
COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES

Monday, January 03, 2022

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 to order (via ZOOM) at 6:30 PM; Erin Donahue, Lenny Smith, Barbara McNamee, Harry Berkowitz, and Michael Proto were in attendance with John O'Brien and Rainer Forst absent (one vacancy remains). R. Gary Bechtholdt II, Town Planner/CPC Admin was also present.

II. APPROVAL OF MEETING MINUTES

December 06, 2021

Upon motion duly made (H. Berkowitz) and seconded (B. McNamee) the Community Preservation Committee voted to accept meeting minutes of December 06, 2021; vote was unanimous.

III. LINWOOD PLAYGROUND -BASKETBALL COURT IMPROVEMENTS

Application Review & Evaluation

G King reviewed with Committee members evaluation of the application submitted by Playground & Recreation for \$150,000 in CPA funding (Open Space & Recreation) for improvements to Linwood Basketball Courts. Committee members inquired about long-term maintenance, ADA requirements (if so required) and status of other funding sources. G King noted receipt of letters of support from various groups and individuals, including School Committee. M Proto (Playground & Recreation) provided a brief overview of the planned improvements, receipt of funds from others (developers & town funds) and who would be responsible for overseeing project (combination of Town/DPW and a hired consultant).

Having no additional comment or questions, the Committee, upon motion duly made (B McNamee) and seconded (H Berkowitz) voted 6-0 to support the application for Linwood Basketball Court Improvements. G King suggested the sum of ±\$73K from the Open Space/Recreation Budget Reserve and ±\$77K from Undesignated Budget Reserve may be earmarked for this project.

Arrangements shall be made for the next scheduled meeting for the Committee to formally vote to sponsor warrant article for the 2022 Spring Annual Town Meeting, where a simple majority shall be required to approve the CPA spending.

IV. CASTLE HILL FARM -LAND ACQUISITION

Appraisal, CPA Eligibility, Status & Next Steps

G. King updated Committee on status of potential property acquisition of Castle Hill Farm, where owner continues to be a willing seller. G King noted appraisal prepared last year had an appraisal price of \$1.3mil, where owner has asked for \$2mil. G King explained Town cannot pursue acquisition for amount higher than appraisal. G. King noted since the initial appraisal owner has prepare a conceptual buildout plan for 75

residential lots. G. King will be in touch with property owner about preparing a second appraisal (based on conceptual plan) to see if there is a change. G King stated original appraiser firm has indicated the \$1.3mil is consistent and believes appraisal value already considered conceptual buildout.

G. King explained that Metacomet Land Trust continues to express a willingness to partner with the Town on its pursuit to acquire the property and would hold the Conservation Restriction should the Town acquire Castle Hill Farm. Metacomet is actively identifying and notifying groups, organizations and individuals for funding raising and public support campaign. L. Smith suggested in addition to a property appraisal an environmental assessment may be required as well. G. King and G. Bechtholdt agreed and suggested that could be pursued once an agreed upon acquisition price is determined; H Berkowitz agreed.

G. King will follow-up with the Committee at the next meeting.

V. OLD/NEW BUSINESS

Correspondence & Communications

Acknowledge receipt of support letter from School Committee for Linwood Basketball Courts application.

Local CPA Fund Balance & State Match

Agenda item tabled to next meeting -G. King to contact Town Accountant (& Town Manager) to obtain requested information.

2021 Annual Report -Community Preservation Committee

Tabled -no discussion.

Community Preservation Plan Update (2022)

Tabled -no discussion.

2022 Spring Annual Town Meeting -May 03, 2022

Point of information -no discussion.

2022 SATM Warrant Closure -March 04, 2022

Point of information -no discussion.

Coalition Webinar -CPA Fund Borrowing (January 11, 2022)

G King reminded members of webinar hosted by Community Preservation Committee.

Vacancy -Member at-Large

G. King -noted one (1) vacancy remains.

Future Agenda Item(s)

Vote to sponsor warrant articles.

Scheduling of Next Meeting

Next meeting scheduled for Monday, February 07, 2022 (6:30 PM -via ZOOM).

VI. ADJOURN MEETING

96 Having no additional business, the Community Preservation Committee adjourned its meeting at or about
97 7:25 PM.

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99 [Prepared in cooperation with Michael Proto, Clerk]

100 Respectfully submitted by,

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103 R. Gary Bechtholdt II, Town Planner

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Date approved: _____

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Cc: Town Clerk