

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

**Minutes, June 5, 2017**

**Community Preservation Committee Meeting**

*Community Preservation Committee members present:* Cortni Frecha (chair), Bill Byron (arrived at 9:05), Dot Spaulding, Atli Thorarensen, Mike Busch (arrived at 7:36), Rick Connelly, Ernie Dodd

*Not Present:* Bob Larkin, Vin Antil

*Admin. Assistant:* Krista Bracci

*Liaison:* Jim Salvie

The meeting began with a quorum at 7:33 pm

**MINUTES**

**VOTE:** Rick made a motion to approve the minutes of May 22, 2017, Dot seconded. The vote was 4 - 0. Mike and Bill were not present and Ernie abstained.

*Mike arrived at the meeting - 7:36 pm*

**INVOICES**

**VOTE:** Ernie made a motion to approve invoice #4306 from McGinley Kalsow in the amount of \$28.51, Dot seconded. The vote was unanimous (Bill was not present for the vote).

*Cortni welcomed Jim Salvie to the CPC as the new Board of Selectmen liaison.*

**UPDATE ON SEHC MORTGAGE INTEREST ISSUE**

Cortni took a few minutes to catch Jim Salvie up on the situation. Cortni informed the committee members that she emailed Greg Jones on the matter and he did not have a preference either way on whether the mortgage interest came out of the \$100,000 or the \$825,000. Greg Jones did say he did not think he could use the \$825,000 until the project was under construction. The main issue is either to leave the vote as is or make a book keeping adjustment. Going forward Greg Jones was informed that the CPC will no longer approve for payment mortgage interest.

**Member Comments:**

Ernie - he prefers to leave the situation alone (mortgage interest came out of the \$100,000).

Cortni - she informed the members that she spoke to Bill Wrigley and he felt it should come out of the \$825,000.

Mike - he mentioned the mortgage was unexpected because the plan was to flip the house.

Atli - he stated that the word land is in the warrant article, therefore, we should let the original vote stand.

Other comments:

- You cannot purchase homes with CPA funds unless they are affordable.
- The project has not gone out to bid yet, therefore, you cannot tap into the \$825,000.
- The CPC needs to monitor very closely all external company invoices that are submitted.
- The mortgage interest should be seen as the cost of doing business.

Final Decision:

The committee members decided to leave the interest payment that was taken out of the \$100,000 alone and not to approve any more requests from SEHC.

**BANNER SIGN DISCUSSION**

After some member discussion it was decided that a sign would be more appealing than a banner. There was some disagreement on what the sign should be and how much the committee should spend on it. One member felt that the cost should fall on the project applicant and not the CPC. Cortni mentioned that we set aside money every year in the admin account for things like this. She also feels it is important for the community to know what their tax dollars are being spent on. Rick said he know of some decent companies that do nice work: Quality Graphics in Somerville and Alpha Graphics in Concord. The Library stressed to Krista how much they would like a more presentable sign outside for the community to see while the renovation project is taking place.

Action Item: Rick volunteered to contact some sign companies and get some quotes for the next CPC meeting. Krista lent him her files for the previous signage purchase the CPC made a few years back.

**STOW CP PLAN DISCUSSION**

Krista informed all the members that the plan needs to be updated on a yearly basis. Atli feels that the plan does not set priorities and some of the figures are incorrect that refer to the Affordable Housing section (page 14). It was determined to take a small section and update/revise the plan over the next couple of meeting. Next meeting pages up to 4 (not the Historical Section) and pages 14 and 15 will be reviewed.

**FUTURE CPA SPENDING DISCUSSION**

Cortni brought up the idea of the CPC developing a ranking system on how they feel CPA funds should be spent in the future. She also suggested the CPC could also initiate some projects.

Member Comments:

- Deed Restriction Program - some members would like this program to be looked at again. It never took off due to the DHDC not being on board (they would not add one of these units to the registry). It was mentioned that towns would need to be more proactive so that the rules would change. A few members felt that this was not the CPC's job, but should be SMAHT driving the initiative. It was noted that Hudson has a program like this in place.
- Maybe the CPC should work like Capital Planning and have a five year plan. Ask each group to list their top four projects. CPC does not need to recommend all the projects at town meeting. The voters can decide.
- It was suggested that maybe the CPC needs to have a member be in charge of being more politically active to ensure future funding does not dwindle.

Liaison Comment (Jim Salvie):

- CPC has had great success and is more like a bank (continue letting groups bring projects to the CPC).
- He felt the committee should look at what they have spent on Historic projects compared to Affordable Housing and Open Space (CPA funds spent are substantially less). Maybe Historical should be the priority.
- It is important to have SMAHT on the CPC or at least attend our meetings.
- The Historical Commission and SMAHT should be the ones to have a ranking system.
- The CPC should bring the projects to town meeting and the residents decide.

**PROJECT UPDATES**

Dot informed the committee that she should have a new invoice shortly pertaining to the Historic Inventory Project.

**NEWS AND VIEWS**

One of the members brought up the question, how do we fill Bob's seat (CPC rep for the Housing Authority)? The act stipulates that someone from Housing Authority needs to be on the CPC (the bylaw says the same thing). What happens when the Stow Housing Authority is dismantled? Krista will email Stuart at the Coalition to get some information and report back to the committee at their next meeting.

*Bill arrived at the meeting - 9:05 pm - Cortni gave a short recap on what he missed*

**MEETING SCHEDULE**

It was decided that the July 10th meeting would be canceled and a new meeting set for July 17th. This is due to the fact that there is going to be a special town meeting held on the 10th.

Rick made a motion to adjourn at 9:15 pm, Dot seconded, and approval was unanimous.

Respectfully submitted by: Krista Bracci