
COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES

Monday, March 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 the meeting to order (via ZOOM) at 6:30 PM; Harry Berkowitz, Barbara McNamee, Lenny Smith, and Michael Proto were in attendance with Erin Donahue absent (two vacancies remain) Rainer Forst joined after the vote on Articles 10,11 and 12.. R. Gary Bechtholdt II, Town Planner/CPC Admin, and Neil Vaidya, Town Accountant, were also present.

II. APPROVAL OF MEETING MINUTES

February 07, 2022

Upon motion duly made (H. Berkowitz) and seconded (B. McNamee), the Community Preservation Committee voted to accept the meeting minutes of February 07, 2022; the 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. Town Counsel has advised that under state procurement rules, the Town is limited to an offer that is supported by an appraisal. Therefore, the town cannot offer more than \$1.3 million unless a new appraisal is completed that supports a higher amount. Glenn shared that a private individual is in discussion with the current landowner regarding the potential purchase of the property. The private individual has suggested the possibility of selling the majority of the property to the town and retaining a small portion for a home site.

III. OLD/NEW BUSINESS2022 Spring Annual Town Meeting -May 03, 2022

Article #10 Allocations

- a) From FY 2023, estimated revenues for Historic Resources Reserve -the sum of \$20,000
- b) From FY 2023, estimated revenues for Community Housing Reserve -the sum of \$20,000.00
- c) From FY 2023, estimated revenues for Open Space and Recreation Reserve -the sum of \$20,000.00
- d) From FY 2023, estimated revenues for Budgeted Reserve -the sum of \$130,000.00

Motion made to recommend at the Spring Town Meeting H, Berkowitz, seconded B McNamee, approved 5-0

Article #11

Allocate the sum of \$10,000.00 from the Community Preservation Funds revenues to the Northbridge Community Preservation Committee for expenses associated with the Community Preservation Act.

Motion made to recommend at the Spring Town Meeting H, Berkowitz, seconded B McNamee, approved 5-0

Article #12

Utilize Northbridge's Community Preservation Funds totaling up to \$150,000.00 (\$73,000 from Open Space & Recreation and \$77,000 from Undesignated) for renovation and improvements to the Linwood Playground Basketball Courts as presented and submitted by the Northbridge Playground & Recreation Commission. Reference is made to Playground & Recreation Commission Project Application for CPA Funding (request) dated September 14, 2021. *Motion made to recommend at the Spring Town Meeting H, Berkowitz, seconded B McNamee, approved 5-0*

Use of CPA Funds for the preservation of historical documents

Gary Bechtholdt inquired if CPA funds could be used to preserve historical records. Glenn advised that he believed it was a permitted use and would research the question. Gary said he would inform the Town Clerk, who could contact Glenn and Lenny for further discussion regarding a possible CPC project.

Chapter 20 of the Acts of 2021

Remote meetings will continue through July as permitted by Chapter 20 of the Acts of 2021

Community Preservation Plan (Update)

In 2022 the committee will review the present Community Preservation Plan for possible revisions.

Open Space & Recreation Plan Update

Barbara McNamee mentioned that the Open Space and Recreation Plan committee has a survey and encourages participation.

Vacancies

CPC currently has two openings, one Housing Authority Rep and one Open Rep to be appointed by the Board of Selectmen

Scheduling of Next Meeting

Next meeting April 4, 2022, at 6:30 pm via zoom

VI. ADJOURN MEETING

Meeting adjourned at 6:45 (motion H Berkowitz, second B McNamee, approved 6-0).

[Prepared in cooperation with Glenn King, Chair]

Respectfully submitted by,

R. Gary Bechtholdt II, Town Planner/CPC Admin

Date approved: _____

Cc: Town Clerk