

EXECUTIVE SESSION MINUTES

TOWN OF STOW Community Preservation Committee

Executive Session Minutes, December 11, 2017

Community Preservation Committee Meeting

Community Preservation Committee members present: Cortni Frecha (chair), Rick Connelly, Mike Busch, Ernie Dodd, Andy Crosby, Atli Thorarensen, Bill Byron (vice chair), Bob Larkin

Community Preservation Committee members not present: Vin Antil

Admin. Assistant: Krista Bracci

The meeting began with a quorum at 7:32 pm

EXECUTIVE SESSION: pursuant to MGL Chapter 30A, Section 21A(6)

Bob made a motion at 8:10 pm to enter into executive session with the Conservation Commission (Kathy Sferra) and the Stow Conservation Trust (Bob Wilber) to discuss real estate negotiations with the meeting to return to open session, Ernie seconded. A roll call vote was taken:

Cortni - aye

Rick - aye

Andy - aye

Atli - aye

Ernie - aye

Bob - aye

Bill - aye

Mike - aye

PROPOSAL ON A POTENTIAL PROJECT FOR THE 2018 ATM

Two handouts were given out - project application & map

Kathy Sferra from the Conservation Commission and Bob Wilber of the Stow Conservation Trust requested to meet with the Community Preservation Committee in Executive Session so as not to undermine their real estate negotiations with the owner of the Kunelius property located on Red Acre Road. They wanted to gauge how the members of the CPC felt about the potential request for CPA funds to acquire land for conservation, possible affordable housing and a town water source. The purchase and sale has not yet been signed and they still need to obtain the Board of Selectman's approval. The CPA funding request is between \$250,000 and \$500,000 with additional funding sources. Kathy mentioned she will amend the application with more accurate details in the near future. They hope to partner with SMAHT.

Points Discussed:

- The property is in a great location (set back from the road) and is currently in chapter 61. It is located on Red Acre Road and abuts Captain Sergeant and the Red Acre Woodlands. The Community gardens are also nearby.
- Much of the property is wet, but some trails can be put in for walking.
- The only other way to develop the property is a 40B. It is not zoned for residential use.
- This was once a CPA project that was rescinded (May 2003) due to a grant that did not come through. The offer at the time was for 1.5 million. The owner would like to see part of the property conserved.
- The land is on the market for \$500,000 (much less than back in 2003) and is approximately 4 - 5 acres. The owner agreed to a price of \$450,00 and is fine with the idea of a small scale affordable housing complex being placed on the property.
- The P&S is being reviewed by council and they hope the document will be signed shortly.
- A small house on the property was sold and is currently being renovated by the new owner.
- The estimated closing date would be the end of May 2018.
- Potential affordable units would be placed at the rear of the property where the horse barns are now located. It is most likely to be only 4 - 6 units and Kathy and Bob plan to discuss this with the neighbors. They are hopeful this will be a better outcome than what was proposed back in 2003.
- There will be a clear design that would be presented at the Town Meeting in May 2018. There is no 120 day clock on this property since we would buy from the owner directly prior to another offer being accepted.
- At a quick glance no apparent toxins have been disposed on the property.
- There is a cottage on the property that is in poor condition. It is unclear what will happen to it at this time.
- There would be a contract between the Conservation Commission and SMAHT to protect the interests of the Con Comm.
- If the affordable housing portion falls through the Con Comm could partner with another organization like Habitat for Humanity. There is always the option to have the property rezoned and sold as one lot.
- There is a pond on the property.
- Many members felt that SMAHT needs to offer up some funds for this project since they are now getting some money from the Regency development.

Return to open session

At 9:05 pm Bob made a motion to return to open session, Ernie seconded. A roll call vote was taken:

Cortni - aye

Rick - aye

Andy - aye

Atli - aye

Ernie - aye

Bob - aye

Bill - aye

Mike - aye

Respectfully submitted by: Krista Bracci

Approved and Released on June 11, 2018