
COMMUNITY PRESERVATION COMMITTEE

**MEETING MINUTES
MONDAY, August 01, 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 of presence of a quorum Glenn King, Chair called the meeting to order (via ZOOM) at 6:35 PM; Jill Leonard, Lenny Smith, Barbara McNamee, Michael Proto, and Rainer Forst were in attendance (two vacancies remain) R. Gary Bechtholdt II, Town Planner/CPC Admin, was also present as was Neil Vaidya Town Accountant. Harry Berkowitz was absent.

II. COMMITTEE REORGANIZATION

Glenn King Chair, Harry Berkowitz Vice Chair and Mike Proto Clerk; Motion by R Forst, second by B McNamee All members present voted affirmatively to elect the members listed above to the positions noted.

III. APPROVAL OF MEETING MINUTES

June 06, 2022 & July 11, 2022

Minutes for June 06, 2022 and July 11, 2022, as presented were approved.

IV. CASTLE HILL FARM PROPERTY**Vote to Sponsor Article (Land Acquisition)**

Community Preservation Committee (CPC), upon motion duly made (M Proto) and seconded (R Forst), voted (5-0-1 [L Smith abstained]) to sponsor Community Preservation Act Land Acquisition Article (w/Bonding) for open space and recreation purposes subject property known as Castle Hill Farm (portion of) for consideration at the 2022 Fall Annual Town Meeting.

G King and G Bechtholdt shall work with Town Counsel on wording of the Warrant Article in accordance with CPA provisions and as may be required. The CPA warrant article/motion shall include appropriations (to be determined) for legal and acquisition costs, land purchase expenses and other.

G King noted LandVest is to provide the town with an independent appraisal of the property. The article/motion shall authorize the borrowing of a sum of money, including terms of the bond as may be determined by the Community Preservation Committee.

The Community Preservation Committee shall offer its recommendation with specific dollar amounts and borrowing terms prior to Town Meeting.

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

None

CPA Administration Services

Motion to continue having Town Planner serve as CPA Administrator with annual stipend of \$3,500. Motion G King, second B McNamee: 6 Affirmative votes; Motion approved.

2022 Fall Annual Town Meeting (October 25 2022)

Point of information -Committee noted possible need to hold meeting prior to Town Meeting (6:30PM). G Bechtholdt will post a meeting notice for October 25, 2022, in the event the Committee needs to offer recommendation(s) on CPA article. Town Meeting Warrant for 2022 Fall Annual closes Friday, August 26, 2022.

CPA Fund Balance

No update, information will be requested from Neil Vaidya, Northbridge Town Accountant for the September meeting.

Vacancy -Local Housing Authority & Member at-Large

Noted

Future Agenda Item(s)Project Preapplication Solicitation (August-September 2022)

G King to prepare press release

Project Application (due Oct 01,2022 for 2023 SATM)

Point of information, no discussion.

Scheduling of Next Meeting

Next meeting September 12, 2022, at 6:30 PM via ZOOM

VI. ADJOURN MEETING

Meeting adjourned at 7:10 PM.

[Prepared in cooperation with Glenn King, Chair]

Respectfully submitted by,

R. Gary Bechtholdt II, Town Planner/CPC Admin

Date approved: _____

Cc: Town Clerk