



# TOWN OF NORTHBOROUGH Community Preservation Committee

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5019 • 508-393-6996 Fax

---

Approved 12/8/16

April 18, 2016  
Community Preservation Committee  
Minutes

Members Present: John Campbell, Chairman; Todd Helwig, Kathleen Polanowicz, Peter Martin, Andy Clark, Michelle Gillespie, Norm Corbin, Chris Kellogg

Others Present: Kathy Joubert, Town Planner

## **Membership:**

Chris Kellogg announced he will be moving out-of-state this summer and retiring from the CPC as of June 30, 2016. Members thanked Chris for his years of service to the Town as a member of the CPC.

## **Town Meeting Presentation for White Cliffs, 167 Main Street:**

Members discussed the following as possible questions at town meeting and points that should be included in the town meeting presentation:

- If town votes to purchase the property, who will manage the process going forward?
- Sales pitch at town meeting needs to include bonding possibilities; preservation of the building; and options for leasing to a private party or for the town to use the property or for the town to sell the property.
- Explain no impact to tax bill as this is CPA funds
- When will payments commence? Average payment amount? Principal and interest?
- Why the urgency now to purchase the property
- Affordability of this purchase
  - CPA reserve
  - Amount of borrowing per year
  - What reserves are not being spent
  - Discuss Green Street borrowing and debt will be paid off this year
  - What affect will this purchase have on other CPA projects
- Alternative to purchasing is the demolition of the building
- Review CPA open space purchases
- Review CPA expenditures for historic commission
- Provide examples from other towns of similar projects
  - Bridgewater
  - Falmouth
  - Southborough
  - Easton

Upcoming meetings:

- April 25<sup>th</sup> Financial Planning Committee before Town Meeting – Norm Corbin and Kathy Joubert
- April 25<sup>th</sup> Board of Selectmen before Town Meeting – Kathleen Polanowicz

March 21, 2016 and March 24, 2016 minutes approved. Motion made by Chris Kellogg to approve the minutes, second by Kathleen Polanowicz, all in favor.

Submitted by,  
Kathy Joubert  
Town Planner