

COMMUNITY PRESERVATION COMMITTEE**MEETING MINUTES****MONDAY, SEPTEMBER 12, 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 6:30 PM; Jill Leonard, Lenny Smith, Barbara McNamee, Michael Proto, and Harry Berkowitz were in attendance (two vacancies remain). Rainer Forst, Member was absent. R. Gary Bechtholdt II, Town Planner/CPC Admin, was also present as was Neil Vaidya, Town Accountant. Lisa Moczynski of the Metacomet Land Trust attended as a guest. There were several Northbridge residents in attendance including Mike Tonry and Christine Johnson of the Open Space & Recreation Plan Update Committee.

II. APPROVAL OF MEETING MINUTES

August 01, 2022

Minutes as presented were approved. Harry Berkowitz moved Barbara McNamee seconded.

IV. CASTLE HILL FARM PROPERTY

Assessor Map 4 Parcel(s) 29 & 33 (portion of); Assessor Map 3 Parcel(s) 1 & 4
Community Preservation Act Fund -Land Acquisition Article (2022 FATM)

Glenn King reviewed current status of the Castle Hill Farm property initiative. The CPC is waiting for completion of the Highest and Best Use appraisal of the property by LandVest (independent third-party). Gary Bechtholdt has notified other Northbridge committees and town departments of the proposed land acquisition and solicited questions, Glenn King has reached out to the Selectmen and Finance committee offering to provide an overview of the proposal. LandVest has projected “end of September” for delivery of the appraisal. The Metacomet Land Trust has provided information regarding the Massachusetts requirements and process for Conservation Restrictions.

IV. OLD/NEW BUSINESSCorrespondence & Communications

Lenny Smith and Glenn King have met with the Northbridge Town Clerk to discuss the potential use of CPA funds for historic record preservation. Lenny will contact the Town Clerk for the status of a potential CPA project.

2022 Fall Annual Town Meeting (October 25 2022)

Committee to offer its recommendation in advance of Town Meeting.

Project Pre-Application Solicitation (August-September 2022)

Committee published (press release) in the Blackstone Valley Tribune announcement on availability of CPA funds. No inquiries or applications have been received at this time.

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

None received as of Sept 12, 2022

Vacancy -Local Housing Authority & Member at-Large

Noted

CPA Fund Balance

According to Neil Vaidya, Northbridge Town Accountant the Town's CPA Funds are as follows (as of September 15, 2022): Undesignated (\$551,767), Historic (\$96,784), Community Housing (\$96,784), and Open Space & Recreation (\$23,784).

CP-3 Projects Report (due 09/15)

Town Accountant to complete and submit on behalf of the Community Preservation Committee.

Scheduling of Next Meeting(s)

Next meeting October 17, 2022, at 6:30 PM via ZOOM; and if needed Tuesday, October 25, 2022 (6:30 PM)

VI. ADJOURN MEETING

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