

COMMUNITY PRESERVATION COMMITTEE  
MEETING  
FEBRUARY 19, 2014

**MEMBERS PRESENT:** Cyndi Andrade, Betsey W, Betsy P, Tom Terpstra, Betty Lehan

**MEMBERS ABSENT:** Michael Kulesza, Paul Terrio, Dan Crafton

<b>VISITORS:</b>	Charlie Wyman	Mass Audubon 2085 Great Rd. Lincoln
	Doug Williams	Mass Audubon 108 North Street Norfolk
	Donna Jones	64 North Street Norfolk / Mass Audubon
	Susan Speers	Metacomet Land Trust
	Stephen Johnson	Sage Advisors / Friends of Norfolk Airport
	Andrea Langhauser	49 Noon Hill Rd. Norfolk
	Chris LaPointe	Trust for Public Land Boston

Meeting Called to order @ 7:30 p.m. by Chair Cyndi Andrade

Cyndi Andrade motions to enter into Executive Session. Motion seconded by Betsy Pyne. All in favor 5-0-0

Executive Session @ 7:35 p.m.

Return from Executive Session @ 8:00 p.m.

**AIRPORT NEIGHBORHOOD GROUP**

aka friends of the Norfolk Airport –  
Stephen Johnson and Susan Spears

Update:

Stephen Johnson feels there is urgency in moving forward with making a decision on the airport property.

Stephen Johnson is requesting that the assessors calculate roll back tax that would be due if property is sold to a developer. He is asking that this request come from the Community Preservation Committee. The reason for this is to make the seller aware of the benefit of selling to the Town vs. a developer

He is also requesting that the Community Preservation Committee split the cost of obtaining an appraisal of the airport property with the Friends of the Norfolk Airport Group. The estimated appraisal cost is \$12,000.00.

Friends of the Norfolk Airport are open to several affordable homes being located on property they bare requesting additional information

Tom Terpstra asked the question if there is the possibility of ball fields.

Cyndi explained that the anonymous donor has no interest in active recreation on the airport property.

The donor isn't interested and will not entertain donation if fields are considered.

Unfortunately, the Town of Norfolk is in great need of ball fields for passive and active recreation.

Cyndi asked the question Is affordable housing enough to consider funding the

recreation.

Cyndi asked the question ...Is affordable housing enough to consider funding the purchase of the airport property?

Tom Terpstra is interested in whether the appraisal will be done prior to the committee voting to move forward?

### **HIGHLAND LAKE GROVE PARK**

Barbara Bartholomew updated the committee on the progress of the Highland Lake Grove Panel:

Barbara will be forwarding template of the panel to Pannier.

Opening Day will not be until the Fall 2014

Landmark Engineering is working on trails system

Property is being flagged by Mr. Waldron

Boy Scouts will be taking on a project to clear trail and picnic areas

Signs will be contracted to be made at the prison

DPW will provide wood chips

\*Project is on schedule\*

### **JANE AND PAUL'S FARM**

Andrea Langhauser Board of Selectmen Representative

Chris LaPointe – Trust for Public Land Representative

Jane and Pauls Farm working group/ committee was put together to evaluate the 70 acres of land known as Jane and Paul's Farm

The committee discussed several options and uses including both passive and active recreation along with residential development. It was later decided that the best option was for the property to remain as a farm.

The state of Massachusetts has a program to help preserve farm land and restrict its use for agricultural purposes. That being said the committee consulted with Chris LaPointe. Chris is a Senior Project Manager for the Trust for Public Land. The Trust is a Non Profit Organization that works across the country for the purpose of preserving land. In Massachusetts their goal is to protect farm land. Their purpose is to help facilitate the purchase of farm land and match farmers with available land for purchase with an agricultural restriction.

Chris has been working with Jane and Paul for several months and is almost in agreement.

Working On:

Getting the project nominated

Placing the land under contract

Working Agricultural Restriction

Locating a farmer to purchase @ Agricultural Value

Unable to pay more than Appraised Fair Market Value

Avery Associates Acton MA will be performing appraisal

It can take up to approximately one year to complete the project

Massachusetts Audubon is a 501c3

Total Purchase Price= State and Federal Contribution + Purchasers Funds + CPC Funds for the purchase of the development rights or the Agricultural Restriction.  
(Unable to determine values at this time)

The appraisal should be available in approximately 45 days  
Need to close within 1 year (February 2015)

Andrea Langhauser and Chris LaPointe will draft Warrant Article and forward to Cyndi Andrade.

### **ROCKWOOD RD. NATIONAL REGISTER DISTRICT HISTORIC**

*Copy of Request for Funding Attached*

## **ROCKWOOD RD. NATIONAL REGISTER DISTRICT HISTORIC**

### ***Copy of Request for Funding Attached***

Betsy Pyne discussed the Rockwood Rd. National Register District and its importance in history to the Town of Norfolk. The Town of Norfolk Historical Commission has voted to pursue application and is requesting funding from the Community preservation Committee. Kathleen Broomer has estimated the cost of \$10,000.00 to perform the work for this application. (17 properties)

### **WARRANT ARTICLES**

1. To see if the Town will vote, pursuant to Massachusetts General Laws Chapter 44B, Section 5, to appropriate the sum of \$35,000 from the annual revenues in the Community Preservation Fund for the purpose of funding the Administrative and Operating Budget for the Community Preservation Committee; or take any other action relative thereto.

Cyndi Andrade makes a motion to approve Warrant Article # 1 as written. Motion seconded by Tom Terpstra. All in favor Vote 5-0-0

2. To see if the Town will vote, pursuant to Massachusetts General Laws Chapter 44B, to reserve a sum of money equal to the state-mandated minimum amount of 10% from FY2014 Community Preservation Fund revenues for the future appropriation of Open Space creations, acquisition and preservation; 10% from FY2014 Community Preservation Fund revenues for the future appropriation of Affordable Housing creations, preservation and support; and 10% from FY2014 Community Preservation Fund revenues for the future appropriation towards the acquisition, preservation, rehabilitation and restoration of Historic Resources; or take any other action relative thereto.

Betsy Pyne makes a motion to approve Warrant Article # 2 as written. Motion seconded by Betsey Whitney. All in favor Vote 5-0-0

3. To see if the Town will vote to allocate from the Community Preservation Fund, \$50,000 from the Affordable Housing Reserve and \$150,000 from Undesignated Reserves to be transferred to the Norfolk Affordable Housing Trust Fund, to be used to create affordable housing in the Town of Norfolk.

Betsy Pyne makes a motion to approve Warrant Article # 3 as written. Motion seconded by Betsey Whitney. All in favor Vote 5-0-0

4. To see if the Town will vote to allocate from the Community Preservation Fund, Open Space Reserves, an amount not to exceed \$XXX to update Norfolk's Open Space and Recreation Plan, originally dated May 1, 1996, and to create an Open Space and Trails Map for the Town of Norfolk.

Cyndi Andrade makes a motion to approve Warrant Article # 4 as written. Motion seconded by Betsy Pyne. All in favor Vote 5-0-0

5. To see if the Town will vote to allocate from the Community Preservation Fund, Historic Reserves, and amount not to exceed \$11,000 for the preparation of the Rockwood Road National Register Historic District Application.

Betsy Pyne makes a motion to approve Warrant Article # 5 as written. Motion seconded by Betsey Whitney. All in favor Vote 5-0-0

6. To see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, eminent domain or otherwise a permanent Agricultural Preservation Restriction pursuant to M.G.L. ch. 184 Sections 31-33 and M.G.L. ch. 44B, the Community Preservation Act, over approximately 70 acres of land located on Fruit Street and Cleveland Street in the Town of Norfolk shown on Assessors Map 16, Block 55, as Lot 69; Map 16, Block 34, as Lot 194; and Map 23 Block 34, as Lot 213 with the exception of a 5 acre lot to be retained by the present owners (shown on a plan on file with the Town Clerk), from Jane E. Newton, The Trust for Public Land, or the then owner of record. The acquisition of the Agricultural Preservation Restriction shall be contingent upon the investment of funds by the Massachusetts Department of Agricultural Resources, Agricultural Preservation Restriction Program. Said Agricultural Preservation Restriction shall be held jointly with the Massachusetts Department of Agricultural Resources and shall be under the care and control of the Norfolk Conservation Commission. To meet the obligations for such purchase, the Town shall appropriate a sum not to exceed \$ \_\_\_\_\_ from the Community Preservation Fund, \$ \_\_\_ from the Open Space Reserves, \$ \_\_\_ from the Historical Reserves, and \$ \_\_\_ from the Undesignated

Commission. To meet the obligations for such purchase, the Town shall appropriate a sum not to exceed \$\_\_\_\_\_ from the Community Preservation Fund, \$\_\_\_ from the Open Space Reserves, \$\_\_ from the Historical Reserves, and \$\_\_ from the Undesignated Reserve, and shall execute any instruments and take any other action necessary to carry out the purposes of this vote, or take any other action relative thereto.

Tom Terpstra makes a motion to request a place saver for Warrant Article # 6. Motion seconded by Betsy Pyne. All in favor 5-0-0  
Contingent on Agricultural Restriction and State Funding.

**Annual Town Report**

Annual Town Report Due March 20, 2014 Cyndi will draft and submit

**ADJOURN**

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

Adjourn @ 10:40 p.m.

Minutes compiled by Michele Thoener

**X** \_\_\_\_\_  
**Betsey Whitney, Clerk**