
COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES

Monday, February 07, 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

Roll-Call Attendance, Recognizing the presence of a quorum Glenn King, Chair called meeting to order (via ZOOM) at 6:30 PM; Erin Donahue, Harry Berkowitz, Michael Proto, Rainer Forst, Barbara McNamee were in attendance with Lenny Smith absent (two vacancies remain). R. Gary Bechtholdt II, Town Planner/CPC Admin and Neil Vaidya, Town Accountant were also present.

II. APPROVAL OF MEETING MINUTES

January 03, 2022

Upon motion duly made (H. Berkowitz) and seconded (B. McNamee) the Community Preservation Committee voted to accept meeting minutes of January 3, 2022; vote was unanimous.

III. CASTLE HILL FARM

Ongoing Discussions/Status

G King reviewed the Castle Hill topic. The town has an appraisal of the property valuing it at \$1.3 million. The owner has suggested \$2 million as a fair value. Gary Bechtholdt has requested an opinion from town counsel regarding the amount the town could offer under CPA and state regulation of property acquisition. The committee reviewed the schedule for warrant articles for the Spring Town meeting and discussed the potential for a special CPC meeting to address any warrant articles related to Castle Hill Farm.

III. OLD/NEW BUSINESSLocal CPA Fund Balance and State Match

Neil Vaidya, Town Accountant provided an overview of the historic Northbridge CPA receipts, and the state matching funds. The committee reviewed the fund balances in each designated account: Affordable Housing, Historic Preservation, Open Space and Recreation, Unallocated, and Administrative Expenses. Neil also reviewed a “Bonding Sheet” which illustrated the annual cost of a \$2 million. bond for terms of 15 and 30 years. Upon conclusion of the discussion Neil left the meeting.

2022 Spring Annual Town Meeting -May 03, 2022

Article A and B for the annual allocation of CPC funds into the designated accounts: Affordable Housing, Historic Preservation, Open Space and Recreation, Unallocated and administrative- Motion to approve H Berkowitz, Seconded M Proto – unanimous approval. Article C for the Linwood Courts renovation \$150,000 from CPC funds- Motion to approve H Berkowitz, Seconded M Proto – unanimous approval. CPC to vote its recommendations at a subsequent meeting (Article A & B -dollar amounts \$) prior to Town Meeting.

2021 Annual Report -Community Preservation Committee

Draft as presented by G King-, Motion to approve H Berkowitz, Seconded E Donahue – unanimous approval

Community Preservation Plan -Update (2022)

The committee will review the existing plan for any necessary updates during the coming year.

Vacancy -Member at-Large & Local Housing Authority

The Housing Authority rep, John Obrien, has resigned. It is the responsibility of the Housing Authority to appoint a new representative.

Future Agenda Item(s)

Open Space & Recreation Plan Update

Community Preservation Coalition

Community Preservation Coalition membership dues are \$875 annually. The committee voted unanimously to continue membership in the coalition and pay the dues.

Scheduling of Next Meeting

Next meeting March 07, 2022 6:30 PM (via ZOOM)

VI. ADJOURN MEETING

Having no additional business, the Community Preservation Committee motioned to adjourn- H Berkowitz, E Donahue second- Meeting Adjourned at or about 7:15 PM.

[Prepared in cooperation with Glenn King, Chair]

Respectfully submitted by,

R. Gary Bechtholdt II, Town Planner/CPC Admin

Date approved: _____

Cc: Town Clerk