

TOWN OF STOW
Community Preservation Committee

Minutes, February 26, 2018

Community Preservation Committee Meeting

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

Admin. Assistant: Krista Bracci

Guests: Kathy Sferra and Bob Wilber

The meeting began with a quorum at 7:30 pm

MINUTES

VOTE: Bob made a motion to approve the minutes of February 5, 2018, Ernie seconded. The vote was 8 - 0, Bill abstained.

INVOICES

VOTE: Bob made a motion to approve invoice #413 and the balance of #486 from Folan Waterproofing & Construction (Library Project) in the amount of \$7,789.05, Rick seconded. The vote was unanimous.

VOTE: Bob made a motion to approve invoice #4492 from McGinley Kalsow (Library Project) in the amount of \$1,653.87, Ernie seconded. The vote was unanimous.

Discussion/Comments: One of the members felt that McGinley was billing us for certain items that are a part of doing business. Another member felt that they must need the money that is why it was being billed. McGinley noted that going forward they will have more detail on their invoices.

ISHOPP PROJECT APPLICATION UPDATE

Presented by Cortni

Cortni informed the committee members that she had a conversation with SMAHT and they are firm on their view about rescinding the old Deed Restriction Program and have a new program presented at town meeting called iShopp. Cortni would like to consult Kate Hogan and see if she can help with DHDC so that the units created under the existing Deed Restriction Program can count on the SHI. She would like to see this program remain for another year and not be rescinded. Some members are very opposed to having both projects, therefore, they would like to see if the new program can fall under the existing warrant descriptions of the Deed Restriction Program.

Additional Points:

- The Deed Restriction Program has \$250,000 set aside.
- The iShopp Application requests \$350,000. Cortni suggested that they request only \$250,000 which is ample for a three bedroom unit. She mentioned to SMAHT that they could come back for additional funding if this unit in fact is successful.
- The Stow CP Plan may need to be adjusted depending on what happens with the existing program and ishopp. The issues arise since CPA and DHDC have different rules.

Action Item: Cortni is going to speak to Bill Wrigley again and see if the Town Council can review the new project application and the existing warrant articles. Cortni will report back to the CPC at their next meeting.

KUNELIUS PROJECT APPLICATION UPDATE

Presented by Kathy Sferra and Bob Wilber (a map was brought to the meeting for reference)

Kathy and Bob are requesting \$5,000 of administrative funds for an appraisal of the Kunelius property and \$215,875 of CPA funds to purchase the land. Other entities are pitching in to cover the entire purchase price which is \$450,000. This project is a joint effort involving SMAHT. This will be the second time the town has attempted to purchase this land.

Discussion Points:

- There is already a signed purchase and sale agreement for \$450,000.
- Part of the land is for conservation purposes and the other part is for affordable housing.
- The affordable housing land is the small portion (approximately 4 acres) located at the front of the property surrounding the barns. SMAHT is proposing 4-6 units and is currently working on the design sketch. They plan to meet and vote on using their own funds later in March.
- The environmental site assessment and title work is already completed.
- Letters have been sent to the abutters and there have been two separate meetings with them as well. All the abutters at the meetings are in favor of the project and were informed that the CPC and SMAHT have been involved. There are two abutters who have not responded to the letter that was sent out.
- The property may involve a deed restriction, therefore, town council will be involved.
- The property will have some pine screening and a trail/utility easement providing frontage on Tuttle Lane.
- The Conservation Trust invested of \$22,500 is non-refundable if the warrant article does not pass at Town Meeting.
- This site is a good opportunity on a small scale for the Conservation Trust and SMAHT to work together.
- This property has already been of interest by companies that would like to put condos or about 30 units on it.
- SMAHT may ask for funding at a later time for the 4-6 units and is extremely excited about this opportunity and has put other projects aside for the time being.
- One of the members commented that this is a highly thought out plan.

VOTE: Bob made a motion to approve the request of \$5,000 for the Kunelius Property Appraisal to be taken from the consultants line of the administrative funds, Atli seconded. The vote in favor was unanimous.

VOTE: Rick made a motion to approve the Kunelius Property application for the amount of \$215,875 to be taken from the unreserved bucket, Bob seconded. The vote was unanimous.

ADDITIONAL APPLICATION DISCUSSION/UPDATES

Pine Bluffs: The committee reviewed the warrant article that was submitted.

VOTE: Bob made a motion to place the Pine Bluff (phase II) article on the warrant and to endorse the article to town meeting as amended, Rick seconded. The vote was unanimous.

Library: There was a quick discussion on how this project has had some significant management issues and how the contractor is a poor communicator. A number of issues have come up that is why there is a request for additional library funding. The committee reviewed the warrant article and it was agreed upon that Cortni would make some changes. The revised article will be reviewed again at the next CPC meeting.

VOTE: Bob made a motion to approve the Library application for the amount of \$65,000 to be taken from the historic bucket, Andy seconded. The vote 8 - 1, with Atli against.

Town Hall: The initial application was revised to two different applications (see below). Andy informed the members that the Historic Committee has approved both project requests.

Roof Request: The Building Department is requesting \$30,000 to repair the roof that is in very bad condition.

VOTE: Bob made a motion to approve the Town Hall application to repair the roof for the amount of \$30,000 to be taken from the unreserved bucket, Atli seconded. The vote was unanimous.

Design Funds Request: The Building Department is requesting \$175,000 of design funds to come up with a design plan for repairing the historic town hall.

Comments: Andy informed the members that the Historical Commission has indicated that they want to be part of the design team. One of the members suggested that the article should indicate this request. There should be a clear purpose listed on what the building will be used for. For example, community activities, dancing or a museum. There are currently no town offices located in the Town Hall. Also, this project may need to be a multi funded project and not just from CPA.

VOTE: Bob made a motion to approve the Town Hall application for design funds for the amount of \$175,000 to be taken from the historic bucket, Rick seconded. The vote was unanimous.

Action Item: Krista will request both warrant articles from Craig Martin so they can be reviewed at the next CPC meeting.

MEETING SCHEDULE

March 5th and 19th

Rick made a motion to adjourn at 9:24 pm, Cortni seconded, and the vote was unanimous.

Respectfully submitted by: Krista Bracci