic districts, which could help determine potential areas to consider and recommended design/preservation guidelines.

Minimum Spending Requirements

As previously detailed in Chapter 1, the CPA statute (MGL c.44B) mandates a minimum spending requirement for historic preservation of 10% of the annual revenue, which must either be spent or set aside for future spending. .

Actual Historic Preservation Reserve Balance (Sept 2014 as calculated by author)	\$15,445.54
Estimated Historic Preservation Reserve (10% of estimated FY2016-FY2020 revenue)	\$95,788
Total	\$111,233.54

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).

WEST BRIDGEWATER, MA COMMUNITY PRESERVATION RESOURCE PROFILE

HISTORIC RESOURCES

The Town has over 100 documented historic resources including buildings, landscapes, cemeteries, and structures. (MACRIS)

NATIONALLY -DESIGNATED RESOURCES

- War Memorial Park, a 4.87-acre town-owned park located along the northern banks of the Town River, is 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, stone-lined pools, and incomplete mill foundations remain. The park was developed on the former industrial site as a WPA (Works Progress Administration) project in 1936.

LOCAL HISTORIC DISTRICTS

- West Bridgewater currently has no local historic districts.
- Local historic districts (LHD) are regulatory and are created through a local bylaw. In LHDs, before any exterior architectural feature visible from a public way is altered, the plans must be approved by a LHD commission. (MHC)

NATIVE AMERICAN

- West Bridgewater appeared to have a moderate native population during the contact period (1500-1620). Locally, the majority of native settlement occurred in Middleborough and Bridgewater. (Recon Report)

17TH CENTURY

- The settlement of West Bridgewater was the first settled portion of Old Bridgewater: In 1645, with permission from the General Court, a group of 54 Duxbury citizens purchased land called Satucket from Chief Ousamaquin (Massasoit). (WM Plan)
- The West Bridgewater portion of Old Bridgewater functioned as the civic and religious center of the larger community during the 17th century. (Recon Report)
The original settlement was concentrated along the Town River near present day War Memorial Park.

- The earliest mill belonged to John Tourner who sold it to Samuel Edson in 1662, located just south of the dam near or on the site of War Memorial Park.
- The King Phillip's War (aka Metacom's Rebellion), 1675-1676, marked the last major effort by Native Americans in this area to drive out the English settlers.
- Only one house of this period is known to survive: the Keith Parsonage on River Street (1662). (MACRIS)
- Other 17th century resources on MACRIS include: the War Memorial Park, Pulpit Rock in War Memorial Park, and The Old Graveyard on South Street.

18TH CENTURY

- By 1764, the West Parish of Old Bridgewater consisted of 121 families, 880 residents, and 106 houses. By this date, the West Parish was the least populous of the Bridgewater parishes and its importance as the center of Old Bridgewater was diminished.
- There are 29 18th century resources listed on MACRIS ranging from 1700 to 1795. Many of these are single-family homes including the Nathaniel Packard House on S. Elm St. (1700), Isaac Johnson House on E. Center St. (1705), Jonathan/Lewis Ames House on South St. (1757), and W. Bridgewater Building Company House on N. Main St. (1775).
- Industrial resources from this period are largely located at the War Memorial Park and include millstones, a triphammer block, the canal system, and a variety of mill foundations. In addition the Porter Mill Pond and dam (1736) are industrial resources from this period.

19TH CENTURY

- In the early 19th century, the Town was largely agricultural (also with home-manufacturing of shoes and boots) and the major portion of residential settlement consists of farmsteads scattered throughout the town. (Recon Report)
- With the arrival of the railroad in the mid-1880s and the street railway in the 1890s a number of modest cottages were built.

The Bottom Line:

West Bridgewater has diverse historic resources including houses spanning 17th-20th centuries, town properties including Town Hall and War Memorial Park, burial grounds, and agricultural landscapes, as well as archives and artifacts.

WEST BRIDGEWATER, MA COMMUNITY PRESERVATION RESOURCE PROFILE

- There are twenty-nine 19th-century resources listed on MACRIS spanning the century (1801-1894) including nine houses, many of the Howard family on Forest St., Howard St., and South St., the First Congregational Church (First Parish) on Howard St. (1801), multiple burial grounds, Anderson Farm on River St. (1850), and the West Bridgewater Town Hall (1894).

20TH CENTURY

- The economic base continued to be predominantly agricultural through the early-mid 20th century. Throughout the mid-late 20th century, the town developed primarily as a suburban residential community with some scattered commercial areas.
- There are thirty-eight 20th-century resources on MACRIS including multiple elements at the War

Memorial Park pertaining to the WPA park development project, Old Bridgewater Historical Society Building on Howard St. (1902), Copeland House, aka West Meadow Farms, on Walnut St. (1910), Anderson House on Howard St. (1911), and multiples bridges including Skim Milk Bridge and Salisbury Plain River Bridge. In addition, multiple Anderson farm buildings are listed on MACRIS including Anderson Main Barn (1925) and Anderson Cow Barn (1935).

ARTIFACTS & DOCUMENTS

- Historic documents include the Town's vital records stored at Town Hall and documents and artifacts of the Old Bridgewater Historical Society stored at the Keith Parsonage and the Old Bridgewater Historical Society building on Howard Street.

Sources:

Establishing Local Historic Districts, Massachusetts Historical Commission, 2003, reprinted 2007 (MHC)

Massachusetts Cultural Resource Information System, mhc-macris.net (MACRIS)

MHC Reconnaissance Survey Town Report: W. Bridgewater, 1981 (Recon Report)

Preservation Plan for War Memorial Park, 2002 (WM Plan)

Key to Abbreviations:

MHC: Massachusetts Historical Commission

MACRIS: Massachusetts Cultural Resource Information System

National Register: National Register of Historic Places

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 the 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, minimum spending requirements, 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: UPDATE THE OPEN SPACE AND RECREATION PLAN.

The current West Bridgewater Open Space and Recreation Plan (OSR Plan), which was produced with assistance from the Old Colony Planning Council and approved in July 2011, is set to expire in March 2017. Massachusetts municipalities with current OSR plans are able to participate in the MA Division of Conservation Services grant rounds, which provide funds for open space conservation and recreation projects. OSR plans include an environmental inventory and analysis, an inventory of lands of conservation and recreation interest, community goals and objectives, and an action plan. The CPC would encourage the Town to update the OSR Plan prior to expiration in 2017 and would give preference for the use of CPA funds to assist with this purpose.

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. At the CPC's community workshop in June 2014, some workshop participants demonstrated support for acquiring Agricultural Preservation Restrictions or Conservation Restrictions on key open space properties.

Minimum Spending Requirements

As previously detailed in Chapter 1, the CPA statute (MGL c.44B) mandates a minimum spending requirement for open space/recreation combined of 10% of the total annual revenue. Note that \$68,500 of the estimated revenue targeted for open space/recreation would be required for the final estimated debt payment obligation for the Anderson Farm. It is anticipated that \$20,445 will be appropriated from the Open Space/Recreation reserve and the remaining \$48,055 would be appropriated from the undesignated funds.

Actual Open Space/Recreation Reserve Balance (Sept 2014 as calculated by author)	\$20,445
Estimated Open Space/Recreation Reserve (10% of estimated FY2016-FY2020 revenue)	\$95,788
Final Estimated Anderson Farm debt payment (FY15)	\$20,445
Total	\$95,788

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”).

W. BRIDGEWATER, MA COMMUNITY PRESERVATION RESOURCE PROFILE

OPEN SPACE & NATURAL RESOURCES

PERMANENTLY PROTECTED OPEN SPACE

- Approximately 25% of the total land area of West Bridgewater is owned by the Town or State for open space, recreation, wildlife habitat, water supply protection, or educational purposes.
- Approximately 226 acres of town-owned properties are managed by the Conservation Commission in 22 properties, including the Flaggy Meadow Area (43.3 acres), Area South of Idyllic Skim Milk Bridge (15.12 acres), and various scattered holdings in Hockomock Swamp (over 75 acres).
- The Commonwealth owns over 2,015 acres of protected open space in W. Bridgewater including land managed by the departments of Fish and Game and Conservation and Recreation, comprising over 880 acres in the Hockomock Swamp, 300 acres on Forest Street, and over 826 acres at the State Forest.
- One private property is permanently protected with an Agricultural Preservation Restriction: The 116-acre Anderson Farm, which was protected with funds from CPA, state, and private funds raised by the Wildlands Trust of SE MA.

CHAPTER 61 PROPERTY

- The Town has roughly 1,422 acres of land protected under the state's tax abatement programs: Chapter 61 (forest), 61A (agricultural), and 61B (recreation).
- The five largest properties protected under these tax abatement programs are:
 - Riverbend Country Club on East Center St. (187 acres)
 - Walnut St. properties owned by L. Kaminsky (85 acres)
 - Brockton Country Club on Samuel Ave. (53 acres)
 - Manley St. property owned by Jos. Spadea (47 acres)

- Rear Harvestwood Dr. property owned by Bertarelli Brothers, Inc (42 acres)

PRIORITIES FOR PROTECTION

- The 2010 Open Space and Recreation Plan (OSRP) identified priority privately-owned land for water resource protection, rare species protection, and other unprotected private lands of interest to achieve community open space goals.
- As listed on page V-8 - V-11 of the OSRP, priority land for protection include the following properties, among others:
 - Kaminsky property on Walnut Street
 - Bertarelli Brothers property on Harvestwood Dr.
 - Tedeschi property on East Center St.

WATER RESOURCES

- The Hockomock Swamp, a state-designated Area of Environmental Concern (ACEC), and associated wetlands and water bodies comprise the largest vegetated freshwater wetland system in Massachusetts.
- W. Bridgewater depends solely on groundwater for public water supply. A single aquifer lies beneath approximately 65% of the Town. The Town has five wells in the Cyr St. area and one well on Manley St. and recently purchased property for a future well site off N. Elm St.
- W. Bridgewater is in the Taunton River watershed and includes three major ponds and nine rivers and brooks.
- There are seven perennial streams in Town and two intermittent streams. All perennial streams, brooks, and rivers are protected with a 100 to 200-foot buffer zone by the MA River Protection Act. Intermittent streams are protected only if connected to a delineated wetland. (OSRP, p. IV-8)

The Bottom Line:

West Bridgewater's critical resource areas include the Hockomock Swamp, river corridors, primarily the Town River as well as the Coweaset, Meadow, and Town brooks, and associated wetlands, ponds, wildlife habitats, recreation corridors, and the town's Zone II water resource areas.

W. BRIDGEWATER, MA COMMUNITY PRESERVATION RESOURCE PROFILE

- The Town River, a 14-mile corridor, flows through the center of West Bridgewater and begins at Lake Nippenicket in Bridgewater. The Town River ultimately converges with the Matfield River in Bridgewater to form the Taunton River, a federally designated Wild and Scenic River.
- Nunckatessett Greenway is a network of land and water trails connecting the Town River and the Bay Circuit Trail to public conservation areas and urban centers.
- The Town's three largest ponds are the W. Meadow Pond (95 acres), Mill Pond (8 acres), and Town River Pond (18 acres).

HABITAT & BIODIVERSITY RESOURCES

- Roughly 30% of the Town's land area is comprised of wetlands. Ecologically significant areas include the Hockomock and W. Meadow areas, the "quaking bog" area near Pine Hill Cemetery, and areas near the State Forest.
- Possible untilled forest has been identified near West Meadow Pond and along areas of the Town River.
- Several endangered species may inhabit parts of Town including peregrine falcons, Plymouth red-bellied turtle, and marbled and blue-spotted salamanders.

Source:

Open Space and Recreation Plan, 2010 (OSRP)

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 persons below 45 years between 2000 and 2010 and roughly 33% of the 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 construction of additional athletic fields.

This chapter describes outdoor recreation goals, minimum spending requirements, 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.

According to the School Department and youth athletic organizations, there is a growing demand for athletic fields for organized sports. Workshop participants commented that the existing fields are overused and that it is important to maintain a healthy lifestyle for children through recreational activities. The community workshop participants prioritized constructing new multi-purpose athletic fields at a site adjacent to the MacDonald School/ Crescent Street. In addition, workshop participants supported conducting a study to identify private sites for potential town acquisition to create a multi-field outdoor athletic complex similar to such complexes in other communities (e.g., Easton, E. Bridgewater, Raynham, and Sharon)

The CPC would consider recommending funds to undertake a study for potential town-acquisition to create a outdoor athletic complex and/or new multi-purpose athletic field to help meet the growing demand.⁵

GOAL 2: REHABILITATE EXISTING ACTIVE RECREATION FACILITIES.

Rehabilitation of the Howard Street soccer field to address drainage issues that make the field unusable at periodically and Friendship Playground to update surface and equipment and create accessibility were ranked highly at the community workshop. 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.

GOAL 3: INSTALL TRAIL SIGNAGE AND KIOSKS TO FOSTER AWARENESS OF THE TOWN'S HIKING TRAILS AND PASSIVE RECREATION OPPORTUNITIES.

The Town has eight primary areas that provide dry hiking, canoe/kayaking opportunities, as well as hunting, fishing, and cross-country skiing opportunities. The CPC would give preference to fund efforts to install signage

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

and kiosks to promote use and preservation of the the Town's passive recreation opportunities particularly the Bay Circuit Trail and Nunckatesset Greenway.

Minimum Spending Requirements

As previously detailed in Chapter 1, the CPA statute (MGL c.44B) mandates a minimum spending requirement for open space/recreation combined of 10% of the total annual revenue. Note that \$68,500 of the estimated revenue targeted for open space/recreation would be required for the final estimated debt payment obligation for the Anderson Farm, with an estimated \$20,445 being appropriated from the reserve, as shown in the matrix in Chapter Five. The total estimated minimum spending requirements for FY16-20 is approximately \$95,788 for open space and recreation allocations.

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" where previously 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).

W. BRIDGEWATER, MA COMMUNITY PRESERVATION RESOURCE PROFILE

RECREATION

PASSIVE RECREATION

- The Town has eight primary areas that offer dry hiking trails including Crescent Street/Mill Pond Area, former Samoset Rod and Gun Club, North Elm Street Area, Flaggy Meadow, Forest Street Area, and the edge of the State Forest, Esther Drive, and Beaverton Woods.
- Three access points to the Town River for canoeing and kayaking: Reynolds Landing, Trucchi's Landing, and near Forest Street Bridge.
- The Town's parks include:
 - War Memorial Park: Approx. 5 acre park listed on the National Register of Historic Places.
 - Friendship Park: Roughly 1-acre playground at the Howard Street School.
 - Lions Club (Howe Memorial Ice Skating Rink) - Approx. 5 acre park offering outdoor ice skating
 - Town Hall Gazebo
 - Torrie's Place Playground - On the grounds of Spring Street School
 - MacDonald School Playground
- Hockomock Swamp - Close to 890 acres accessible from Maple Street for hiking, hunting, and fishing.
- Forest Street Fish and Game Area - owned by the state provides for hiking, hunting, and fishing.
- West. Bridgewater State Forest - Over 826 acres of state-owned land and about 18 acres of town-owned land provides opportunities for hiking, fishing, canoeing, and cross-country skiing.

ACTIVE RECREATION

- The town's approx. 76 acres of school lands at the High School, Spring Street School, Howard School Complex, and MacDonald School include extensive play fields and a track:
 - Baseball Diamond
 - Football Field
 - Two Soccer or Multi-purpose fields
 - Volley Ball Court
 - Batting Cage
 - Track
 - Three Tennis Courts
 - Four Basketball Backstops and Hoops
 - Playground (Friendship Park)
- The school facilities are primarily used by school children and families, but are open to the public including organized adult sports teams.
- Land surrounding Town hall includes a softball field, Little League field, and small buildings used by the West Bridgewater Softball Association.
- Private golf facilities include:
 - Golf City - an approx. 19 acre private compact par-three golf course and miniature golf course.
 - Driving Range - a 22-acre site
 - Brockton Country Club - Approx. 53 acres in W. Bridgewater.
 - White Pine Golf Course - About 14 acres in W. Bridgewater.
 - River Bend Golf Course - Along the Town River with about 167 acres.

(1) Note: Recreation uses are often divided into two categories: passive and active recreation. Passive recreation is that which emphasizes the open space aspect of a park and which involves a low level of development, including picnic areas and trails. Active recreation typically requires intensive development and often involves cooperative or team activity, including playgrounds, ball fields, and paved bike paths.

The Bottom Line:

W. Bridgewater has a diversity of recreation areas including for both passive and active recreation, with many opportunities for hiking and enjoyment of nature, access to the Town River and Hockomock Swamp, and athletic fields and playgrounds. The public and private stewards of outdoor recreation opportunities include the W. Bridgewater Department of Forestry and Parks, W. Bridgewater Conservation Commission, the Commonwealth, and private owners of golf clubs.

Source:

Open Space and Recreation Plan, 2010 (OSRP)

APPENDIX A

Community Workshop Results

Session Name

West Bridgewater CP Plan Workshop 6-17-2014, 6-32 PM

Date Created

6/17/2014 6:01:51 PM

Active Participants

16

Total Participants

16

Average Score

54.33%

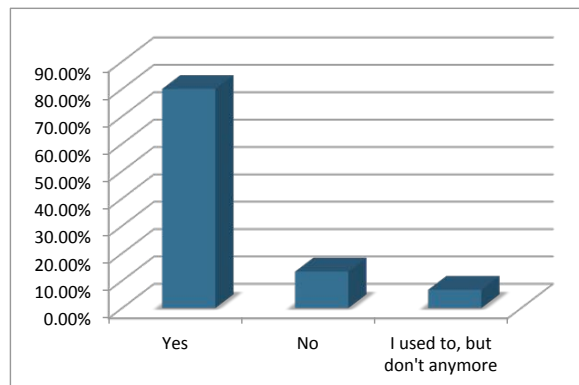
Questions

22

Results by Question

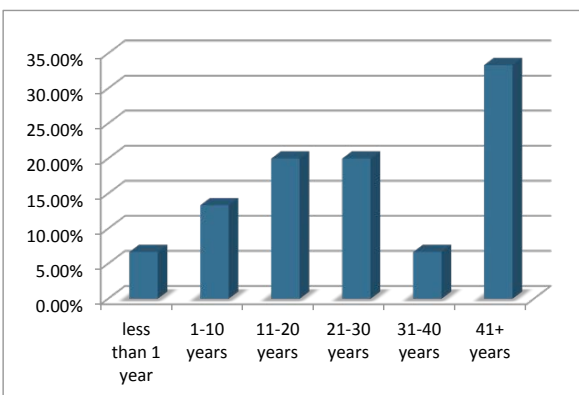
1. Do you serve on a town board/committee? (Multiple Choice)

Responses		
	Percent	Count
Yes	80.00%	12
No	13.33%	2
I used to, but don't anymore	6.67%	1
Totals	100%	15



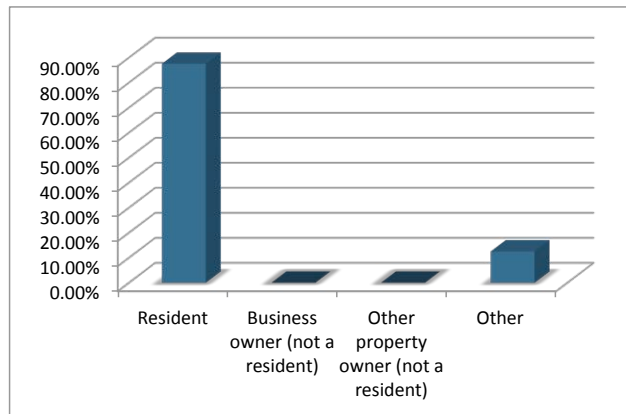
2. How long have you been associated w/ W. Bridgewater? (Multiple Choice)

Responses		
	Percent	Count
less than 1 year	6.67%	1
1-10 years	13.33%	2
11-20 years	20.00%	3
21-30 years	20.00%	3
31-40 years	6.67%	1
41+ years	33.33%	5
Totals	100%	15



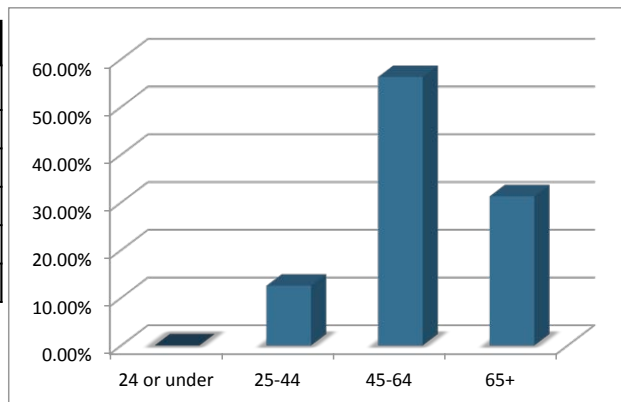
3. Are you a: (Multiple Choice)

Responses		
	Percent	Count
Resident	87.50%	14
Business owner (not a resident)	0.00%	0
Property owner (not a resident)	0.00%	0
Other	12.50%	2
Totals	100%	16



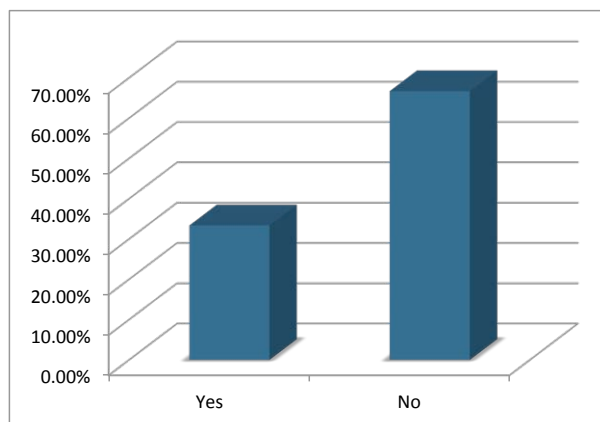
4. What is your age? (Multiple Choice)

Responses		
	Percent	Count
24 or under	0.00%	0
25-44	12.50%	2
45-64	56.25%	9
65+	31.25%	5
Totals	100%	16



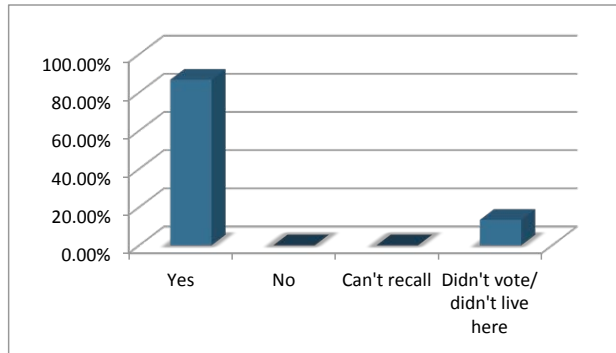
5. Do you have any children under the age of 18 living in W. Bridgewater? (Multiple Choice)

Responses		
	Percent	Count
Yes	33.33%	5
No	66.67%	10
Totals	100%	15



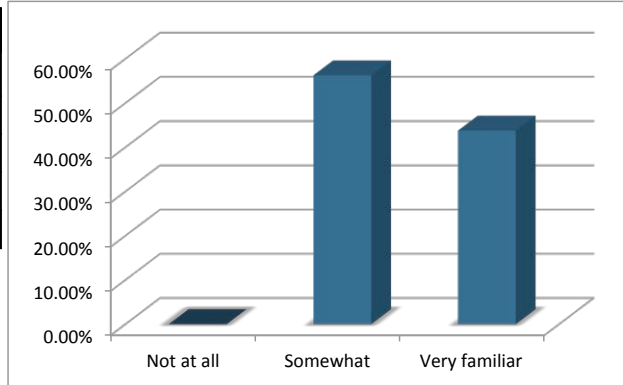
6. Did you vote in support of CPA when it was on the ballot in April 2008? (Multiple Choice)

Responses		
	Percent	Count
Yes	86.67%	13
No	0.00%	0
Can't recall	0.00%	0
Didn't vote/didn't live here	13.33%	2
Totals	100%	15



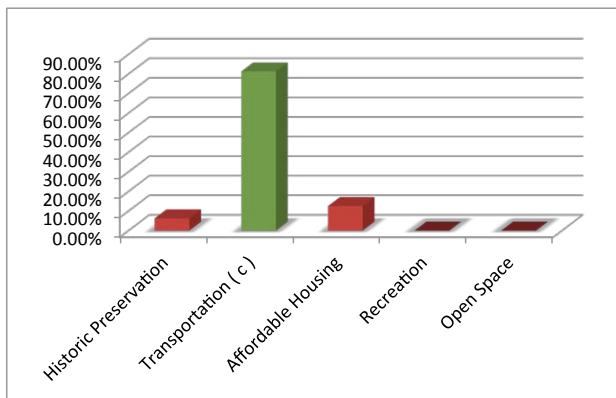
7. How familiar are you with the Community Preservation Act? (Multiple Choice)

Responses		
	Percent	Count
Not at all	0.00%	0
Somewhat	56.25%	9
Very familiar	43.75%	7
Totals	100%	16

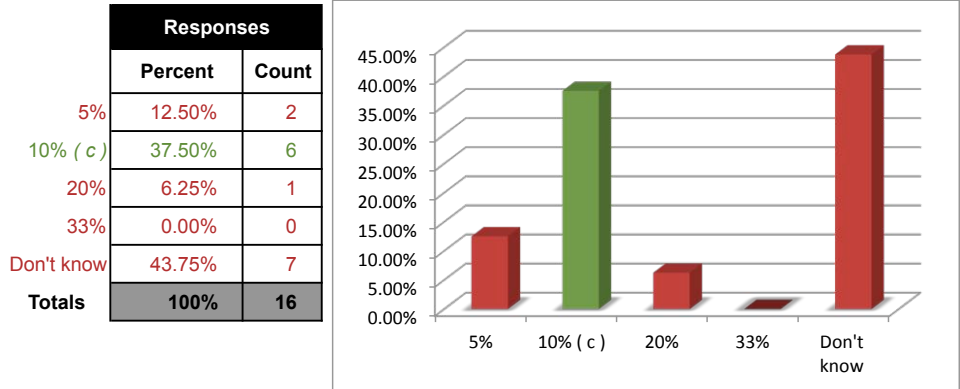


8. Which one of the following project categories is NOT eligible for CPA? (Multiple Choice)

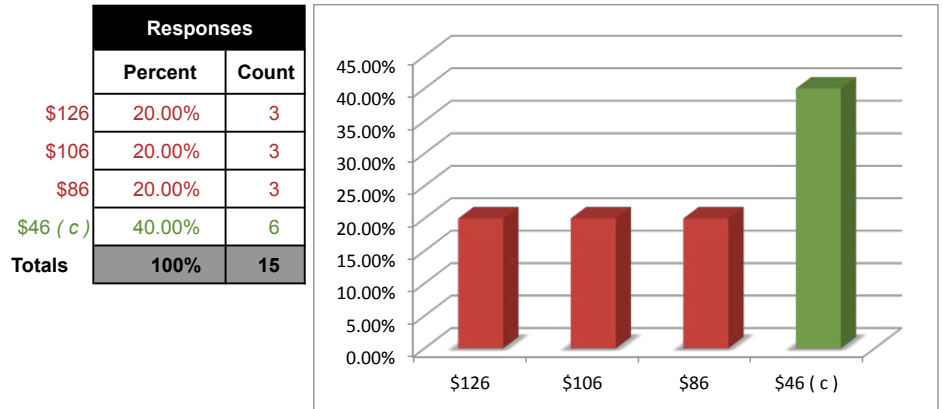
Responses		
	Percent	Count
Historic Preservation	6.25%	1
Transportation (c)	81.25%	13
Affordable Housing	12.50%	2
Recreation	0.00%	0
Open Space	0.00%	0
Totals	100%	16



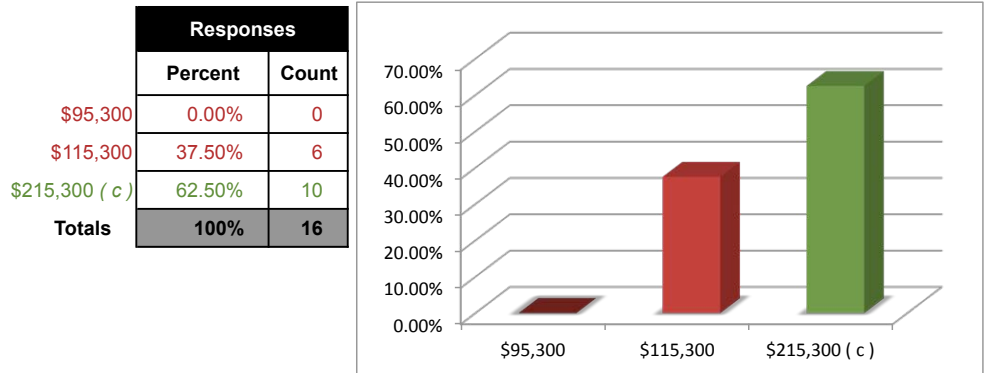
9. What is the minimum spending requirement for the CPA categories (historic preservation, affordable housing, and open space/recreation)? (Multiple Choice)



**10. How much did the average W. Bridgewater household contribute to CPA in Fiscal Year 2013? (Multiple Choice)
(NOTE: This figure does not account for the exemptions, therefore the actual contribution is lower.)**

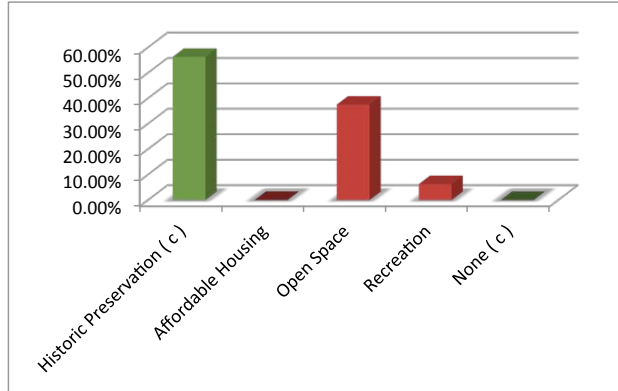


**11. How much CPA revenue has W. Bridgewater received from the State? (Community Preservation Trust Fund)
(Multiple Choice)**



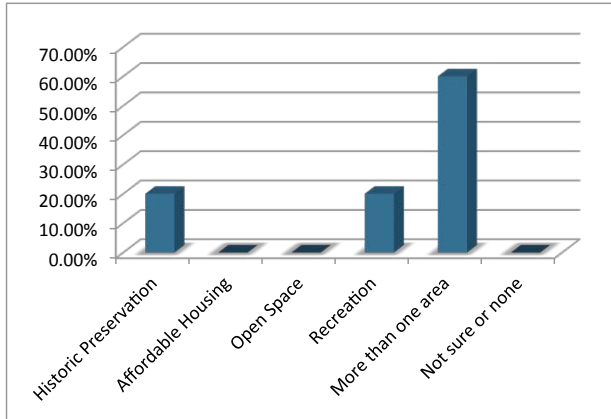
12. Which one of the four CPA categories has been allocated close to half of total revenue collected? (Multiple Choice)

	Responses	
	Percent	Count
Historic Preservation (c)	56.25%	9
Affordable Housing	0.00%	0
Open Space	37.50%	6
Recreation	6.25%	1
None (c)	0.00%	0
Totals	100%	16



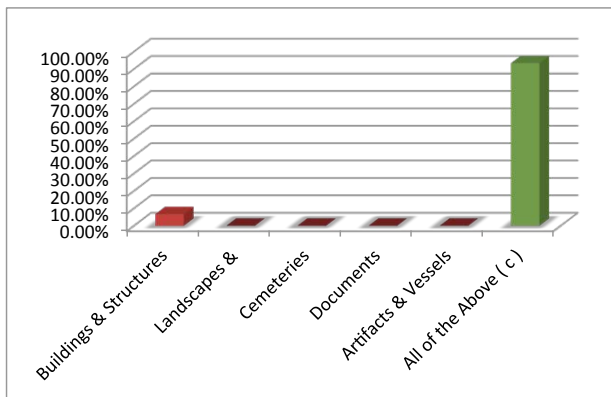
13. Do you consider yourself an advocate primarily for: (Multiple Choice)

	Responses	
	Percent	Count
Historic Preservation	20.00%	3
Affordable Housing	0.00%	0
Open Space	0.00%	0
Recreation	20.00%	3
More than one area	60.00%	9
Not sure or none	0.00%	0
Totals	100%	15



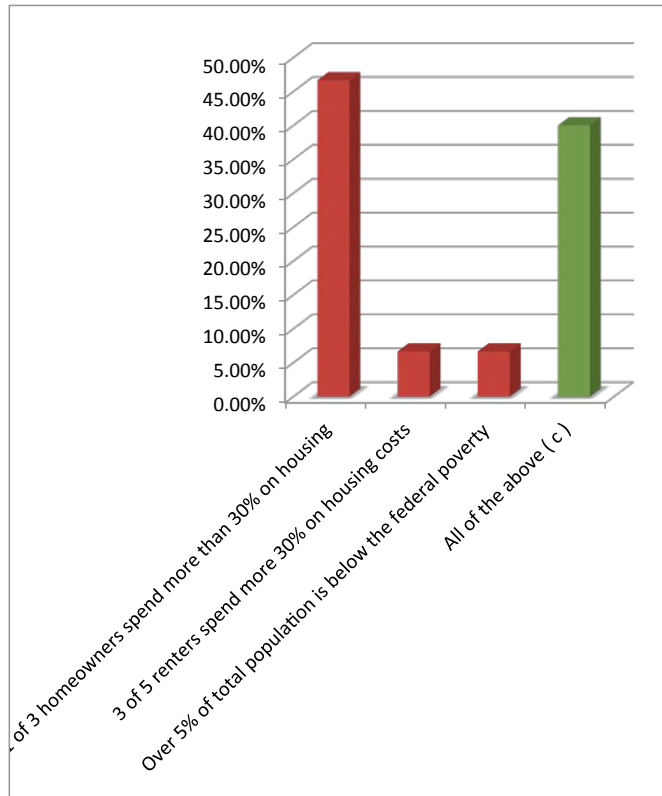
14. Which of the following can be considered historic resources? (Multiple Choice)

	Responses	
	Percent	Count
Buildings & Structures	6.67%	1
Landscapes & Archaeological Sites	0.00%	0
Cemeteries	0.00%	0
Documents	0.00%	0
Artifacts & Vessels	0.00%	0
All of the Above (c)	93.33%	14
Totals	100%	15



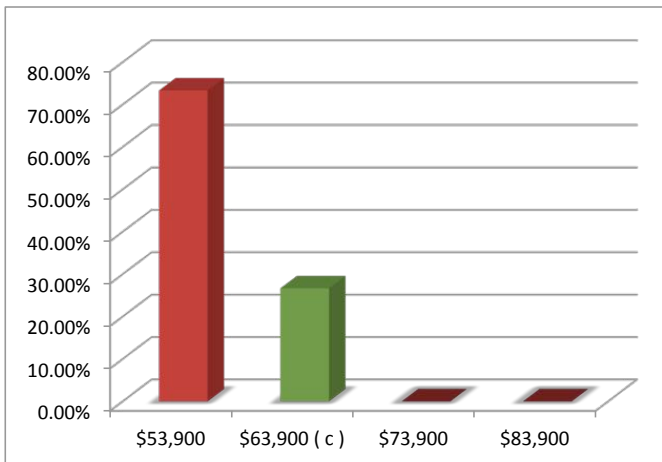
15. Which of the following statement is true? W. Bridgewater has... (Multiple Choice)

	Responses	
	Percent	Count
1 of 3 homeowners spend more than 30% on housing costs	46.67%	7
3 of 5 renters spend more 30% on housing costs	6.67%	1
Over 5% of total population is below the federal poverty level (4 person household with income under \$24,000)	6.67%	1
All of the above (c)	40.00%	6
Totals	100%	15

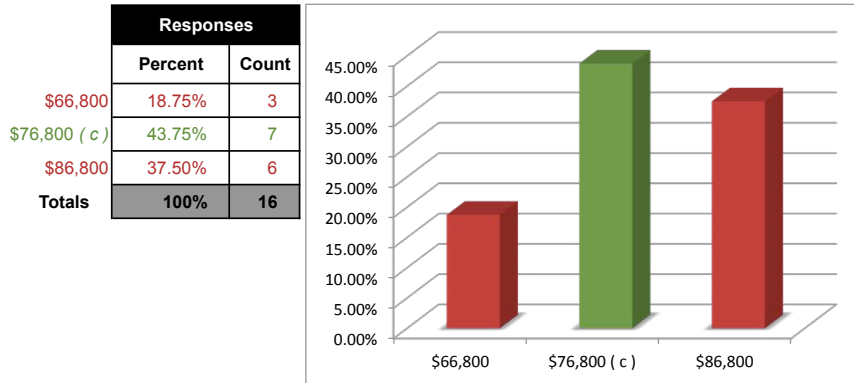


16. What is the maximum income for a 4-person household to qualify as a low-income household (80% of the area median income defined by the US Dept. of Housing and Urban Development)? (Multiple Choice)

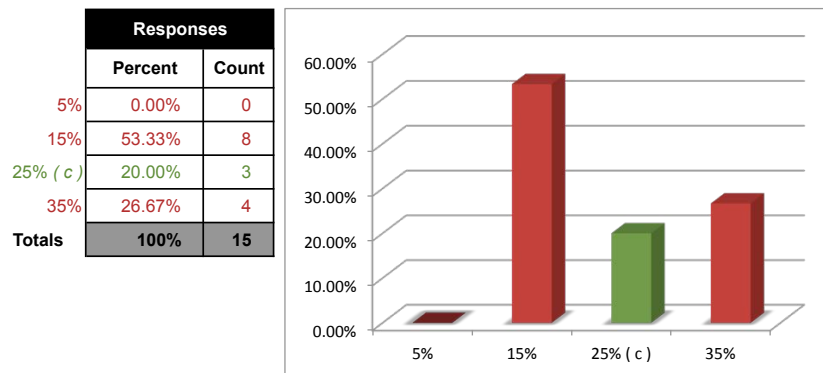
	Responses	
	Percent	Count
\$53,900	73.33%	11
\$63,900 (c)	26.67%	4
\$73,900	0.00%	0
\$83,900	0.00%	0
Totals	100%	15



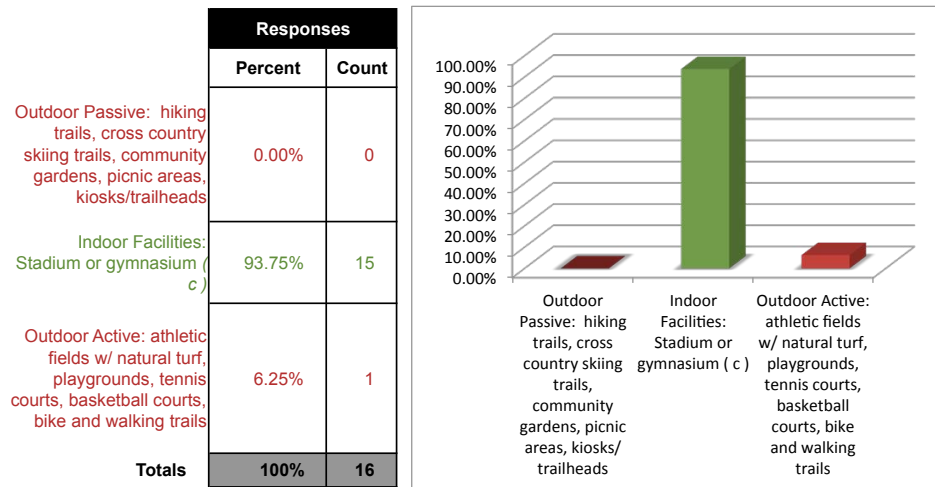
17. What minimum annual household income would be needed to afford to buy a home priced at W. Bridgewater's median sales price (\$278k)? (Multiple Choice)



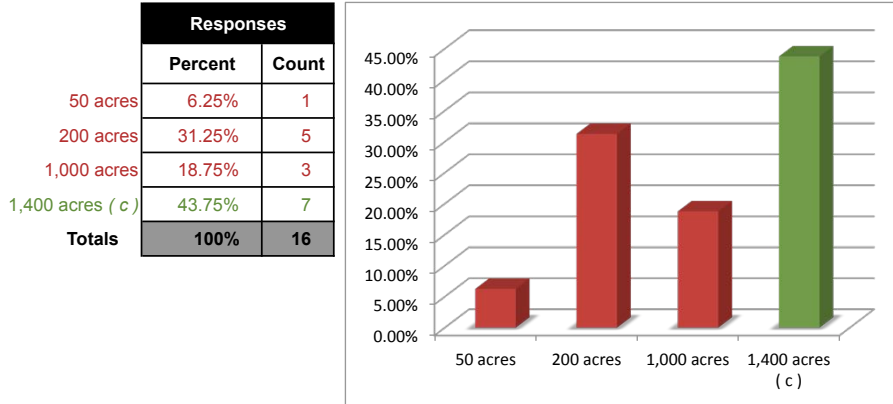
18. Roughly, what percent of land in W. Bridgewater is owned by the Town or State for open space, recreation, wildlife habitat, water supply protection, or educational purposes? (Multiple Choice)



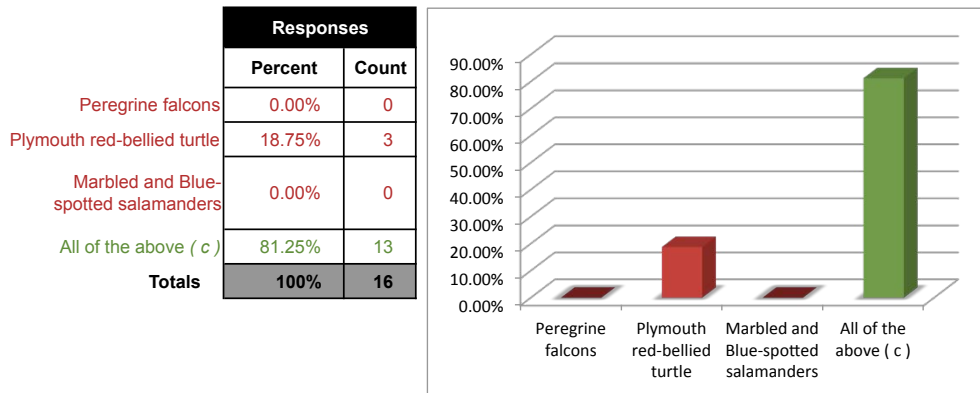
19. Which of the following types of recreation facilities are NOT eligible for CPA funding? (Multiple Choice)



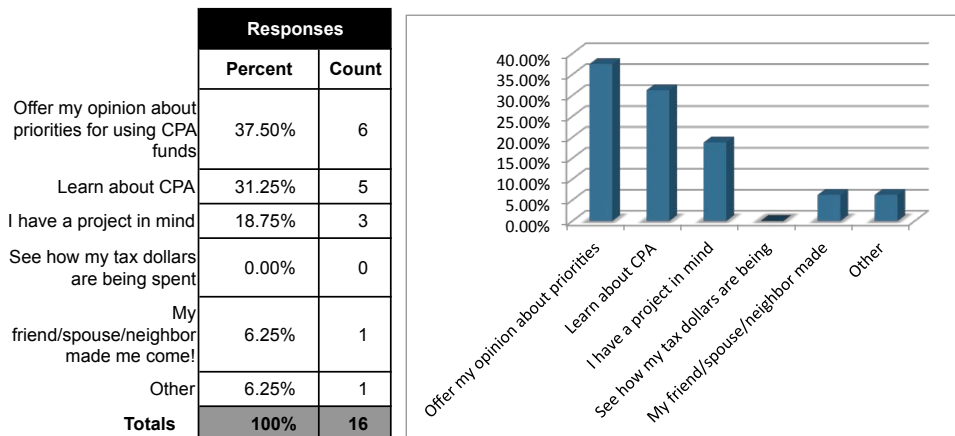
20. Roughly how many acres of land in W. Bridgewater is enrolled in the state's tax abatement programs (Chapter 61 forest, 61A agricultural, 61B recreation): (Multiple Choice)



21. Which of the following endangered species are thought to inhabit W. Bridgewater? (Multiple Choice)



22. What was your primary purpose in coming here this evening? (Multiple Choice)



W. Bridgewater CP Plan Workshop

Small Discussion Group Results: "CPA Tetris" Exercise

Prepared by JM Goldson 7/1/14

Note: Bold items include project ideas that were included in budgets of at least 2 groups.

Housing (Pink)

#	Project	Rough Estimate of Total 5-Yr. Cost	A	B	C	D	Totals
H-2	Various improvements to preserve Housing Authority facilities (such as the balcony stabilization project funded w/ FY15 CPA funds). (Note: Table A added \$25,000; Table B added \$12,500)	\$100,000	x	x	x	x	4
H-1	Create a housing plan to identify priority housing needs and strategies to help meet local needs.	\$12,500	x	x	x		3
H-3	Feasibility Study to assess potential impacts of development on Housing Authority surplus property on Belmont Street (+/- 2.5 acres)	\$25,000			x		1
H-4	Support a shared regional housing coordinator (assumes approximately \$5,000 per year) to assist with monitoring of existing affordable units, maintaining a ready-buyer list to assist with resale of affordable units, consult on affordable housing projects (such as 40Bs), and submit paperwork for new units to the Subsidized Housing Inventory.	\$25,000		x			1
H-5	Down-payment assistance program for first-time homebuyers - assumes 5 grants per year @ 5,000/grant.	\$125,000					0
H-6	Rental subsidy program for low-income renters. (Budget assumption based roughly on existing program in Eastham to help 8-10 households annually)	\$300,000					0
Total Estimated 5-Year Cost (Bold Items)		\$112,500					
Est. 10% Minimum Required		\$125,681					

Historic Preservation (Blue)

#	Project	Rough Estimate of Total 5-Yr. Cost	A	B	C	D	Totals
H P- 5	Continuing to fund historic records preservation at Town Clerk (assumes \$5,000/year).	\$25,000	x		x	x	3
H P- 7	Burying ground restoration of historic gravestones in disrepair (Budget assumption based on burying ground restoration project in Falmouth at \$24,900)	\$25,000	x		x	x	3
H P- 9	War Memorial Park stonework to continued phased restoration of retaining walls (Budget assumption based on estimated FY16 cost of \$200,000 and FY18 cost of \$200,000) (Table A reduced cost to \$395,000)	\$400,000	x	x	x		3
H P- 6	Fund study to determine feasibility of establishing one or more local historic districts which would protect historic properties from demolition and ensure that exterior improvements preserve historic features.	\$25,000	x			x	2
HP -2	Private historic home preservation forgivable loan program for low-income homeowners - assumes 5 properties per year @ \$10,000 each (model after Cambridge program)	\$250,000				x	1
HP -4	Historic records preservation at Library (assumes \$5,000/year). (Table B reduced cost to \$10,000)	\$25,000		x			1
HP -1	Two historic resources inventories @ \$25,000/survey (assumes 1:1 match from Massachusetts Historical Commission for total cost of \$50,000/survey)	\$50,000					0
HP -3	Nominate properties to be listed on the National Register of Historic Places, which provides tax incentives for preservation of revenue-generating uses and protections when state or federal funds may effect property (assumes nomination of 2 properties.)	\$50,000					0
HP -8	Restoration of the Drury Bell, c.1875, at Friendship Playground, the former site of the historic Howard School. (Budget assumption based on Edgartown bell restoration cost of roughly \$28,000)	\$25,000					0
Total Estimated 5-Year Cost (Bold Items)			\$475,000				
Est. 10% Minimum Required			\$108,586				

Open Space (Green)

#	Project	Rough Estimate of Total 5-Year Cost	A	B	C	D	Totals
OS-1	Update of Open Space and Recreation Plan (current plan expires in March 2017)	\$25,000	x	x			2
OS-2	Remediate invasive species primarily on town-owned property including conservation areas. Assumes annual budget of \$25,000 (budget assumption based on average of 14 example projects using CPA funds)	\$125,000			x		1
OS-4	Install signage and kiosks to mark Bay Circuit Trail and Nunckatasset Greenway.	\$12,500		x			1
*	Parking lot (for trail access)	\$25,000		x			1
*	Acquire Agricultural Preservation Restriction on the Howard Property (similar to Anderson Farm)	\$200,000				x	1
OS-3	Acquire the Hebshie property, +/- 190 acres at 591 Walnut Street (Assumes purchase price of roughly \$1.5M based on current listing price, bonded over 20 years, at 3.5% interest - rounded from \$625,200 5-year cost)	\$625,000					0
Total Estimated 5-Year Cost (Bold Items)		\$25,000					
Est. 10% Minimum Required (for Open Space & Recreation combined)		\$113,586					

Recreation (Yellow)

#	Project	Rough Estimate of Total 5-Yr. Cost	A	B	C	D	Totals
R-1	Construct a new multi-purpose athletic field on Town land adjacent to the MacDonald School.	\$100,000	x		x	x	3
R-3	Recreation study to identify potential private sites for acquisition and feasibility to construct multi-field complex in West Bridgewater.	\$25,000		x	x	x	3
*	Baseball/Multi field at Crescent Street	\$75,000	x		x	x	3
R-5	Drainage and irrigation at soccer field (nearest Howard St) at Howard School to open field for more use during season (Budget assumption based on range of two similar CPA projects - one in Upton for \$50,000 and the other in Cohasset for about \$100,000.)	\$75,000	x			x	2

#	Project	Rough Estimate of Total 5-Yr. Cost	A	B	C	D	Tot als
R-7	Rehabilitate Friendship Playground at Howard School with new surface and playground equipment to meet current playground standards and provide accessibility. (Based on playground rehabilitation in Eastham for \$60,000)	\$50,000	x			x	2
R-2	Benches at 911 Memorial to create a pocket park.	\$6,000			x		1
R-4	Create a cooperative community garden where community members can rent a plot for planting (budget assumption based on \$20,000 for development of community garden based on multiple other similar CPA projects).	\$25,000				x	1
R-6	Feasibility study to evaluate potential redesign of baseball fields to create field to comply with Little League regulations.	\$25,000				x	1
*	Extension of Willow Brook Rail Trail	\$50,000	x				1
*	New recreation field	\$395,000		x			1
Total Estimated 5-Year Cost (Bold Items)		\$325,000					
Est. 10% Minimum Required (for Open Space & Recreation combined)		\$113,586					

Total Estimated 5-Year Cost All Priority Projects (Bold Items)	\$937,500
Total Estimated 5-Year Budget	\$1,019,396

RESPONSES TO PART 3: EXPLAIN YOUR CHOICES! Why did your group choose to include these projects in the 5-year budget? Why does your group feel these projects are priorities over other ideas?

Group A:

- Utilize as much coverage while CPA exists.
- Allocate resources to help in multiple areas with a focus on historical preservation.
- Field space is limited; growing number of families and children.
- Facilities are aging and need preservation.

Group B:

- HP-9 War Memorial - large project, expensive, progressing
- R-3 Study for Multi-field complex - current fields lacking space, planning over used.
- New recreation field - update conditions based on study finding.
- Trail signage-kiosks - currently lacking signage at select trails
- Parking lot @ Clinton Road - House being torn down, provides access to Town River and Bay Circuit Trail
- Library Docs - Organize, preserve, and protect historic docs plus bidding for antique books
- Housing Plan - Good way to identify need and target projects
- Repair and Preservation of housing - Buildings are in need of updating (Housing Authority)

Group C:

- Historical selections were chosen to continue ongoing projects.
- Housing were chosen to help the town meet its quota of affordable housing units.
- Open space selected to increase and improve recreational areas.
- Invasive species chosen to protect town property and open space.

Group D:

- Maintain the rural character of the Town.
- Maintain a safe environment for our seniors.
- Maintain a healthy lifestyle for our children through recreational activities.

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