

**TOWN OF STOW**  
**Community Preservation Committee**

**Minutes, April 10, 2017**

**Community Preservation Committee Meeting**

*Community Preservation Committee members present:* Cortni Frecha (chair), Dot Spaulding, Rick Connelly, Ernie Dodd, Bob Larkin, Atli Thorarensen, Mike Busch (arrived at 7:36 pm), Bill Byron (vice chair)

*Not Present:* Vin Antil

*Audience Attendees:* Peter Brown, Kevin O'Brien, Greg Jones, Carolyn Read, Cynthia Perkins, Jeremy Perisho, Christina Biesadecki, Mike Kopczynski

*Admin. Assistant:* Krista Bracci

*Liaison:* Brian Burke - arrived at 7:40 pm and left at 9:00 pm

The meeting began with a quorum at 7:31 pm

**MINUTES**

Sharon Brownfield's name was spelled incorrectly in two separate places.

**VOTE:** Bob made a motion to approve the minutes of March 13, 2017 as amended, Dot seconded. The vote was unanimous (Mike was not present for the vote).

***Mike Busch arrived at the meeting***

**INVOICES**

Greg Jones from Stow Elderly Housing Corporation was present at the meeting to answer any questions regarding the invoice he submitted for payment. The committee requested that they approve invoices on a more frequent basis (maybe every two months).

**Discussion Topics**

- All the invoices being submitted have already been paid by SEHC. They are seeking reimbursement from the CPA Plantation II account. A difference on this invoice from the previous invoice submitted was a reimbursement request for mortgage interest on 252 Great Road (CEDAC). This is the property where they are going to build.
- The members made it clear to Greg Jones that once the \$100,000 is gone there are no more funds in the account for the design phase of this project. Greg informed the committee that they have adequate funds to continue with the project from various sources, one being a development fee they received of \$500,000 for Pilot Grove.
- A clarification was made that there is only one board (SEHC) that oversees two corporations: Pilot Grove and Plantation Apartments.

- Members were concerned about a second lawsuit and wanted to know what they are doing differently this time around. Greg listed the following items: the septic system is going to be a more advanced unit that reduces nitrogen by 70% and will be placed in a different area away from the neighbors. The building design itself has not changed. It will remain three stories. Once the SEHC receives the final design they will have a meeting with the ZBA and the neighbors.

**VOTE:** Ernie made a motion to approve the SEHC invoice for the amount of \$46,119.85 (Plantation II Project), Mike seconded. The vote was 5 - 0, with 3 members abstaining.

### **STOW ACRES HISTORIC CLUB HOUSE**

Peter Brown requested time with the CPC to discuss the possibility of applying for CPA funding to restore part of the club house (front section - historical area). He has already met with the Historical Commission who seems to be in favor of this request. Krista is going to try and organize a date for both the CPC and Historical Commission to tour the Club House this Spring. The CPC mentioned that there would need to be some sort of deed placed on the structure to protect their interests. Cortni mentioned the process does take some time so it was good that Peter was meeting with the committee now.

### **Renovation Details & Comments**

- The front of the club house will remain intact and be refurbished. It will be the area where wedding photos will be taken and consist of two rooms for the bride and groom, storage space and administrative offices.
- The rear of the club house will be taken down and rebuilt. They hope to build a new function room to hold more people (350 vs. 280). The hope is to increase the wedding business and accommodate golfing functions when both courses are being used.
- A few architects have been consulted and the hope is that construction could happen most likely during the winter of 2018 when business is the slowest.
- Ernie suggested that the addition keep with the same character of the front part of the Randall home and Mike suggested talking to the Building Inspector who has been working with the Library on their restoration process.

### **PINE POINT ROAD Q&A SESSION**

Mike Kopczynski (SMAHT) and Carolyn Read (Habitat) were present to answer questions regarding the article being presented at ATM on May 1st.

### **Jeremy Perisho - 249 Sudbury Road - Concerns**

- \$150,000 - too much of tax payer dollars to spend on site prep.
- Lack of detail on the site prep.
- There is a property line issue and a well in the wrong place.  
Note: Mike K informed Jeremy that the Lawyers are working on this issue.

### **Christina Biesadecki - 239 Sudbury Road - Concerns**

- The quality of the lake and drinking water may be affected.
- Heavy rains have caused flooding in the area, drains needed to be cleared by the Highway Department.
- Retaining walls will change the direction of the water flow. Where will it go coming off the hill?

- What will removing trees and roots do to the area?
- Will my well be compromised?
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**CPC Member Comments:**

- Rick mentioned that he is pretty sure that water entering the storm drains feed into the lake already.
- Cortni explained that the permitting process will answer all these questions. If any insurmountable issues arise then the project will not be able to go forward. She also mentioned that the CPC is particular when approving invoices.
- Bob informed the abutters that the CPA money is not spent until after Town Meeting and the project has been approved by all the necessary boards/committees. Also, if the funds are never used then they are returned to be allocated to another project.
- Ernie assured the abutters that Habitat is using one of the best engineering firms that have a great deal of knowledge regarding Stow's bylaws. He went onto say that they have never had any issues in Stow when using this firm. Cortni added that many times the plans will be reviewed by another engineer to offer a second layer of protection.
- Bill made the point that we are not 100% sure what the \$150,000 will be used for in this sort of project. The CPC would like to see affordable housing in town. The Trust requested money that we have approved, but we do not decide on what happens. All CPA funds are paid following the strict statute rules.
- Mike strongly suggested that they raise their concerns at the future meetings that will be coming up. The ZBA being the most important.
- Atli informed the abutters that there is nothing the CPC can do since they have already voted on the project.

**Brian Burke - Board of Selectman - Comment:**

The land was deeded for affordable housing and the CPC will oversee and approve all the invoices. He wanted to be clear that even if this article is turned down at town meeting Habitat can self fund. Utilizing CPA funds actually help oversee the project and could be viewed as a positive, not a negative.

**Cynthia Perkins - SMAHT & Stow Local Project Committee - Comment:**

SMAHT is the process of conveying the land over to Habitat for Humanity. The land was determined to be a buildable sight and all the abutters concerns have been given to the engineers. A buildable sight means that components will fit on the property - septic/well. The Board of Health was present when measurements were taken and the perk test done.

**Kevin O'Brien - Habitat for Humanity - Comment:**

He informed the abutters that they like to hear their concerns and want to make sure that they are happy. It is in their best interest that the new home owners get along with the currents home owners.

**PRESERVATION RESTRICTION**

The members talked quickly about the Stow Acres Club House and the restriction that will be needed. They decided to table any further discussion until a later date when there is a formal application submitted.

**TOWN MEETING PREPARATION**

The members conversed back and forth on who they felt should do the presentations at the Town Meeting. Krista will follow up with those individuals to make sure they are informed of the presentation deadline. Cortni and Mike will speak on the CPC behalf if requested.

**PROJECT UPDATES**

None

**NEWS AND VIEWS**

None

**MEETING SCHEDULE**

April 24th

Bob made a motion to adjourn at 9:15 pm, Rick seconded, and approval was unanimous.

Respectfully submitted by: Krista Bracci