

TOWN OF STOW
Community Preservation Committee

Minutes, January 22, 2018, Amended

Community Preservation Committee Meeting

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

Community Preservation Committee members not present: Vin Antil, Mike Busch, Bob Larkin

Admin. Assistant: Krista Bracci

Guests: Greg Jones, Laura Greenough, Janet Kelly

The meeting began with a quorum at 7:30 pm

MINUTES

VOTE: Rick made a motion to approve the minutes of January 8, 2018 as amended, Ernie seconded. The vote was 5 - 0, with Bill abstaining.

INVOICES

VOTE: Atli made a motion to approve an invoice to pay Deb Seith \$109.20 from the CPC Administrative account for her help at a CPC meeting (1/8/18), Rick seconded. The vote was unanimous.

VOTE: Andy made a motion to approve an invoice from the Community Preservation Coalition for \$2,875 (annual dues), Rick seconded. The vote was unanimous.

VOTE: Ernie made a motion to approve an invoice from Stow Elderly Housing Corporation in the amount of \$38,067.54, Atli seconded. The vote was unanimous.

Note: the invoice for CJ General Services, Inc. was not approved (\$5,885). The balance total for invoices submitted was \$46,210.47, only \$38,067.54 was approved for payment.

DISCUSSION ON COMMUNITY HOUSING FAIR

Krista, Rick and Cortni will attend this meeting on April 5, 2018. Krista will RSVP to the proper person for all three of them.

PROJECT PROPOSAL - LAURA GREENOUGH - PINE BLUFFS (2nd visit)

Laura introduced Janet Kelly who is working on the balance of landscape design at Pine Bluffs. Janet provided the members with a detailed handout on what she plans to do. She also showed before and after photos of work that has already been completed at Pine Bluffs. Some, but not all of the

improvements that were discussed are listed below. Janet hopes to utilize some existing material, repurpose other material and obtain help from the Stow Highway Department and Scouts. Laura mentioned that the Recreation Commission gave the project their approval last week.

- The exit to the park is a priority that needs attention. Taking a left turn onto Sudbury Road is very dangerous with many trees and a small hillock are obstructing a drivers view. They plan to remove a number of trees, remove soil, add/change signage and rebuild the stonewall.
- The parking lot near the tree line has roots that are exposed. In order to preserve the trees some large fieldstones will be placed so that no one will park on the roots.
- Trees that are cut down will be made into wood chips and will be reused in the park.
- Beyond the gate to the beach road they plan to narrow the road, add ground cover to reduce maintenance and put some donated benches that will over look the water.
- The horseshoe pit will have some planting work done around the margins so that it is inviting to use and have a natural feel to it.
- The hillside going down to the beach will continue to need some invasives management work. Janet plans to add some low maintenance plantings to stabilize the area.
- Some clean up on the beach is needed: storage will be added to the well top area, build something to hold the trash cans, invasive plants to be removed behind the shade structure with some stone seating and some additional invasive plants management along the water's edge.

Member Questions/Comments:

- Is this the last of the work at Pine Bluffs? Yes
- Will Rec be asking for more than \$20,000 if the cost goes over? No
- How many beach passes are purchased every year? 100 residents, 30 - 40 out of town
- Some members mentioned that this is a heavily used park and it should be attractive.
- A few members felt that Rec should be concerned about what is a need verse a want when spending the CPA funds.
- Kelly's fees are not going to be paid out of the \$20,000. She will be paid out of the design funds that were appropriated at a previous town meeting.

PROJECT APPLICATION DISCUSSION

1. Stow Soccer Club - Pompo Field Work

Krista reached out to Tom Kostas to see if the SCC was still interested and has not heard back yet. Cortni feels that Tom was unaware of the constraints of doing work so close to wetlands. When Tom visited with the CPC he was not even aware of the dimensions of the existing field. Krista will reach out to Tom again informing him of the warrant deadline date.

2. Pine Bluff Improvements II

There was no additional discussion.

3. Town Hall Restoration

Cortni spoke with Doug Hyde and was giving a few rough estimates:

Roof repairs: \$30,000

Design funds needed: \$170,000

Committee Comments/suggestions:

- The application was submitted to the CPC with poor planning.
- It is important to keep the building, but the town needs to decide what its use will be.

- Some members feel strongly that paying a design company with experience is crucial to have the work done correctly and keep in line with state regulations.
- Most members feel that Doug should resubmit for two separate warrant articles: one for the roof and immediate repairs (foundation) and the other for design funds.
- Cortni will speak to Doug again and will report back to the CPC at the next meeting.

4. SMAHT - home ownership/purchase program

The committee agreed they would like to amend the existing warrant articles (Deed Restriction Program, \$250,000) to include this program. SMAHT is interested in rescinding the old program and request a new program at town meeting. Cortni is going to speak with SMAHT and report back to the CPC.

5. Randall Library Improvements II

Andy informed the members that the Historical Commission is working with the Library. Cortni said she will have a discussion with Doug to let the CPC know exactly how much additional they need and for what. She will also request a clarification of the requested funds be submitted. It was noted that costs are coming in much higher than expected. The chimney work is now completed. Doug did supply a spreadsheet for the committee to review, but it was difficult to follow. Krista will keep track of what is spent of the \$15,000 for the artifacts storage.

6. Potential Land Acquisition

No additional information provided at this time.

PROJECT UPDATES

Plantation Apartments (given by Greg Jones)

- They have met with the abutters attorney and the Stow ZBA.
- Both parcels are going to become one which will lower the cost of the treatment plant. The plant will be further away from the abutters using this method.
- They are currently redoing all the engineering and trying to determine what type of sewage treatment plant they will go with. There are three options that can be used. The SEHC prefers a pilot Ruck system, but Nashoba Health does not.

NEWS AND VIEWS

Ernie mentioned that an issue has been raised between DHDC, Stow and Toll Brothers regarding the Regency at Stow development. The affordable units may need to be available to families and not just adults 55 years and older. About 46 units have sold out of a total of 66.

MEETING SCHEDULE

February 5th and 26th

March 5th and 19th

Rick made a motion to adjourn at 9:51 pm, Bill seconded, and the vote was unanimous.

Respectfully submitted by: Krista Bracci

