

TOWN OF STOW
Community Preservation Committee

Minutes, February 5, 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 (arrived at 7:35), Bob Larkin

Community Preservation Committee members not present: Bill Byron (vice chair)

Admin. Assistant: Krista Bracci

Guests: Sharon Brownfield, Dough Hyde

The meeting began with a quorum at 7:30 pm

MINUTES

VOTE: Ernie made a motion to approve the minutes of January 22, 2018 as amended, Rick seconded. The vote was 7 - 0, Bob abstained and Mike was not present for the vote.

Mike arrived at the meeting

INVOICES

VOTE: Bob made a motion to approve invoice #486 from Folan Waterproofing & Construction (Library Project) in the amount of \$1,431.00, Mike seconded. The vote was unanimous.

VOTE: Bob made a motion to approve invoice #2986-1 from Viking Moving Services (Library Project) in the amount of \$810.00, Ernie seconded. The vote was unanimous.

VOTE: Bob made a motion to approve an invoice #45087 from O'Reilly Talbot & Okun Associates (Conservation Commission Funds) in the amount of \$5,406.64, Rick seconded. The vote was unanimous.

VOTE: Bob made a motion to approve invoice #125 from Kelly Designs (Pine Bluffs Design Fund Account) in the amount of \$700.00, Andy seconded. The vote was unanimous.

2017 ANNUAL REPORT

VOTE: Bob made a motion to approve the 2017 Annual Report with one small change, Ernie seconded. The vote was unanimous.

CONSENT CALENDAR WARRANT ARTICLES (2018 ATM)

VOTE: Bob made a motion to place all three articles on the warrant and to also endorse all three articles to town meeting (Expense, Reserve & Adjustment articles), Mike seconded. The vote was unanimous.

TRACK ROAD RESCISSION WARRANT ARTICLE (2018 ATM)

VOTE: Bob made a motion to place the Track Road rescission article on the warrant and to also endorse the article to town meeting, Mike seconded. The vote was unanimous.

PROJECT APPLICATION DISCUSSION

Pine Bluff Improvements II Application:

After a short discussion the committee members approved the application for supplemental funds to complete the work at Pine Bluffs. Krista will communicate to Laura Greenough that the project application was approved and request she submit a warrant article for review by the committee.

VOTE: Bob made a motion to approve the project application for Pine Bluffs for the amount of \$20,000 to be taken from the open Space bucket, Vin seconded. The vote was unanimous.

Town Hall Renovation:

Doug Hyde will be submitting two new project applications in place of the existing one. They will be for roof repairs and design funds. The building department has decided not to pursue the foundation repair as a critical repair, but to have an assessment done as part of the structural engineer's work for the larger project.

iShopp (SMAHT):

Krista and Cortni reached out to the Coalition asking for advice. It was determined that the new iShopp program could fall under the existing Deed Restriction Program. Therefore, no new warrant article would be needed for Town Meeting. Cortni is going to speak to Bill Wrigley and SMAHT to decide how to proceed. She will report back to the committee at the next meeting.

Randall Library Supplemental Funds:

Please see details listed below under project application updates.

Land Acquisition:

No discussion due to the fact that this acquisition is not public yet.

PROJECT APPLICATION UPDATES

Sharon Brownfield and Doug Hyde attended the meeting to give an update on the amount the library is requesting for supplemental construction funds. They estimate needing another \$65,000. Andy mentioned that the Historical Commission has approved the request. Sharon provided a spreadsheet so the members could see what each renovation is expected to cost. She mentioned that the chimney is now complete, but did come in higher than anticipated. The following items were discussed:

- The painting cost is coming in higher due to horsehair plaster and asbestos.

- Extra lightening that is needed raised the electrical cost.
- The glass cases are a safety hazard and need a Mylar film.
- The original contingency was not high enough, it should have been between 10 and 20 percent.
- Storm windows are still needed and they are still waiting on an estimate. There is a 12 - 14 week waiting period for the storm windows with UV protector. Only the interior of the windows will be worked on. The sashes all need to be rebuilt.
- Work should be complete in April or May, however, there most likely will be a remobilization cost incurred since the storm windows will not be ordered until after the funds are approved at the 2018 Town Meeting. No open bid will be needed only a change order. It was also noted that they should hold back 5% of the original funds until all the work is completed.
- The architect and the construction company have a great working relationship.

Action Items:

Sharon will write the warrant article and forward it to Krista.

PROJECT UPDATES

Pine Point Project: This project is running into some issues with neighbors voicing their concerns.

NEWS AND VIEWS

Regency at Stow: Ernie informed the members that the DHDC is working with Toll Brothers. They will no longer require the development to make the affordable units available to families.

MEETING SCHEDULE

February 26th

March 5th and 19th

Bob made a motion to adjourn at 9:02 pm, Rick seconded, and the vote was unanimous.

Respectfully submitted by: Krista Bracci