

Community Preservation Committee

Meeting

August 15, 2018

Members Present: Peter Diamond, Paul Terrio, Betty Lehan, Gregg Damiano, Dave Turi, Cyndi Andrade, Will Rigdon

Members Absent: Betsey Whitney, Bob Paschke

Guest: George Katapodis

Meeting called to order at 7:30 by Chair Cyndi Andrade

Campbell State Forest-abutting property

13 +/- acres abutting Campbell Forest – Located between Main Street and North Street, Norfolk

Campbell State Forest is 42.07 acres owned by Town of Norfolk

Purchased 50 years ago by John “Bud” Allen and George Kadapodis

Currently owned by A&K Realty, which has been inherited by the surviving children

The Town of Norfolk assesses the 13.5 acre property at \$18,600.00

The Campbell Forest Property is assessed by the Town of Norfolk at \$670,100.00

Together the two parcels would increase the Campbell State Forest to 55.57 acres

There are 10 private residential property owners that abut the 13.5 acre parcel

First Real Estate Office in Norfolk was opened by George Katapodis located next to the library

Family purchased property in 1969

Owners have been approached by two different builders

Mr. Katapodis states that the property isn't land locked as originally believed – there are two ways to access

Width of access/right of way/fire road is unknown

Fire road is still accessible just overgrown with vegetation

There is a fire road that runs through the property, down property line of lot 6 and 47 through parking lot and out North Street.

Mr. Katapodis doesn't want the land to be built on and feels it would be a great addition to the Campbell State Forest.

Betty Varey and George Katapodis are in agreement on the property use.

It was explained that the Town of Norfolk cannot pay more than appraised value

75 Cleveland Street

Cyndi received a call from the broker responsible for 75 Cleveland Street

They have received several full price offers on the property. (\$400,000.00)

Town of Norfolk will receive right of first refusal as property is 61A

Cyndi inquired as to what was being proposed for the land and she learned purchasers are interested in placing solar panels.

Solar panels aren't allowed because property is zoned residential.

17 acres

Pondville Rail Trail

No updates at this time

Cyndi Andrade is in the process of locating an appraiser

Cyndi will be checking with the Community Preservation Coalition to determine if they have a list of appraisers.

The Warelands

Cyndi Andrade has spoken with the new owner Ms. Willa Banaler

Update:

Window boards will remain on windows until occupied

Two dwellings on one lot isn't allowed in Norfolk

Still interested in educational farm for children

Is speaking with an architect from Historic New England

Maybe interested in requesting CPA Funding to restore the barn

She will be attending September Meeting to speak with committee

It was suggested that she fill out the Community Preservation Request for Funding Application, when appropriate.

Highland Lake

Barbara Bartholomew inquired about the purchase of a piece of equipment used to harvest weed vegetation from Highland Lake among other ponds in Town.

The cost of the equipment is approximately \$75,000.00

The purchase of equipment for maintenance isn't an allowable use of Community Preservation Funds
Cyndi suggested that Barbara propose a one-time project to remove weeds from Highland Lake.

Town Meeting Deadlines

Warrant Articles Due Date September 13, 2018

Town Meeting is scheduled for November 27, 2018

Municipal Housing Trust Fund

Susan Jacobson will be attending our September Meeting. She is proposing to use part or all of the remaining balance of \$60,881.94 from Affordable Housing Bucket to be transferred to the Municipal Housing Trust Fund.

Lawrence Street Bridge

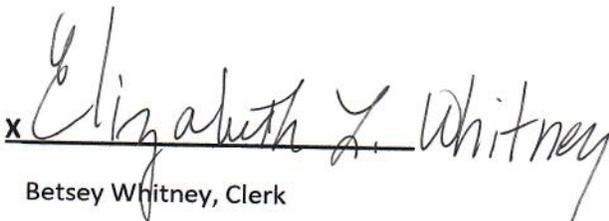
The Town of Norfolk was awarded a grant in the amount of \$2.3M to fix the Lawrence Street Bridge as well as underground utilities and side walks

Minutes

July 18, 2018 – Dave Turi makes a motion to accept the minutes as amended. Motion seconded by Will Rigdon. All in favor. Vote 6-0-1

Adjourn

Cyndi Andrade makes a motion to adjourn. Motion seconded by Dave Turi. All in favor. Vote 6-0-1

x 
Betsey Whitney, Clerk