
COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES
TUESDAY, MARCH 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; with Barbara McNamee, Michael Proto, Jill Leonard, Rainer Forst, and Harry Berkowitz in attendance. R. Gary Bechtholdt II, Town Planner/CPC Admin was also present with Christine Johnson absent (2 vacancies).

II. APPROVAL OF MEETING MINUTES

January 09, 2023 & February 06, 2023

Upon motion duly made (H Berkowitz) and seconded (B McNamee), the Community Preservation Committee voted (6-0) to approve meeting minutes of January 09, 2023 and February 06, 2023.

III. OLD/NEW BUSINESSCorrespondence & Communications

G Bechtholdt noted receipt of 15, 20 & 30-year borrowing terms for the Castle Hill Farm land acquisition (\$1.2 mil) and email communication from Stuart Saginor, Executive Director Community Preservation Coalition regarding CPA borrowing capacity and general rules for annual debt service calculations.

Vacancy (2) -Local Housing Authority & Member at-Large

G King announced that Christine Johnson has been appointed by the Northbridge Historical Commission to serve on the Community Preservation Committee; no word on the status of the other two (2) vacancies.

CPA Fund Balances

G Bechtholdt reminded Committee of the hiring of a new Town Accountant, Sharon Emerick; Committee will look to review CPA Fund balances at its next meeting.

2023 Spring Annual Town Meeting -May 02, 2023

G Bechtholdt explained the two (2) warrant articles sponsored by the Committee have been submitted and will be acted on at the 2023 Spring Annual Town Meeting; the Committee is to review and offer its recommendations for Article #10 and Article #11 at its meeting scheduled April 03, 2023. The Committee shall look to the Town Accountant for CPA Fund dollar amounts for Article #10 and Article #11.

Linwood Playground Basketball Improvements -CPA Fund Status

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

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

G King reviewed with Committee proposed 15, 20 & 30-year terms for the \$1.2mil CPA Fund borrowing required. G King reviewed anticipated local surcharge for Northbridge, approximately \$200,000.00 for 2023 and likely to increase in subsequent years. G Bechtholdt and G King reviewed communication received from Stuart Signor, Executive Director Community Preservation Coalition; as general rule annual debt service should be under 75% of yearly local surcharge revenues. Committee members agreed and supported paying

less. Though the Committee would prefer not to over commit its future CPA funding towards one project, the Committee recognizes the benefits (savings) of a shorter borrowing vs a 30-year term, where paying less annually may allow for other projects to be funded through CPA. *Upon motion duly made (H Berkowitz) and seconded (B McNamee) the Committee voted 6-0 to support and recommend a 15-year borrowing, with an annual debt service not to exceed \$150,000.00.* In taking such vote the Committee shall rely on the town's financial team to review and confirm its CPA Fund borrowing capacity for a 15-year term.

Scheduling of Next Meeting(s)

Next meeting of the Committee is scheduled for Monday, April 03, 2023 (6:30PM), location/format to be confirmed prior to post of meeting agenda.

Future Agenda Items

Community Preservation Plan update.

IV. ADJOURN MEETING

Meeting adjourned at or about 7:00 PM.

Respectfully submitted by,

R. Gary Bechtholdt II, Town Planner/CPC Admin

Date approved: _____

Cc: Town Clerk