

COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES

Monday, April 05, 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 Rainer Forst, Lenny Smith, Brian Paulus, and Barbara McNamee in attendance; Michael Proto & Harry Berkowitz arrived after calling the meeting to order. R. Gary Bechtholdt II, Town Planner /CPC Admin was also in attendance, with John O'Brien absent. One Member at-large vacancy remains.

II. APPROVAL OF MEETING MINUTES

March 01, 2021

Upon motion duly made (B. McNamee) and seconded (R. Forst) the Community Preservation Committee voted to accept meeting minutes of March 01, 2021; was unanimous.

The Committee tabled review/approval of meeting minutes for March 08, 2021.

III. COMMUNITY PRESERVATION PLAN (DRAFT) -Cont. Public Hearing

Members received copies of the updated draft in advance of meeting. G. King asked members if they had any questions regarding the Community Preservation Plan before formal adoption. G. Bechtholdt noted still waiting on figures from Town Accountant regarding Fiscal Year CPA dollar amounts; to be included in the CP Plan. Mr. Bechtholdt suggested he could input amounts after. G. King offered to update the numbers based on the figures the Coalition has. Mr. Bechtholdt thanked Mr. King, noting the Town Accountant is likely busy with Town Meeting budgets.

G. King sought input from the public; having none, Mr. King asked Committee members if they had any comments before the public hearing is closed. B. McNamee acknowledged and thanked those who worked on the CP Plan. Mr. King indicated, Gary Bechtholdt prepared 99.9% of the plan and appreciate his efforts.

Upon motion duly made (B. McNamee) and seconded (R. Forst) the Committee closed the public hearing; the vote was unanimous.

Upon separate motion duly made (L. Smith) and seconded (B. McNamee) the Committee voted to adopt the Community Preservation Plan (April 2021); the vote was unanimous.

G. King explained that the Community Preservation Coalition commented that our CP Plan is one of the best ones they have seen and Stuart Signor, Executive Director indicated he will likely showcase it on their webpage for other communities to see.

IV. VOTE RECOMMENDATION ON ARTICLES (20221 SATM)

Warrant Article #10 & Article #11

G. King reviewed with the Committee purpose and requirement of the two (2) CPC sponsored articles for the 2021 Spring Annual Town Meeting where CPA funds are allocated fiscal year earmarks towards Historic Resources, Community Housing, Open Space & Recreation, and undesignated budget reserves. Figures provided by Town Accountant.

Upon motion duly made (M. Proto) and seconded (B. McNamee) the Committee recommends the sum of \$23,800 for FY 2022 estimated revenues for Historic Resources Reserves; Community Housing Reserve; Open Space & Recreation Reserve and the sum of \$154,700 for FY 2022 estimated revenues for Budget Reserve (Article #10); the vote was unanimous.

Upon motion duly made (B. McNamee) and seconded (R. Forst) the Committee recommends appropriating the sum of \$11,900 from the Community Preservation Fund reserves to the Community Preservation Committee for expenses associated with the implementation of the Community Preservation Act (Article #11); the vote was unanimous.

V. OLD/NEW BUSINESS

Correspondence & Communications

None received.

2021 Spring Annual Town Meeting (May 04, 2021)

G. King mentioned that he and Gary Bechtholdt attended the Finance Committee to review proposed dollar amounts for Article #10 & Article #11, noting it was suggested that the Preservation Committee provide some additional information, so the public is more aware of the CPA in Northbridge. Mr. King indicated that he would present the two articles at Town Meeting and would offer more information to raise visibility and awareness about CPA funding options.

Land Appraisal -Status/Update

G. Bechtholdt explained to the Committee, Request for Proposals (for professional appraisal services) resulted in no responses. Mr. Bechtholdt noted that he did communicate with an appraiser who indicated they would not be able to offer a price-proposals for the subject property as there is no pre-development plans or information available for review that would help determine appraised value based on potential buildout of property. Mr. Bechtholdt explained appraiser of open space (undeveloped land) would need to review soil-testing performed or conceptual plans prepared based upon the underlying zone. In talking with the property owner, was not willing/able to provide this information at this time. Mr. Bechtholdt suggested that he would contact the property owner to provide him with an update and identify next steps. G. King offered to contact the folks in Mendon and Grafton to seek advice on this type of situation. B. McNamee suggested Mr. King also speak with the Chair of the Upton Community Preservation Committee, as Upton has been successful in purchasing properties via the CPA.

CPA Fund -Account Balance

G. King will provide the Committee with updated CPA figures (balances) for the next meeting. Mr. King will also share with the Committee a spreadsheet prepared by the Coalition to help communities with determining its borrowing capacity (for land acquisitions) towards bonding a project.

95 Vacancy -Member at-Large

96 G. King noted the Committee still has a vacancy (member at-large) and asked members if they know anyone
97 that may be interested in volunteering on the committee.
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99 Scheduling of Next Meeting

100 G. King noted the next meeting of the Committee will be Monday, May 03, 2021 (6:30 PM) via ZOOM.
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102 VI. ADJOURN MEETING

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104 Having no additional business, the Community Preservation Committee, upon motion made (H. Berkowitz)
105 and seconded (M. Proto) adjourned its meeting at 7:05 PM; vote was unanimous.
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107 Respectfully submitted by
108 
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110 R. Gary Bechtholdt II, Town Planner
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Cc: Town Clerk

Date approved: 05/03/2021