

TOWN OF STOW
Community Preservation Committee

Minutes, June 27, 2016

Community Preservation Committee Meeting

Community Preservation Committee members present: Cortni Frecha (chair), Dot Spaulding, Mike Busch, Kathy Sferra, Bill Byron, Bob Larkin, Vin Antil, Rick Connelly

Admin. Assistant: Krista Bracci

Not Present: Paul McLaughlin, Ernie Dodd

Liaison: Brian Burke

The meeting began with a quorum at 7:30 pm

MINUTES

VOTE: Bob made a motion to approve the minutes of June 13, 2016 as amended, Dot seconded. The vote was unanimous. Mike was not present for the vote (arrived at 7:35 PM) and Rick did not join the meeting until later (8:30 PM).

INVOICES

VOTE: Bob made a motion to approve an invoice from Joseph DeFontes Company in the amount of \$375.00 for the two Cemetery Mapping Projects, Kathy seconded. The vote was unanimous.

VOTE: Bob made a motion to approve an invoice from S.C. Quinn Electric in the amount of \$2,160.00 associated with the Improvements at Pine Bluff Project, Kathy seconded. The vote was unanimous.

Invoice Discussion (below two votes):

Some CPC members were concerned that the delivery charge was higher than the actual sand (both Powell Stone & Gravel invoices). They also questioned why the sand could not be found locally? Cortni made a comment that the sand may be a special type specific for the beach. Mike B is going to talk with Laura G about this and report back to the CPC at the next meeting.

VOTE: Bob made a motion to approve an invoice from Powell Stone & Gravel in the amount of \$199.00 associated with the Improvements at Pine Bluff Project, Kathy seconded. The vote was unanimous.

VOTE: Bob made a motion to approve an invoice from Powell Stone & Gravel in the amount of \$908.00 associated with the Improvements at Pine Bluff Project, Kathy seconded. The vote was unanimous.

REVISIT THE AMOUNT OF THE BOXBOROUGH ROAD CHAPTER LAND AQUISITION

Cortni addressed the CPC members asking them to consider rescinding the previous vote and approving a value higher than \$80k. She would like to see the CPC make the purchase of the two Boxborough Road lots easier for SMAHT.

CPC Comments:

Vin: would like to make sure CPA funding is used well, questioned if the land could be developed (well/septic), when is the final engineering report expected, great opportunity to offer Stow some affordable housing (we will never reach 10%), and would like to see the housing built to what is appropriate in Stow even though it is not cost effective.

Bob: he would like to have the original vote stand and would like to see SMAHT come back for more funds if the land is able to be developed.

Kathy: she raised a number of questions/points that the CPC members should consider and think about. Does the CPC support the project? Should SMAHT put some of their own money on the table? What are the parameters, time frame and should CPC have more control? She feels giving more CPA funds makes the project less flexible. There was also the comment that if only one dime is spent of CPA funds then the entire project needs to follow the CPA statute/rules.

Bill: he mentioned that in the past the CPC has been very generous to Rec and felt that we should try and support building affordable units here in Stow. He still supports the original vote because he is slightly afraid of encumbering the land at a diminished value. He also made the point that land in Stow does not come up very often without deep pockets.

Dot: she had no strong opinion either way.

Mike: he mentioned that SMAHT needs to obtain more community support like the parks received.

Cortni: she reminded everyone that there will always be opposition when affordable housing comes up. Typically, the supporters do not come out to voice their approval, only disapproval. The CPC is charged to try to approve projects and disperse funds based on what we know of our town's intentions, not based on particular professional knowledge or expertise of our members.

SMAHT Comments:

Mike K: he received the initial engineering report and there seems to be no issue with develop ability on both parcels. The perk test has not been done yet. The engineering results indicated there is ledge, but there is no problem with building units. Mike mentioned that ledge may cause issues putting in a septic system, but not building. The units could always have no basement. SMAHT stills needs to determined what the right number of units would be. The land can support upward of eight units and there is as yet no fatal flaw. Mike has spoken to Peter McManus from Fin Comm and the Town Administrator Bill Wrigley. Both Peter and Bill feel that if CPC approves the entire requested amount it would provide everyone more flexibility (does not mean they will definitely spend the funds). Mike also mentioned he

felt it made more sense to use the SMAHT funds and also mentioned they could borrow money. There is the chance that this project may not pass at town meeting. If this happens there are fewer options, but SMAHT still could potentially buy one of the parcels. Mike mentioned that town support needs to grow to make this project possible.

Public Comments:

Lucie Carrington (227 Boxborough Road): she moved from Acton to Stow in hopes of having less noise. She previously lived where blasting was being done. She is upset about the 55+ development going in near her. She continued to say that this project would make the noise worse. She asked the CPC to consider the nearby residents and what it might be like living day to day with the noise, trucks, construction debris and traffic.

Don MacFarland (113 Boxborough Road): he felt that the town should ask people before the committees and boards move forward.

Atli Thorareusen (249 Boxborough Road): he mentioned how he is the most impacted and how the town forced him to hire a lawyer. He indicated that this is going to be a replication of another court trial. The affordable housing units will be only about 60 feet from his bedroom window. He was upset that Mike K from SMAHT did not respond to his email (Mike responded he never got the email). He would like to see a balance and have the town not force anything. He questioned if the CPA Warrant Article did not pass at town meeting what would happen. Mike K responded that SMAHT has their own funds and could still move forward.

Warren Nelson (213 Boxborough Road): he mentioned that he knew the land prior to the Winkler's owning it. There is a 40 ft drop and tons of ledge. The land was cleared at one point for a riding stable. He feels there are many roots and it would cost a great deal to clear the ledge.

John Colonna - Romano (233 Boxborough Road): he mentioned that there is a lot of ledge and the well is very deep without much flow (< 2 gallons per minute). He is also concerned about the water and septic development for the proposed new houses, since other nearby homes all had to locate their well and leach fields near the road.

VOTE: Bob made a motion to stick with the previous vote made on June 13, 2016, Dot seconded. The vote was unanimous.

REVIEW WARRANT ARTICLES AND VOTE TO PLACE ARTICLES ON THE WARRANT

Boon Road APR - no changes were suggested

VOTE: Bob made a motion to approve the Boon Road ARR article and place it on the August 8th warrant, Mike seconded. The vote was 7 - 0 with Dot abstaining.

Boxborough Road Chapter Land Acquisition - committee comments made

- The parcel the CPC is interested in purchasing is land locked and already has a signed P&S

- The presentation at town meeting should include information on possible uses for the land other than affordable housing
- If the buyer walks away then anyone can purchase the land
- This is uncharted waters and we would be setting a precedent
- If the purchase of the other parcel falls through then the land locked lot can be sold to the abutter with a restriction or held by the town for conservation land
- If everything blows up then Mrs. Winkler can do whatever she wishes with her land

ACTION ITEM: Some slight word changes were suggested by committee members and Brian Burke made the point to use some restrictive language. Cortni is to revise the warrant and submit it to Maureen.

VOTE: Bob made a motion to approve the Boxborough Road Chapter Land Acquisition article with the amendments discussed and place it on the August 8th warrant, Dot seconded. The vote was unanimous.

VOTE TO ENDORSE CPA ARTICLES TO THE AUGUST 8TH TOWN MEETING

Tabled until the next CPC Meeting

REVIEW THE DRAFT INVOICE POLICY

No changes were suggested

VOTE: Bob made a motion to approve the new invoice policy, Rick seconded. The vote was unanimous.

ACTION ITEM: Krista will give Julie the Town Accountant a copy of the invoice policy for her files.

DISCUSSION ABOUT THE BOARD OF ASSESSORS REQUESTING TO LEAVE THE CPC

- Under the CP Act there are five required members
- The Stow By-Law indicates four additional required members, totaling nine
- There needs to be an odd number on the CPC.
- The idea is to have more flexibility by having fewer committee members (easier to get a quorum).
- A change to the By-Law will require a warrant article at town meeting

ACTION ITEM: Cortni will reach out to the COA and Fin Comm to see if they are interested in leaving the CPC. She will report back to the committee at a future meeting (Spring).

REVIEW OF PROJECT APPLICATION MATERIAL

This agenda item was tabled until the next CPC meeting on July 18th.

DISCUSSION ON A STOW CPC GRANT AGREEMENT

This agenda item was tabled until the next CPC meeting on July 18th.

DISCUSS THE AFFORDABLE DEED RESTRICTION PROGRAM

This agenda item was tabled until the next CPC meeting on July 18th.

PROJECT UPDATES

1. Brian B asked about the continued work at Pine Bluffs. Mike B responded:

- The cameras have not been set up yet.
- Sand has been delivered.
- More landscaping needs to be done.
- Need to still deal with the Invasive Species.
- The gravel parking lot has been stabilized.
- There are more bills to be expected: painting, landscaping and invasive species.
- The Highway Department grades the road every year.

2. Mike gave an update on Stow Community Park: the well went dry and the grass is now brown. The well should be cleaned out every seven years.

3. Kathy mentioned there is now a designer on board for the Town Center Park Project. She also mentioned that the well had been filled in by the Highway Department. Kathy is also to give the Selectman an update by the end of July. She mentioned she will copy the CPC on that update. Krista informed the committee members that the approved administrative funds for this project needed to be encumbered.

4. Dot mentioned that the Historic Inventory Project was moving ahead.

NEWS & VIEWS

The committee members wanted to say thank you to Kathy (10 years) and Louise (3 years) for all their dedication and hard work on the CPC.

MEETING SCHEDULE

July 18th

August 8th - 6:30 - Hale Cafeteria

Bob made a motion to adjourn at 9:24 pm, Kathy seconded, and approval was unanimous.

Respectfully submitted by: Krista Bracci