

TOWN OF STOW
Community Preservation Committee

Minutes, February 11, 2019

Community Preservation Committee Meeting

Community Preservation Committee members present: Vin Antil (Chair), Cortni Frecha (vice chair), John Colonna-Romano, Andy Crosby, Atli Thorarensen, Bob Larkin, Bill Byron, *Mike Busch (**Mike arrived at 7:32*)

Minute Taker: Deb Seith

The meeting began with a quorum at 7:30 pm

MINUTES

VOTE: Bob made a motion to approve the minutes of January 14, 2019 as drafted, Cortni seconded. The vote was unanimous.

INVOICES

VOTE: Bob made a motion to approve invoice from Community Preservation Coalition in the amount of \$2875.00, Cortni seconded. The vote was unanimous.

** Mike arrived at 7:32*

ANNUAL REPORT

VOTE: Bob made a motion to approve the 2018 Annual Report as amended Cortni seconded. The vote was unanimous.

Amendments:

1. Last paragraph: change “each of the three buckets” to “each of the reserve accounts”.
2. Move “note” to it’s own paragraph and remove “sudden and unexpected passing”.

OPEN PROJECT UPDATE

West School Updates

Parking: Andy reported that the building cannot be made 100% accessible but they can make the accessibility better by adding a lower granite step to the entrance. He anticipates this project will be completed in the spring.

Andy also reported that part of the chimney collapsed. A temporary repair has been done by the Building & Highway departments. This is a future project to be considered but the Historical Commission will not be ready to request design funds at the next annual town meeting.

Randall Library Update

\$65,000 Additional Funds for Library Restoration (funds spent to date \$20,666.15): Andy reported the next phase of this project is to install picture rails.

\$25,000 Additional Design Funds for Library 5/16 (funds spent to date \$19,755.11): The committee agreed to keep this project open until the other library projects are completed.

PLANTATION II UPDATE – STOW ELDERLY HOUSING CORP GREG JONES

The Zoning Board of Appeals approved the revised permit but the permit was appealed by both the Stow Elderly Housing Corp (SEHC) and by the abutting residents.

The redesign (needed to comply with first appeal by abutters) resulted in a new septic design & new location of the building. These changes increased the project cost by two million dollars. Greg informed the committee that once the second appeal is resolved in court, SEHC will be coming back to the town requesting more money for the project.

Greg said SEHC can handle the expenses associated with both appeals and will not come back to the town for more funding until the courts have made their determinations on both appeals.

SEHC appealed the ZBA decision to the Housing Appeals Court. To ensure the ability to obtain a mortgage on the property SEHC says they need a change to the 100% affordability restriction placed on the project. SEHC believes this restriction will make financing a mortgage impossible. Greg indicated that SEHC has a good history with its projects Pilot Grove I, Plantation I, and Pilot Grove II. SEHC believes this is not a big risk for the town since their other projects have a history of 100% occupancy and success. SEHC would also like to split the single family home (252 Great Road) off from the project and sell that for full market value to help fund the Plantation II project.

SEHC Estimated Timeline:

- * 5 years for abutters appeals to be resolved
- * Once the appeals are completed - SEHC will approach the town for more funds for Plantation II
- * 252 Great Road property is currently being rented. Once the appeals are completed SEHC will apply to ZBA to sell this property separate from the Plantation II project at market rate.

COMPLETE STREETS – TRACK ROAD UPDATE JESSE STEADMAN & KAREN KELLEHER

Kathy Sferra, Jim Salvie, and Karen Kelleher addressed the committee. Jesse Steadman (Town Planner) was not able to attend the meeting.

* The original Assabet River Rail Trail (ARRT) project has been completed except for the “Stow gap”. The ARRT is looking for alternative ways to link Hudson to the Maynard trail but Stow will not be included in the trail.

* At a special town meeting in November 2010 \$46,000 of CPA funds were appropriated to the ARRT as Stow’s 20% portion of estimated design funds (80% would have come from State funds). This money can no longer be used for the project it was approved for.

* The Complete Streets committee is now looking at Track Road options for the Stow.

* Kathy, Jim, and Karen indicated Complete Streets may have a Feasibility Study request for a Special 2019 Fall Town Meeting (if there is a meeting planned for other town business).

* Complete Streets would like to keep the \$46,000 AART project open until they propose the Feasibility Study at a Town Meeting.

* Jim pointed out that a feasibility study asks voters to spend money on something that may never happen; so having the \$46,000 re-appropriated to offset the full cost might make the project more appealing to tax payers.

* Kathy felt although the projects (AART & feasibility study) are different they are similar in purpose; both would ultimately update Track Road for recreational use by residents.

* Atli felt the \$46,000 AART project had been left unused for long enough and should be rescinded at the annual 2019 town meeting.

* Bill asked if any reports or studies were ever done on Track Road during the AART investigative phase. Jim said some aerial photography was done and he remembers a two million dollar figure was estimated to meet Federal standards for the trail.

* The Division of Fish & Wildlife has a new director so there may be some options related to the abutting property owned by that agency.

- * Stow is also waiting to see what happens with the Eversource project.
- * Members of CPC discussed the pros and cons of keeping the \$46,000 project open but did not vote on their decision at this meeting.

BROOKSIDE AVE CEMETERY WALL PROPOSAL UPDATE: GH GLEDHILL

GH met with the Historical Commission last week to discuss the historic value of the land and stone wall in this proposal. GH showed the committee some pictures of the horse rings still present in places on the wall. He said he has found records as far back as 1868 that reference Fletcher Ave.

21 trees will need to be removed. GH had a quote of \$15,000 from a High Quality Landscape Construction Inc (dba New England Trees). Conservation approval for the work would be required. GH had a quote of \$18,8000 from Ramsden Fieldstone Walls for the wall facelift/reconstruction of 310 feet of stone wall.

GH met with Sue Carter (engineer consultant at Places Associates) about erosion control. Sue said she didn't need to get involved until the trees were removed.

GH said he has the support of the Tree Warden to remove the trees.

GH said he would like to project to be approved at the 2019 annual town meeting but no work would be done until after the Memorial Day activities at Brookside Cemetery. When questioned, GH said he did not believe the crane would damage the cemetery roads or the cemetery grave sites during the removal of the trees.

The Historical Commission voted to approve up to \$20,000 expenditure of CPA funds for the Ramsden Fieldstone Walls quote. The Historical Commission felt the tree removal fell into a town maintenance category of expenses and should not be included as part of a Historical Project expense.

The Committee discussed if the entire project could be considered a historical "reclamation project" and therefore eligible for CPA funds or if, as the Historical Commission voted, only the wall restoration could be considered historical and eligible for CPA funds. Vin will put the topic on the next Open Space agenda to get that committee's thoughts.

The committee did not take a final vote on support or denial of support for the project.

MEMBER FOR Town Hall Restoration (THR) Committee

VOTE: Bob made a motion to appoint Cortni to the THR Committee John seconded. The vote was unanimous.

PROJECT UPDATES - no discussion

NEWS AND VIEWS - no discussion

MEETING SCHEDULE: Feb 25th & Mar 11th

VOTE: Cortni made a motion to adjourn at 9:15pm, Bob seconded, and the vote was *unanimous*.

Respectfully submitted by:

Deb Seith

Ramsden Fieldstone Walls
110 Cove Rd.
Lunenburg, Ma. 01462
Ramsdenfieldstonewalls.com
978-815-7376

January 31, 2019

Town of Stow Cemetery Dept.
GH Gledhill
Cemetery Superintendent
16 Crescent Street
Stow, Ma. 01775

RE: Wall facelift/reconstruction South Stow cemetery, Brookside Ave.

1. First 110 ft. section of wall at left of pump house.
Some areas of wall to be removed and reconstructed and some areas to have holes filled and straitened. \$4,400.00
 2. Next 100 ft. at right of pump house.
Removal of long sections of the top 2 ft. of wall and earth behind then rebuild and with heavy filter fabric behind to prevent future earth intrusion then back fill. 6,200.00
 3. Remaining 100 ft. of wall behind work shop.
Majority of wall to be torn down fill removed then rebuilt with heavy filter fabric before back filling. 8,200.00
- Total cost of project \$18,800.00

Thank you,
Brett Ramsden

High Quality Landscape Construction Inc. dba New England Tr
 871 Massachusetts Ave.
 Boxboro, MA 01719

Estimate

Name/Address
Town of Stow. 380 Great RD Stow, Ma 01775

Date	Estimate No.	Project
02/07/19	3035	

Item	Description	Quantity	Cost	Total
Tree work	Job SITE: Brookside Cemetery			0.00
Tree work	Remove 20 trees marked with paint using a crane, remove limbs from trees going over the wires and remove from slope.			0.00
Tree work	Remove all brush, logs and wood chips from job site, no stump grind.			0.00
Tree work	Total		15,000.00	15,000.00
			Total	\$15,000.00