

RECEIVED

COMMUNITY PRESERVATION COMMITTEE

21 MAY 12 PM 1:35

MEETING MINUTES

Monday, March 08, 2021

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, MGL Chapter 30A Section 18 and the Governor's March 15, 2020 Order concerning imposition on strict limitations on the number of people that may gather in one place, meetings of the Northbridge Community Preservation Committee shall be conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided in the Order.

I. CALL MEETING TO ORDER

Roll-Call Attendance

Recognizing the presence of a quorum Glenn King, Chair called meeting (via ZOOM) to order at 6:30 PM; with John O'Brien, Rainer Forst, Brian Paulus, Michael Proto, Harry Berkowitz, Lenny Smith, and Barbara McNamee in attendance. R. Gary Bechtholdt II, Town Planner/CPC Admin and Neil Vaidya, Town Accountant were also in attendance. One Member at-large vacancy remains.

II. VOTE TO AUTHORIZE EXPENDITURE -LAND APPRAISAL

Assessor Map 4 Parcel(s) 29 & 33 & Assessor Map 3 Parcel(s) 1 & 4

G. King, Chair explained the purpose of tonight's meeting was to authorize expenditure for land appraisal of the Castle Hill Farm property, noting the Community Planning Department (R. Gary Bechtholdt II, Town Planner) has requested the Committee to utilize available CPA funds to hire a third-part consultant (Appraiser) to prepare a fair-market value appraisal of the property. Reference made to Community Planning & Development memorandum dated March 02, 2021, provided to the Committee.

Mr. King explained that he and Mr. Bechtholdt spoke with Stuart Saginor, Executive Director of the Community Preservation Coalition about the process of potential land acquisition via CPA funds and have also spoken with neighboring communities (Grafton CPC) about their experience with similar initiatives. Mr. King noted the Grafton CPC members have been very generous with their time and willingness to share insight and their knowledge. Mr. King indicated through these discussions a listing of potential appraisers was also compiled. Mr. King explained the Request for Proposals (RFP) prepared by Mr. Bechtholdt would be sent to the various appraisers to seek price quotes.

Mr. King then asked the Committee members if they had any questions regarding the request or the RFP itself. Committee members noted they understood the cost to do so would need to be within the existing (FY2021) Admin Services budget; approximately \$5,500.00.

Neil Vaidya, Town Accountant reviewed with the Committee how Admin Service funds may be used and the process to do so; where supplemental funding designated for administration, such as land appraisals may require a separate warrant article to be voted on a Town Meeting. G. King offered to contact the Coalition to review procedures for utilizing undesignated reserves.

Upon motion duly made (R. Forst) and seconded (B. McNamee) the Committee voted (8-0) to utilize existing administrative services budget for the purpose of hiring a third-party appraiser to prepare an appraisal of the Castel Hill Farm property.

III. OLD/NEW BUSINESS

Community Preservation Plan (draft) -Public Hearing cont. (04.05.2021)

Point of information -no discussion.

CPA Fund -Account Balance

G. King reviewed with the Committee account balances (approx.) for the each of the three (3) funding categories: Community Housing (\$34,000); Historic Resources (\$34,000); and Open Space & Recreation (\$34,000) and approximately \$232,000.00 in budgeted reserves. N. Vaidya noted the town submitted its first CP2 Report to the Department of Revenue for Fiscal Year 2020.

Vacancy -Member at-Large

Point of information -no discussion.

Correspondence & Communications

See discussion above.

Next Meeting -Monday, April 05, 2021 (6:30 PM)

Point of information -no discussion.

IV. ADJOURNMENT

Having no additional business, the Community Preservation Committee, upon motion made (H. Berkowitz) and seconded (R. Forst) adjourned its meeting at 6:50 PM; vote was unanimous.

Respectfully submitted by,



R. Gary Bechtholdt II, Town Planner

Cc: Town Clerk

Date approved:

05/03/2021