

TOWN OF STOW
Community Preservation Committee

Minutes, September 28, 2020

Community Preservation Committee Virtual Zoom Meeting

Community Preservation Committee members present: Vin Antil (Chair/Open Space Committee), Roger Zimmerman (Vice Chair), Mike Busch, Erica Benedick, Bob Larkin, John Colonna-Romano, Ingeborg Clark, Andy Crosby

New CPC member listening in (will replace Andy in October): Barbara Clancy

Hallock Point Working Group was present: Kathy Sferra (Conservation Commission), Bob Wilber (Stow Conservation Trust), Dan Barstow (Lake Boon Commission), Dave Siewierski (Lake Boon Association). Note: this group also includes Vin Antil from the CPC

Other Attendees: David and Karen Gray, Mystery Guest (iphone3)

Admin. Assistant: Krista Bracci

The meeting began with a quorum at 7:02 pm

MINUTES

VOTE: Bob made a motion to approve the minutes of September 14, 2020 as amended, John seconded. A roll call was taken and the vote was 7-0 (Andy was not present).

Andy Crosby joined the meeting.

INVOICES

VOTE: Bob made a motion to approve an invoice from W.B. Mason for the amount of \$34.39 (Admin Supply Account), Ingeborg seconded. A roll call was taken and the vote was 8-0.

VOTE: Bob made a motion to approve invoice #20676-20063 from Green International Affiliates, Inc. for the amount of \$15,204.20 (Pre-Engineering Track Road Project), Ingeborg seconded. A roll call was taken and the vote was 8-0.

HALLOCK POINT – CONTINUED DISCUSSION & VOTE

Erica informed the members that the Hallock Point Working Group presented to the Finance Committee last week. She thanked them for taking the time to do this, but had one additional question.

Q. If the two lots sell for more than estimated or they raise more than expected, can the CPA contribution be less than the \$400,000?

A. Kathy Sferra said yes, they can request a lesser amount at town meeting. They have done this in the past with another project.

Member Comments:

- Ingeborg felt this project was worth presenting at town meeting. She continued to say that we know there will be projects coming up (some large), however, we do not know when or how many at a certain time.
- John was concerned and wanted to make sure that we could pull the article if the lots do not sell or fundraising is poor.

Working Group Comments:

- Kathy mentioned that they have already started looking for potential buyers. They hope to have buyers lined-up before the Board of Selectman vote to exercise their right.
- Dan Barstow thanked everyone for their support of the project.

VOTE: Bob made a motion to accept the Hallock Point Project as described on the application and the CPC will later consider if they want to recommend the project or not to Town Meeting, Mike seconded. A roll call was taken and the vote passed, 8-0.

REVIEW OF POTENTIAL NEW CPC PROJECTS

Vin asked the members if the committee would like to set up some rules or guidelines on how the CPC allocates funds in the future. He suggested we may need to have a better handle on how to prepare for multiple projects requesting large amounts of CPA funding at the same time. For example, maybe setting up a rule to not spend more than 50% of the available funds at any town meeting. Vin did mention he was a bit worried about the number of future projects on the horizon, some which may request large amounts of CPA funds (Town Hall / Stow Acres).

Member Comments:

- Mike said there are three categories of projects: ones already in the pipe line, ones on deck, and ones we do not even know about. Mike suggested that the Town and the CPC work together on the restoration of the Town Hall.
 - Andy mentioned that the Town Hall Restoration Committee is looking into State and Federal Grants (these will be small), green initiatives, and fundraising efforts. He also mentioned that Stow TV may be interested in contributing since they are in need of office space. Renovation. He also said the committee has talked about bonding over a five year period. There are no firm numbers at this point.
 - Bob would like to see the town put some funds toward the Town Hall, but feels it is unlikely since the High School project is coming up.
 - Mike mentioned he would like to hear from the new Town Administrator about what she thinks regarding bonding CPA funds. He also mentioned paying interest when we have enough in the CPA account makes no sense. He felt that bonding CPA funds is only for newer CPA communities. Mike also made the point that we are a 3% community and the CPA funds do replenish quickly.
 - Ingeborg said that she needs to understand the bonding more before she can offer an opinion and also noted that the economy is not stable at the moment.
- Bob does not like the idea of setting a precedent where the CPC pays out large amounts of funds at a time.
- John would like to see a list of all future projects at the next meeting.

Action Items:

- Krista will invite the new Town Administrator to the next CPC meeting.

- Krista will create a list of potential future CPA projects for the next meeting. She will have Vin review it to make sure everything is listed that we know of.

REVIEW & APPROVE APPLICATION DEADLINE PRESS RELEASE

The committee approved the press release with one minor adjustment. Ingeborg mentioned putting the release in the paper in October and again in early November. Krista will inform the paper of this request and also distribute the release in other media outlets.

DISCUSSION ON COMMUNITY PRESERVATION PROJECT APPLICATION(S)

Krista requested that we go back to only one project application instead of having an initial and final one. The members agreed that this would be fine. Krista will make the necessary adjustments and repost the application to the CPC webpage. Ingeborg added one line item under the general criteria (Addresses sustainability and adaptation) and Roger mentioned one typo that needed to be fixed.

REVIEW COMMUNITY ACT FACT SHEET

Krista updated this document with help from the Accounting office and Assessors office (new figures as of 2020). At this time the committee decided not to change the list of projects, but may later once the COVID-19 rental assistance program has spent some funds. Krista will put the new version of the fact sheet on the CPC website.

PROJECT UPDATES

Vin mentioned that he called Mike Kopczynski (SMAHT) to get an update on the COVID-19 rental assistance project. Mike informed him there was a lower response than expected since there are other assistance opportunities at the moment through State and Federal government. They have had eight applicants, but only seven qualified. The CPC should be expecting an invoice in the next few weeks. Mike also mentioned to Vin that he would like to extend this program indefinitely. However, Vin mentioned that this raises some concerns about if we need to go back to town meeting or not? After reviewing the warrant article Vin said there is no time frame indicated. Krista will review with Vin to see if the agreement signed by CPC and SMAHT has a time frame noted. Mike did mention during his presentation at town meeting that this was only a three month program. Vin will look into this with Mike regarding potential legal ramifications. Vin will report back to the CPC at their next meeting.

NEWS & VIEWS

- Krista informed the CPC members not to contact counsel without going through the new Town Administrator first.

MEETING SCHEDULE

Monday, October 19th @ 7:00 pm

Monday, November 9th @ 7:00 pm

Erica made a motion to adjourn at 7:55 pm, John seconded, and the vote was unanimous during a roll call.

Respectfully submitted by: Krista Bracci