
COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES
TUESDAY, FEBRUARY 06, 2023

I. CALL MEETING TO ORDER

Roll-Call Attendance

Roll-Call Attendance; recognizing presence of quorum Glenn King, Chair called meeting to order at 6:30 PM; Barbara McNamee, Michael Proto, Jill Leonard, and Harry Berkowitz were in attendance. R. Gary Bechtholdt II, Town Planner/CPC Admin and David Pickart, Conservation Agent were also present; with Rainer Forst absent (& 3 vacancies).

II. APPROVAL OF MEETING MINUTES

January 09, 2023

Tabled to next meeting.

III. OLD/NEW BUSINESSCorrespondence & Communications

G King and G Bechtholdt informed the Committee they were recently contacted by the United Presbyterian Church (Cottage Street) inquiring about potential funding sources (CPA Funds) to assist in needed repairs and restoration to the church. G Bechtholdt explained that he provided the church (rep) with general information regarding the town's Community Preservation Fund program, directing them to the Committee's webpage where they may review the town's Community Preservation Plan and application process. G Bechtholdt noted the timeline to submit application for consideration at a Spring Annual Town Meeting is October 01 each year. G Bechtholdt suggested utilization of CPA Funds for a church may or may not be eligible; adding from what he understands, there have been communities that have used CPA Funds in the past for a church, however more recently eligibility has come into question in the Town of Acton, concerning the Historic Restriction (required of the State for all CPA Historic Resources projects) to be placed on the church/religious buildings. G Bechtholdt indicated a formal decision (court ruling) has not been rendered as the court proceedings for Acton were eventually withdrawn. G Bechtholdt indicated he shared same with representative from church and invited them to contact Community Preservation Committee once they readthrough the CP Plan and application requirements for Historic Resources.

Community Preservation Coalition -Vote to Renew Membership

Upon motion duly made (H Berkowitz) and seconded (B McNamee) the Committee voted (5-0) to authorized CPA funded expenditure of \$875.00 to renew its Community Preservation Coalition membership for the calendar year of 2023.

Vacancy (3) -Local Housing Authority, Historical Commission & Member at-Large

G King explained that he has reached out to the Historic Commission, they are currently reorganizing and should designated a representative to the Community Preservation Committee soon.

CPA Fund Balances

G Bechtholdt advised the Committee that Neil Vaidya, Town Accountant is no longer working in Northbridge, taking a similar position in the Town of Hudson, MA. The Committee will look to review CPA Fund balances at its next scheduled meeting.

2023 Spring Annual Town Meeting -May 02, 2023

Upon motion duly made (H Berkowitz) and seconded (B McNamee) the Committee voted (5-0) to SPONSOR the following warrant articles for the 2023 Spring Annual Town Meeting: (1) To see if the Town will vote to appropriate or reserve for future appropriation from the Community Preservation Fund annual revenues in the amounts recommended by the Northbridge Community Preservation Committee for community preservation projects and other expenses for the Fiscal Year 2024: from FY2024 estimated sum of money (\$) from revenues for Historic Resources Reserve; Community Housing Reserve; Open Space & Recreation Reserve; and Budgeted Reserve and (2) to see if the Town will vote to appropriate the sum of money (\$) or any other sum, from the Community Preservation Fund reserves to the Northbridge Community Preservation Committee for expenses associated with the implementation of the Community Preservation Act, including but not limited to clerical assistance, office supplies, property surveys, appraisals, attorney fees, and other professional services, recording fees, printing and all other necessary and proper expenses for the Fiscal Year 2024, or take any other action relative thereto.

In taking such action, the Committee acknowledged sums shall be determined/confirmed by the Town Accountant based upon local surcharge revenues and contributed State-match. The exact wording of the Warrant Article(s) may be altered as may be required by Town Counsel. The Community Preservation Committee shall offer its recommendation with specific dollar amounts prior to Town Meeting.

Linwood Playground Basketball Improvements -CPA Fund Status

M Proto noted bids for construction should be received by the next CPC meeting and will update the Committee at that time.

Castle Hill Land Acquisition -CPA Fund Borrowing/Conservation Restriction Status

D Pickart, Conservation Agent informed Committee that he has been working on the baseline study, a requirement of the Conservation Restriction Agreement to be placed on the property, in accordance with Community Preservation Act obligations. D Pickart explained as part of the baseline study a survey plan needs to be submitted for reference in the CR; to do so some addition survey work is required. G King reminded Committee members, as part of the Castle Hill Land Acquisition warrant article (2022 FATM) CPA Funds were also designated for additional survey, etc. *Upon motion duly made (H Berkowitz) and seconded (B McNamee) the Committee voted (5-0) to authorized engagement of Allen Engineering & Associates, Inc. to perform Professional Consulting Services (Land Survey) in the amount of \$4,800.00; with a price not to exceed of \$6,000.00 should additional monumentation be required.* G King advised the Committee that he will be following up with the Property Owner, Town Counsel, Town Treasurer, and others on February 21, 2023 for an update on the terms of the CPA borrowing and anticipated date of closing (April 30, 2023).

Scheduling of Next Meeting(s)

Next meeting of the Committee is scheduled for Monday, March 06, 2023 (6:30PM -via ZOOM).

IV. ADJOURN MEETING

Meeting adjourned at or about 6:55 PM.

Respectfully submitted by,

R. Gary Bechtholdt II, Town Planner/CPC Admin

Date approved: _____

Cc: Town Clerk