

TOWN OF STOW
Community Preservation Committee

Minutes, April 24, 2017

Community Preservation Committee Meeting

Community Preservation Committee members present: Cortni Frecha (chair), Dot Spaulding, Ernie Dodd, Bob Larkin, Atli Thorarensen (arrived at 8:20), Mike Busch, Bill Byron (vice chair)

Not Present: Vin Antil, Rick Connelly

Audience Attendees: Laura Spear, Carolyn Read, Sharon Brownfield, Kathy Sferra, Tom Ryan, Peter McManus, Melissa Fournier, Bob Wilber, Alan DiPietro, Dwight Sipler

Admin. Assistant: Krista Bracci

Liaison: Brian Burke - arrived at 8:39 pm

The meeting began with a quorum at 7:30 pm and was being televised by Stow TV

MINUTES

VOTE: Bob made a motion to approve the minutes of April 10, 2017, Dot seconded. The vote was unanimous (Atli was not present for the vote).

INVOICES

None

CPA SIGN PLACEMENT DISCUSSION

Krista asked the committee members for help to place some CPA signs around town prior to town meeting. As a group the committee decided on what projects should have a sign and who will put the sign up. Krista will inform Craig Martin of the committee's plan.

Krista: Library, Town Building, Pilot Grove and Plantation (permission will be requested for Pilot Grove and Plantation from Ellen Cataldo).

Cortni: Brewer property and Tuttle Lane

Mike: Community Park and West School

Bob: Track Road and Pine Buffs

Dot: Lower Village and Hillside Cemeteries

INFORMATIONAL SESSION - 2017 ATM PROJECTS

Cortni gave a quick update on all the projects and how the CPA account balances would be affected if they all pass at town meeting. Mike also made a small presentation explaining that every three years the CPA account is up by two million. He continued by saying that this is most likely due to the tax base increasing even though the state match has been lower in recent years. Cortni then opened the floor for a question and answer period.

Non-member comments:

- Kathy Sferra mentioned that the CPA account has earned one million in interest.
- Sharon Brownfield mentioned that the correct number for the Library article should be \$380,000.

Q and A section:

Q. Will there be less match for all the towns since Boston has now adopted CPA?

A. Not necessarily, Boston joining may have a positive effect since there will be more pressure to find other CPA funding sources.

Q. Why was a CR chosen over an APR for Carver Hill and Small Farm?

A. Most APR's are given by the State to row crop farms with prime soil. There was a better chance of obtaining a CR grant. The CR can have specific language that focuses on agriculture. The CR is also recorded on the deed. Future buyers of the land will need to show an agricultural business plan.

Q. Why is the town asking for CPA funds for the Habitat project now?

A. The funds are needed for pre-engineering tests. Habitat would also like to know that they have community involvement and support.

Q. What is the process for building a Habitat home?

A. SMAHT submitted an RFP and Habitat responded. Once the purchase and sale has been signed for the land Habitat can begin preliminary engineering. They need to meet all the town's bylaws and get approved just like any other developer. Once they have approval and obtain 50% funding they can start to build. The permitting process will take about six months.

Q. What happens if the permitting falls through on the Habitat home?

A. The development agreement stipulates that the land will be returned and no CPA funds will be used.

Q. At what point does an affordable unit get added to the SHI?

A. Once the building permit is issued.

Q. How many units is the Habitat home?

A. It would be two (one as a 3 bedroom and the other as a 2 bedroom).

Q. Does Stow have a housing plan?

A. Yes and it was approved by the DHCD and we can qualify for safe harbor.

Q. Why is no affordable housing going in at 323 Great Road.
A. The Board of Selectman wanted to be able to maybe use the land at a later time for municipal purposes.

Q. Why are additional CPA funds needed for the Affordability Safeguard Program?
A. There are additional units coming into foreclosure. The town needs to step in and try to save these units so they do not come off the SHI. Once one of these units is sold to an affordable buyer the funds will be returned to the CPA account for another foreclosure. However, some funds may be spent if the unit needs repair.

Q. Why are so many units coming up now?
A. SMAHT now has a way of monitoring the affordable units in town and receiving notice when a buyer may have an issue with their mortgage.

PROJECT UPDATES

None

NEWS AND VIEWS

There was a small discussion between Mike and Cortni regarding the presentation Cortni would be giving the following night at the Board of Selectman's Meeting.

MEETING SCHEDULE

May 1 @ 6:30 - Hale Cafeteria

May 8th

May 22nd

Bob made a motion to adjourn at 8:40 pm, Ernie seconded, and approval was unanimous.

Respectfully submitted by: Krista Bracci