



**NORTHBRIDGE COMMUNITY PRESERVATION COMMITTEE  
MEETING MINUTES  
DECEMBER 11, 2023  
(via ZOOM)**

**MEMBERS PRESENT**

Glenn King, Chair/Member at Large; Harry Berkowitz, Vice Chair/Member at Large; Michael Wilkes, Clerk/Planning Board Representative; Christine Johnson, Historical Commission Representative; Rainer Forst, Member at Large; Karen Rogers, Playground & Recreation Representative; Jill Leonard, School Committee Representative; and Barbara McNamee, Conservation Commission Representative.

**OTHERS IN ATTENDANCE**

R. Gary Bechtholdt II, Town Planner/CPC Administrator; Kenneth Warchol, Northbridge Historic Commission; and Carol Brouwer, Northbridge Historical Society.

**I. CALL TO ORDER**

At 6:30 PM after conducting a roll call and noting the presence of a quorum, the meeting was officially opened.

**II. APPROVAL OF MEETING MINUTES**

After a brief discussion and with no additions, comments or corrections upon a motion made by K Rogers and seconded by H Berkowitz, the motion passed unanimously.

**III. 1770 FLETCHER HOMESTEAD ARCHITECTURAL & STRUCTURAL ASSESSMENT**

It was noted that the committee has received an official application. The committee spent a great deal of time talking about the history behind the historic property and the value it holds for Northbridge. It was also noted that the property needs several repairs to remain a historical site. Before beginning repairs, an official study must be performed to assess the condition of the property, which was noted to potentially cost around \$50,000. C Johnson mentioned the Town of Sandwich, which recently spent around \$50,000 on a similar assessment. The ongoing project regarding Webster Town Hall was also noted in the discussion. It was mentioned that while the Historical Society has been actively pursuing state grants, none have been granted at this time. The Historical Society is actively working to increase membership.

It was also noted that this is an income-generating property, containing one rental apartment. Members of the committee discussed and asked questions regarding the proposal. After the discussion and upon a motion made by H Berkowitz and seconded by B McNamee, the committee unanimously voted to approve the request.

**IV. 1770 FLETCHER HOMESTEAD -BOILER & TANK REPLACEMENT**

It was noted that the condition of the boiler and burner of the property were in very rough shape. It was also noted that both have greatly outlasted the traditional life span of the respective items. After a brief discussion and upon a motion made by M Wilkes and seconded by H Berkowitz, the committee unanimously voted in favor of the request.

## **V. LINWOOD BASKETBALL COURT IMPROVEMENT PROJECT**

G King noted that this was one of the first official projects of the committee, totaling \$150,000. The project has been completed and the committee is ready to begin payments upon authorization of the committee. Committee members took turns making any additional comments. Upon a motion made by H Berkowitz and seconded by K Rogers the motion to authorize payments passed unanimously.

## **VI. OLD/NEW BUSINESS**

Correspondence: G Bechtholdt noted that he has had conversations with the Town Accountant regarding procedure in regard to authorizing payments and will get the reimbursement form on record.

Vacancy: The committee still has a vacancy regarding a representative from the Housing Authority. It was noted that they are having a few issues in regard to general vacancies. The committee also noted that they have been effective and believe the best course of action is to allow the Housing Authority to solve any issues and conflicts relating to vacancies before attempting to reach out to them to appoint a representative.

Schedule Next Meeting: The next meeting will be scheduled for January 8th, 2024, at 6:30 PM via Zoom.

## **VII. ADJOURN MEETING**

At 7:16 PM upon a motion duly made by H Berkowitz and Karen Rogers the committee unanimously voted to adjourn its meeting of December 11, 2023.

Minutes Prepared By: Michael J. Wilkes, Clerk

Submitted by:

\_\_\_\_\_  
R. Gary Bechtholdt, CPC Admin

Dated Approved: \_\_\_\_\_