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# COMMUNITY PRESERVATION COMMITTEE

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## MEETING MINUTES

Monday, May 03, 2021

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*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, Brian Paulus, Barbara McNamee, and Michael Proto in attendance; with John O'Brien, Lenny Smith & Harry Berkowitz absent. R. Gary Bechtholdt II, Town Planner/CPC Admin was also in attendance. One Member at-large vacancy remains.

### II. APPROVAL OF MEETING MINUTES

March 08, 2021 & April 05, 2021

*Upon motion duly made (B. McNamee) and seconded (M. Proto) the Community Preservation Committee voted to accept meeting minutes of March 08 and April 05, 2021; vote was unanimous.*

### III. COMMUNITY PRESERVATION PLAN (April 2021)

Review; Process & Procedures

G. Bechtholdt explained he now has the updated figures (CPA Fund account balances) and will update the table for inclusion in the recently adopted CP Plan. Mr. Bechtholdt suggested each Committee member review the CP Plan to understand the process and procedures for reviewing and selecting project(s) for recommendation of CPA funds.

### IV. COMMUNITY PRESERVATION COMMITTEE

Role & Responsibilities

Committee members briefly reviewed the role of the Community Preservation Committee and their individual position representing various town board/committees, where those Board/Committees may make application to the Community Preservation Committee for CPA project funding requests.

### V. OLD/NEW BUSINESS

#### Correspondence & Communications

None received.

#### 2021 Spring Annual Town Meeting (May 04, 2021)

G. King reminded and encouraged members to attend the Annual Town Meeting, noting he would present the two (2) CPA warrant articles (Article #10 and Article #11) on behalf of the Committee.

Land Appraisal -Status/Update

G. Bechtholdt informed the Committee, since its last meeting the Owner of the Castle Hill Farm property has prepared a conceptual master plan and has also allowed the Planning office to include a Preliminary Plan prepared in 2005 as part of the Request for Proposals. Mr. Bechtholdt indicated he would (re)issue the RFP for appraisal services. G. King noted that he is awaiting a callback from the Mendon CPC about their experiences with land acquisition via CPA. Mr. Bechtholdt asked Mr. King if he could seek names of potential land appraisers from Mendon as well. G. Bechtholdt to re-issue the request for price proposals for professional land appraiser later this week/next depending on when Mr. King hears back from Mendon. Mr. King indicated that he would reach out to his contact in Mendon on Tuesday, May 04, 2021.

CPA Fund -Account Balance

G. King briefed the Committee on a spreadsheet prepared by the Coalition to help communities with determining its borrowing capacity (for land acquisitions) towards bonding a project.

Vacancy -Member at-Large

G. King noted the Committee still has a vacancy (Member at-Large) and asked members if they know anyone that may be interested in volunteering on the committee. G. Bechtholdt indicated he would check with the Town Clerk on the term status of current members.

Scheduling of Next Meeting

G. King noted the next meeting of the Committee will be Monday, June 07, 2021 (6:30 PM) via ZOOM.

**VI. ADJOURN MEETING**

Having no additional business, the Community Preservation Committee adjourned its meeting at 6:55 PM.

Respectfully submitted by,

R. Gary Bechtholdt II, Town Planner

Date approved: \_\_\_\_\_

Cc: Town Clerk