

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

**Minutes, January 11, 2016**

**Community Preservation Committee Meeting**

*Community Preservation Committee members present:* Cortni Frecha (chair), Dot Spaulding, Mike Busch, Kathy Sferra, Bill Byron

*Admin. Assistant:* Krista Bracci

*Not Present:* Bob Larkin, Louise Nejad, Vin Antil, Paul McLaughlin

*Liaison:* Brian Burke - not present

The meeting began with a quorum at 7:35 pm

**BILLS & MINUTES**

**VOTE:** Kathy made a motion to approve the minutes of December 14, 2015 as amended, Dot seconded. The vote was unanimous.

**VOTE:** Kathy made a motion to approve an invoice from Topographix in the amount of \$8,000 for the Mapping of Lower Village and Hillside Cemetery project, Mike seconded. The vote was unanimous.

**REAPPOINTMENT DISCUSSION**

Cortni mentioned to the members that we needed to tie up any loose ends regarding reappointment to the CPC. Krista will send Bob an email requesting that he provide the necessary letter and get sworn in. Mike informed the committee he was just sworn in recently by Linda. Kathy will make an appointment with Linda soon.

**SMAHT & CPC AGREEMENT DISCUSSION**

Mike K from SMAHT attended the meeting so that both parties could come up with a final draft of the agreement. The following was discussed:

- The whereas statements were fine.
- A section needs to be added where SMAHT provides CPC with an annual report.
- The now therefore statements need corrections:
  - #2c: the words repair and renovate need to be replaced with preserve and rehabilitate. The statute needs to be added in (MGL ch. 44B).
  - #2d: the section purchase, renovation, repair needs to read preservation, rehabilitation.
  - #3: the words in perpetuity need to be added.
  - #5: should read any preservation or rehabilitation instead of reasonable renovations and repairs.
  - #6: replace renovations and repairs with preservation or rehabilitation
  - #7: the word account should be replaced with Reserve for Affordable Housing.

Other items discussed:

- both parties agreed that SMAHT does not need approval to obtain funds from the CPA Safeguard Affordability account. They can go directly to Julie when funds are needed. This way the funds are more accessible on short notice and SMAHT will have more leverage when dealing with unit foreclosures.
- there was a discussion on if waiting ten years was too long to review a project. It was then agreed upon that this section of the agreement would not be changed.
- it was mentioned that the agreement does not need to be recorded at the registry.

Action items:

- Krista will red line the agreement with the necessary changes.
- Cortni will review the changes prior to Krista sending the document to town council.
- Mike K will then have SMAHT review the agreement and sign it on 1/20/16. He will then forward the signed copy to Krista so that the CPC can sign it.
- Krista will then give Julie a copy of the agreement for her files.

**TRACK ROAD DISCUSSION**

The committee discussed the possibility of rescinding the funds for this project at the next Annual Town Meeting. Kathy mentioned there was an upcoming meeting regarding this project on the 21st of January the involved the US Fish and Wildlife Refuge, Conservation Commission, Planning Board and the Board of Selectman. She informed the new members that a right of way was purchased in order to connect the Assabet River Rail Trail. Kathy felt that the committee should revisit this question in about four months.

Issues discussed:

- the possibility of the rail trail going through the wildlife refuge. The refuge closes at dusk so this may cause an issue for people who want to commute on the trail.
- the portion of Track Road from Crow Island to Sudbury Road needs to be graded.
- when the portion of the rail trail in Maynard opens there will be increased use of Track Road.
- it would be nice to see some benches along Track Road
- funds could be redirected at a future town meeting.
- it was brought up that the gate on the Sudbury Road end was a hindrance to entering Track Road.
- the White Pond part of Track Road is wider and in better condition.

**PROJECT UPDATES**

323 Great Road: Kathy mentioned that design funds may be requested for this year's Annual Town Meeting. Many individuals still need to put their heads together to determine the best option in converting this land into a town park. She also mentioned wanting to engage the community and possibly have a volunteer cleanup effort in the spring.

Mapping of the Cemeteries: Dot mentioned that she will be submitting another invoice to purchase additional markers. The committee decided to review the maps for the project at the next meeting. More work may need to be done in the spring. Some of the markers were moved and Topographix will need to redo some of the work.

**MEETING SCHEDULE**

January 25th

February 8th

February 22nd

Kathy made a motion to adjourn at 8:54 pm, Mike seconded, and approval was unanimous.

Respectfully submitted by: Krista Bracci