

TOWN OF STOW
Community Preservation Committee

Minutes, December 9, 2019 - Amended

Community Preservation Committee Meeting

Community Preservation Committee members present: Vin Antil (chair), Andy Crosby (vice chair), Roger Zimmerman, Mike Busch (arrived late), Erica Benedick, Ingeborg Clark, Gary Yu

Members not present: Bob Larkin, John Colonna-Romano

Liaison: Cortni Frecha

Guest members: Phil Beltz

Project Presenter: Doug Hyde, Ed Deluca

Admin. Assistant: Krista Bracci

The meeting began with a quorum at 7:35 pm

MINUTES

VOTE: Andy made a motion to approve the minutes of November 4, 2019, Erica seconded. The vote was 5 - 0, with Gary abstaining and Mike was not present.

INVOICES

There were no invoices to approve

FY2021 BUDGET APPROVAL

Krista presented her proposed budget for review. The CPC members made some minor changes that resulted in approving \$37,500 for administrative costs and \$100,000 for each of the three buckets (Open Space/Recreation, Historical, and Affordable Housing). Krista also explained that she would contact the town accountant about adjusting the administrative account by approximately \$2,200 so that they would meet the requirement stipulated by the Community Preservation Act.

VOTE: Roger made a motion to approve the FY2021 Community Preservation Budget as amended, Andy seconded. The vote was unanimous (Mike was not present).

Mike arrived at the meeting – 7:52 pm

FY2019 MATCH PRESS RELEASE APPROVAL

Krista updated the press release with the FY2019 information for the CPC members to review and approve. The match that was received totaled \$134,657. The members did not make any changes to the press release. Krista reminded the committee that there still may be a possibility of receiving additional funds once the State surplus of \$20 million is approved. Krista will submit the press release to the paper as well as place it on the CPC and town webpage.

VOTE: Mike made a motion to approve the FY2019 Match Press Release, Ingeborg seconded. The vote was unanimous.

REVIEW COMMUNITY PRESERVATION PLAN

The committee spent very little time going over the plan this meeting since we had a very full agenda. All the changes in red were fine with the committee members. The following still needs to be addressed:

- Krista will send Erica the file and she will fix the chart on page 2 to show the dates.
- Andy will supply Krista with the approved Historical edits.
- Ingeborg is going to email Krista with one sentence that needs to be inserted in the Affordable Housing section.

DISCUSSION ON PROJECT APPLICATIONS

The CPC received a total of six project applications and did not discuss most of them in detail. The committee did, however, decide on the following presentation schedule. Krista will communicate this schedule to the applicants:

Jan. 6th

7:40 – Track Road

8:00 – Red Acre Road

8:20 – Town Hall

Jan. 27th

7:40 – Stow Acres

8:00 – Town Center Park Playground

8:20 – High Rock Church

Town Hall Restoration - Design Phase Application (\$150,000 additional design funds requested)

Applicants present to gauge how the CPC would like to proceed with their application request (Cortni Frecha, Andy Crosby, Doug Hyde, and Ed Deluca).

Background given by Doug:

- A study group was formed about three years ago to look at the town buildings and receive input from the community. At that time there was significant interest in restoring the Historic Town Hall (it is not on the National Historic Registry, thus we are not eligible for a Federal grant).
- Previously the restoration would have cost approximately \$1.75 to \$2 million. A few weeks ago a cost for restoration totaled around \$3.1 million. Doug explained if we just did what needs to be done (nothing fancy) maybe it would be around \$2.75 million.
- There articles passed at the 2018 Annual Town Meeting:
 1. Roof Repair (\$30,000) – this is complete
 2. Design Funds (\$175,000) – funds have not all been spent
 3. They will need about \$165,000 to go out to bid again
- The Town Hall Restoration Committee has had issues with the contractor and feels the best option is to start over and go back out to bid. They have not yet voted on this.
- Contractors are busy and do not need the work, thus driving up the price.
- The major problems are located in the basement and the building has not been appraised yet.

Comments by members:

- The initial process should go much faster since the committee now has more knowledge.
- The contract should be double checked and files should be copied before any changes are made.
- The question came up on who owns the contract and there was a response that there are two different contracts that say different things.
- It was stated that the Town Administrator feels the project should be funded entirely by CPA funds.
- With no air conditioning the building does not get used in the summer. Due to this the building can then deteriorate faster.
- There was a suggestion that the application should be asking for \$200,000 instead of the \$150,000 (need to have about 10% of the total cost).
- The town residents need to be on board through this entire process. A public forum was suggested to gauge their feeling about keeping the town hall standing.
- There seems to be a need for additional meeting space in the town.

Question asked by Ed:

How do the CPC members feel about a \$2.8 million dollar project to renovate the town hall?

- Erica felt it was a bit high to approve.
- Vin was wondering if there is a fallback position in order to keep the building still standing. He has a hard time using half the CPA funds on one project. Andy responded yes, they have thought of that. There is an option to close off the basement and then there would be no need for the elevator. However, they do need to make the building healthy. He also mentioned that they do need to bring the building up to code.
- Most members were in agreement that other sources of funding would be needed to go forward with this project.

PROJECT UPDATES

There was a quick review of certain projects that may need to be rescinded at the next town meeting. Vin is going to contact Mike Kopczynsky regarding the Affordability Safeguard Extension Project that now has expired. Krista was going to contact Linda Hathaway about her project (Historic Document Preservation II). It was clear that Track Road and the Deed Restriction Program were going to be rescinded and this will be voted on at a future CPC meeting.

NEWS & VIEWS

None were given.

MEETING SCHEDULE

January 6th and 27th

February 10th

Erica made a motion to adjourn at 9:34 pm, Ingeborg seconded, and the vote was unanimous.

Respectfully submitted by: Krista Bracci