

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

**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

**MINUTES**

**VOTE:** Bob made a motion to approve the minutes of November 27 2017, Rick seconded. The vote was 7 - 0, with Bill abstaining.

**INVOICES**

**VOTE:** Bob made a motion to approve an invoice from McGinley Kalsow in the amount of \$6,867 (total amount was \$7,747 - bldg dept charges were \$880), Ernie seconded. The vote was unanimous.

**VOTE:** Ernie made a motion to approve an invoice from GateHouse Media in the amount of \$201.96, Bob seconded. The vote was unanimous.

**VOTE:** Ernie made a motion to approve an invoice from MDAR associated with the Boon Road APR Project in the amount of \$140,000 made out to a Trust (total amount was \$150,000 - SCT donation was \$10,000), Bob seconded. The vote was unanimous.

**STOW CP PLAN REVIEW**

The committee reviewed the Affordable Housing section, which is now known as the Community Housing section. The balance of the Stow Community Preservation Plan will be reviewed at a future CPC meeting.

**PROJECT PROPOSAL - LAURA GREENOUGH - PINE BLUFFS**

The project application submitted with an additional handout by Laura is requesting \$20,000 in CPA funding for additional landscaping and sight line improvements at Pine Bluffs entrance. Laura listed other funding sources which would amount to \$5,000. The handout provided by Kelly Designs details other items needing improvement. Laura also discussed with the committee about utilizing the balance of design funds from an existing account. The committee agreed she is able to do that.

What has already been done:

- New buildings & renovation to existing buildings
- Landscaping
- Irrigation

What still needs to be done:

- The entrance needs to be improved. It is very dangerous leaving the park turning left. Trees need to be taken down and the slope needs to be brought down.
- Island needs cleaning up
- Driveway is down to the pavement and needs to be scraped down
- More invasive removal
- Rotten telephone poles that are dangerous
- There are stumps and trees that need to be removed near the bocce area
- Near the beach needs some plantings to prevent erosion
- Make a seating area behind the popular shade structure

Discussion Points:

- Kelly Designs has done some work for free at Pine Bluffs
- Laura hopes to have the Highway Department help with some of the work and maybe have an Eagle Scout do some work as a project

Member Comments:

- Cortni mentioned that Laura needs to be careful regarding maintenance work. This is not allowed under the statute. She also suggested that Laura utilize town money for this type of work.
- Cortni also suggested that Laura speak with the Conservation Commission regarding invasive species removal and maintenance. You need to be sure the invasive plants are gone before putting in new plantings. This could be a three to four year project.

Conclusion:

Laura plans on relooking at what needs to be done and may phase some items. She plans to come back to the CPC at their January 22nd meeting with a more definite plan.

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

Bob Larkin 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 Dodd seconded. A roll call vote was taken:

Cortni - aye  
Rick - aye  
Andy - aye  
Atli - aye  
Ernie - aye  
Bob - aye  
Bill - aye  
Mike - aye

**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

**STOW CP PLAN REVIEW - CONTINUED**

The committee continued to discuss the revised Community Housing Section provided by Cortni and Jim Salvie. There were some minor edits requested and some discussion regarding what is allowable under the statute (rental assistance). A member also brought up questions regarding in-law apartments and if they can be deed restricted or not?

**VOTE:** Ernie made a motion to approve the amended Community Housing section of the CP Plan, Bob seconded. The vote was 7 - 0, with Bill abstaining.

**PROJECT UPDATES**

None were given.

**NEWS AND VIEWS**

Rick brought the final sign that was back ordered to the meeting and informed the members that the invoice was still not complete. Krista will store the sign in the Town Building storage room until it is needed.

**MEETING SCHEDULE**

January 8, 2018 - Deb Seith will be taking minutes for Krista - CPC would like to pay her

January 22, 2018

Rick made a motion to adjourn at 9:25 pm, Bob seconded, and the vote was unanimous.

Respectfully submitted by: Krista Bracci