

---

**COMMUNITY PRESERVATION COMMITTEE**

---

**MEETING MINUTES****Monday, July 12, 2021**

---

*Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so via ZOOM. No in-person attendance of members of the public will be permitted and public participation in any public hearing conducted during this meeting shall be remote means only.*

**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, Barbara McNamee, Lenny Smith, Harry Berkowitz, Michael Proto, and Erin Donahue in attendance; John O'Brien was absent. R. Gary Bechtholdt II, Town Planner/CPC Admin and Neil Vaidya, Town Accountant were also present, with Christine Johnson (resident) and Christopher Allen (resident) in attendance.

**II. APPROVAL OF MEETING MINUTES**

May 03, 2021

*Upon motion duly made (H. Berkowitz) and seconded (B. McNamee) the Community Preservation Committee voted to accept meeting minutes of June 07, 2021; vote was unanimous.*

**III. APPOINTMENTS/RE-APPOINTMENTS**

Community Preservation Committee Members

G. King welcomed Erin Donahue, who shall serve as the School Committee representative on the Community Preservation Committee, replacing Brian Paulhus. G. Bechtholdt is to confirm with the Town Clerk on the need for E. Donahue to be sworn-in as a CPC member. G. King noted he has been re-appointed (Member at-large) by the Board of Selectmen and has been sworn-in by the Town Clerk. H. Berkowitz indicated that he was also re-appointed by the Board of Selectmen (Member at-large). G. Bechtholdt noted R. Forst has been re-appointed to represent the Planning Board. M. Proto acknowledged he remains the Playground & Recreation representative.

**IV. REORGANIZATION**

Chair, Vice Chair &amp; Clerk

Nominations sought for Chair, Vice Chair and Clerk. *Upon motion duly made (H Berkowitz) and seconded (B McNamee) Glenn King was appointed Chair; vote was unanimous. Upon motion duly made (G King) and seconded (E Donahue) Harry Berkowitz was appointed Vice Chair; vote was unanimous.* Committee members tabled appointment of Clerk.

**V. OLD/NEW BUSINESS**Correspondence & Communications

G. King explained that Christine Johnson (resident) reached out to him (via email) about the Watson Farm property (10 Watson Farm Road) which recently became available, currently for sale; noting C. Johnson is curious to see if the town is interested in acquiring the property. G. King explained the role of the Committee is really to evaluate proposals from individuals and other committees as to how CPA funds get

used; suggesting it is possible for the CPC to initiate activities, however the more normal process with an established committee would be to have, as an example the Conservation Commission come forward with a potential project for open space preservation. G. King noted the Committee is currently working in partnership with the Planning Board on considerations for the Castle Hill Farm property (preparing property appraisal), where the owner has expressed an interest in the town pursuing land acquisition via CPA funds. G. Bechtholdt added, the Committee will review applications and make a determination, deciding if they want to sponsor article(s) for Town Meeting consideration. G. Bechtholdt suggested if someone is interested in potential CPA funded projects (such as land acquisition) they seek out various town boards and committees to see if they support same. G. Bechtholdt indicated, this does not preclude an individual or group of residents from submitting an application on their own behalf to the Community Preservation Committee. Typically, an application would come from outside of the committee itself.

C. Johnson provided an overview of the Watson Farm property location and its history, suggesting historical, conservation /open space and recreational potential. Christopher Allen (resident) provided the Committee with a link to the real estate listing, noting it is an amazing property and would be a shame to have it lost to development. G. King indicated the CPC would play a role, however, would not typically take the lead. G. Bechtholdt recommended one reach out to the Conservation Commission, the Historical Commission and Playground & Recreation Commission and start the discussion to identify potential end-use for the property; where the process to secure CPA funds is (1) to have the CPC sponsor an article and (2) Town Meeting approval. G. Bechtholdt noted Northbridge's Community Preservation Plan is included on the town's webpage, which includes application process and schedule for submissions. G. Bechtholdt reviewed upcoming meeting dates for Conservation Commission (7/21) and Playground & Recreation Commission (7/19). C. Johnson will keep the Committee informed in the weeks to come.

#### Land Appraisal -Status/Update

G. Bechtholdt explained the Consultant (Chris Bowler, Avery Associates, Inc. /Appraiser) conducted site visit of the Castle Hill Farm property on June 23, 2021; noting he also spoke with Mr. Bowler earlier in the day (7/12) to answer general local zoning and subdivision development questions. G. Bechtholdt indicated the appraisal should be readied and available for review in time for the next Committee meeting.

#### Vacancy -Member at-Large

G. King noted the Committee still has an opening (Member at-large) and asked once again if members could help spread the word about the vacancy; those interested may submit a Talent Bank Form to the Board of Selectmen for appointment.

#### Future Agenda Items

G. King noted receipt of Project Pre-Application from the Northbridge Playground & Recreation Committee seeking CPA funds (\$150,000.00) for Linwood Basketball Court improvements. Arrangements shall be made for the Committee to discuss at its next scheduled meeting to review and consider project eligibility under the category of Recreational Use. G. Bechtholdt suggested agenda item for the next meeting may also include additional discussions regarding the Watson Farm property.

#### Scheduling of Next Meeting

G. King announced/confirmed the next meeting of the Community Preservation Committee would be Monday, August 02, 2021 (6:30 PM -via ZOOM); sticking with the regular schedule of the first Monday of the month.

95 VI. ADJOURN MEETING

96

97 Having no additional business, the Community Preservation Committee adjourned its meeting at or about  
98 7:20 PM.

99

100 Respectfully submitted by,

101

102

103 R. Gary Bechtholdt II, Town Planner

104

105 Cc: Town Clerk

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