

TOWN OF STOW
Community Preservation Committee

Minutes, July 13, 2020

Community Preservation Committee Virtual Zoom Meeting

Community Preservation Committee members present: Vin Antil (chair), Andy Crosby (vice chair), Mike Busch, Erica Benedick, Bob Larkin, Roger Zimmerman, John Colonna-Romano, Ingeborg Clark

Community Preservation Committee members not present: Gary Yu

Other Attendees: Carolyn Read, Steve Jelinek

Admin. Assistant: Krista Bracci

The meeting began with a quorum at 7:01 pm

HABITAT FOR HUMANITY PROJECT UPDATE

A copy of the presentation can be found in the project file located in the Town Building.

GUEST SPEAKERS

Carolyn Read – Habitat for Humanity NCM

Steve Jelinek – Local Project Committee Chair

KEY TOPICS DISCUSSED

- Address will be 243 and 245 Sudbury Road
- Duplex units/no basement: a 2 bedroom and a 3 bedroom, 1100 square feet each
- Open application process, but need to make less than \$70k and a willingness to help build the units
- Units will have a deed rider and will be added to the SHI by the DHCD
- A permit was obtained and they have met with the Board of Health
- Fire Department has signed off and the Building Inspector will be reviewing the plans shortly
- The ZBA hearing resulted in a change to meet 150% of the Title 5 Septic
- SMAHT has now transferred ownership to Habitat
- Minuteman Tech will be partnering with Habitat and they will also be looking for residents to help out
- The closing should take place late next year
- Framing will have to happen very quickly
- There is going to be a ground breaking ceremony

Q & A DISCUSSION

Q. How do you select the families?

A. There will be an application processes that will last sixty days after extensive advertising.

Q. Will local families be considered?

A. Stow did not file for local preference, but Stow families will still be considered and are expected to apply.

Q. When will the families be selected?

A. Most likely this fall.

Q. What was the final result of the Septic System?

A. This was complicated, however the ZBA and BOH worked through it. The system is a pump system; the same system has been used on Pine Point Road in the past. Habitat agreed to be at 150% instead of 100%.

Q. How are you able to build with COVID happening right now?

A. There are going to be masks, gloves and special tool belts available. There can be eight working outside at one time, fewer inside.

MINUTES

VOTE: Bob made a motion to approve the minutes of June 8, 2020, Erica seconded. A roll call was taken and the motion passed:

John	Yes
Ingeborg	Yes
Erica	Yes
Roger	Yes
Bob	Yes
Andy	Yes
Mike	Yes
Vin	Yes

INVOICES

There were no invoices to approve.

TOWN MEETING RECAP

Krista informed members that all CPA articles passed.

PROJECT UPDATES

No additional project updates were given.

NEWS & VIEWS

- Krista informed the members that the CP-3 form is due by mid-September. This form is required in order to receive our annual match from the State. The projects we passed in July at the delayed ATM will be part of FY2022, not this fiscal year. Technically, they do not need to be entered until next year. However, the Coalition would prefer they are entered by the deadline in September.
- Krista will have Mike K and Vin sign the COVID agreement and place a copy in the project file.
- Vin mentioned to the members that there is a new Chapter 61 that the town is looking at. There is going to be a joint committee meeting to see if there is any interest in this property (Hallock's Point on Lake Boon). He plans to attend and report back to the CPC. There is a strong possibility that CPA funds will be requested. The property is selling for \$1,000,000 and is not a good location for a new boat ramp. The property has value, but not something to break the bank on. The clock has not yet started due to COVID so there is some time to possibly entertain this and have a Fall Town Meeting.

MEETING SCHEDULE

Monday, August 17th @ 7:00 pm

Monday, September 14th @ 7:00 pm

Monday, September 28th @ 7:00 pm

Erica made a motion to adjourn at 7:54 pm, Roger seconded, the vote was unanimous and a roll call was taken.

Bob	Yes
Andy	Yes
Erica	Yes
Ingeborg	Yes
Mike	Yes
John	Yes
Roger	Yes
Vin	Yes

Respectfully submitted by: Krista Bracci