

COMMUNITY PRESERVATION COMMITTEE
MEETING
APRIL 2, 2014

MEMBERS PRESENT: Cyndi Andrade, Tom Terpstra, Dan Crafton, Betsey Whitney, Betsy Pyne
APPOINTED MEMBER NOT YET SWORN IN: Andrea Langhauser
MEMBERS ABSENT: Betty Lehan, Michael Kulescza
VISITOR: Chris LaPointe Trust for Public Land

Betsy Pyne makes a motion to open the meeting. Motion seconded by Tom Terpstra. All in favor Vote 5-0-0

Meeting called to order @ 7:55 by Chair Cyndi Andrade

Upcoming Meetings

April 30, 2014 Public Hearing
May 1, 2014 Library Presentation
May 13, 2014 Town Meeting

TRUST FOR PUBLIC LAND / JANE AND PAULS FARM

Purchase and Sale has been signed. Terms have remained the same as previously discussed.

70 +/- acres

\$2.45 Million (approximate purchase price)

With a close of March 2015

Red area on map is the parcel of land not being sold (approximate)

Avery Associates completed appraisal: \$2.8 million

Development Rights are worth \$2.607 Million

Restricted Farm Land value is \$193,000

Estimated state contribution is \$10,000.00 per acre

60 % of property is prime soil – not all tillable

Application has been submitted to the Department of Agriculture (March 25, 2014)

April 16, 2014 the property will be nominated

CPC commitment: \$1.7 Million (not to exceed)

Cyndi requested estimate on legal fees. Jack Hathaway feels that the cost shouldn't be exceptionally high to review documentation.

Phase 1 Environmental Report will be developed

Copy of Map Attached

FRUIT STREET WARRANT ARTICLE (Warrant Article #6)

\$1.7 Million CPC Contribution

\$1,350,000.00 Undesignated Account

\$300,000.00 Historical Account

\$50,000.00 Open Space Account

Cyndi Andrade makes a motion to allocated \$1.7 Million from the CPC Fund. To be distributed as follows: \$1,350,000.00 from Undesignated, \$300,000.00 Historical and \$50,000.00 Open Space and Recreation for the purpose of purchasing an APR on Jane and Paul's Farm with an APR so that the Farm remains farm land in perpetuity. Motion seconded by Betsy Pyne. All in favor Vote 5-0-1 Andrea Langhauser Abstains

Copy of draft Warrant Articles attached

OPEN SPACE & RECREATION PLAN WARRANT ARTICLE

Cyndi Andrade received quote from Gino Carlucci for \$11,500.00 to develop an Open Space and Recreation Plan. After carefully reviewing she determined that additional

OPEN SPACE & RECREATION PLAN WARRANT ARTICLE

Cyndi Andrade received quote from Gino Carlucci for \$11,500.00 to develop an Open Space and Recreation Plan. After carefully reviewing she determined that additional charges would be incurred if we needed an ADA Compliant portion. Additional cost for this report would be \$1,200.00 plus printing. It has been recommended to at a contingency of 10% and an approximate printing cost

\$11,500.00 Estimate
1,200.00 ADA Compliant
1,300.00 10% Contingency
1,000.00. Printing Approximate
\$17,000.00 Total

Cyndi received a quote from Kyle Zick for Open Space and Trail Mapping. She isn't currently ready to support at this Annual Town meeting, additional information is required. Would like to place on fall Town meeting Agenda.

Cyndi Andrade makes a motion to allocate from the CPC Fund, open space reserves, an amount not to exceed \$17,000.00 to update Norfolk's Open Space and recreation Plan. Motion seconded by Betsy Pyne. All in favor Vote 5-0-1 Andrea Langhauser abstain
Copy of draft Warrant Articles attached

ROLL BACK TAX INFORMATION

Based on sale Dec 2014

If the Marszalkowski Family chose to sell property to a developer the Airport would no longer be considered a 61A property and would be subject to pay back taxes in the amount of approximately \$220,000.00 to the Town of Norfolk.

Tom Terpstra removed himself from Airport discussion.

Copy of Rollback tax explanation attached

HIGHLAND LAKE / ARTHUR FRONTCZAK

Arthur is concerned with trespassing issues on his property located at Highland Lake.

Cyndi responded and explained that the CPC and Town will work with him to come up with a solution that will benefit all. Arthur doesn't seem to want to place a private property sign. The committee discussed and may either do plantings or boulders to deter trespassers. Will be discussed further.

Copy of Arthur Frontczak Email attached

ANNUAL WORK PLAN

It was agreed that each committee member would work on their respective sections of the Annual Work Plan and submit prior to Public Hearing (*April 30, 2014*) to Cyndi Andrade to finalize document.

PHASE 2 – NORFOLK COMMUNITY PARK AT ROCKWOOD RD

Copy of Gumps Farm Design and Oversight attached

Copy of Landscape Architectural Service Fee Proposal attached

CPA ACCOUNTS TO CLOSE

Close account 21502 500143 STM/11 #10 Town Hill \$346.07

Copy of Munis Report attached

ANNUAL REPORT

Copy on file with CPC

MINUTES

Cyndi Andrade makes a motion to accept the minutes listed below as amended. Motion seconded by Betsy Whitney. All in favor Vote 5-0-0

Cyndi Andrade makes a motion to accept the minutes listed below as amended. Motion seconded by Betsey Whitney. All in favor Vote 5-0-0

September 26, 2013

November 6, 2013

December 4, 2013

January 9, 2014

January 9, 2014 Executive Session

February 19, 2014

February 19, 2014 Executive Session

March 5, 2014

March 5, 2014 Executive Session

No vote on November 25, 2014 Executive Session

VOUCHERS

Ann Proto	\$1,000.00
Signarama	\$1,550.00
Pannier	\$390.00

ADJOURN

Cyndi Andrade makes a motion to adjourn. Motion seconded by Betsy Pyne. All in favor Vote 5-0-1

Adjourn @ 10:00 p.m.

Minutes compiled by Michele Thoener

X _____
Betsey Whitney, Clerk