

TOWN OF STOW
Community Preservation Committee

Minutes, January 6, 2020 - 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, John Colonna-Romano

Members not present: Bob Larkin

Liaison: Cortni Frecha

Project Presenters: Doug Hyde, Ed Deluca, Jesse Steadman, Kathy Sferra, Jim Salvie, Mike Kopczynski, Quince Papanastassiou

Admin. Assistant: Krista Bracci

The meeting began with a quorum at 7:30 pm

MINUTES

VOTE: Ingeborg made a motion to approve the minutes of December 9, 2019 as amended, Andy seconded. The vote was 6 - 0, with John abstaining and Mike was not present.

INVOICES

VOTE: Ingeborg made a motion to approve an invoice from W.B. Mason for \$36.95, Vin seconded. The vote was unanimous (Mike was not present).

PROJECT PRESENTATIONS (May 2020 ATM)

Track Road Pre-Engineering Services

Presenters: Kathy Sferra, Jesse Steadman, Jim Salvie

History of Track Road

- Track Road is a dirt road about two miles long located along a river near the Wildlife Refuge and connects White Pond Road and Sudbury Road. It is privately owned, but the public is able to access it (an easement was purchased). Currently, people walk and bike on the road as well as drive to Crow's Island.
- It is a vital part of the rail trail that runs from Acton to Hudson. However, there is a gap in the trail through Stow. Honey Pot Hill owns the rail bed located on their property and in the past was unwilling to allow the connection to continue into Hudson. Jim Salvie mentioned he may have another conversation with the Martin family.

- In 2010 Town Meeting allocated \$46,000 to help fund the completion of the trail along with some Federal and State grants. However, this never happened and the funds have not been spent. It has been recommended to rescind the article at the Spring Town Meeting and introduce another article.

New Vision for Track Road

- The Conservation Commission, Planning Department, and the Complete Streets Committee have submitted a project application requesting \$50,000 to \$100,000 for pre-engineering services for Track Road. Some of the funds will be used to have a survey done which is crucial to see what we are dealing with (bigger questions can then be answered). This will give information on the following: topography, culverts, wetlands, tree locations. The easement is currently wider than the actual road.
- The owner is on board with this project.
- People are currently making use of the road as it is now.
- The idea of paving it did come up, but is not a definite decision. There would be a shared cost if the road was to be paved.
- The Fire and Police Departments said it would be increased access for them in an event of an emergency.
- Right now the road has two-way traffic, but the thought of changing it to one way has come up.
- There will be a final number by March.

Mike arrived at 7:55 pm

Red Acre Road

Presenters: Mike Kopczynski, Quince Papanastassiou (SMAHT)

The request is for \$25,000 in order to obtain architectural renderings and concept designs to present to the abutters prior to building the affordable units (six unit max was already determined). They want to show the town a positive image of affordable housing and write the RFP based on what they hear back from the residents. There is no current estimate yet. Once the drawings are done the project would be put out to bid and a developer would be hired. SMAHT has spent a significant amount of their own money on the following: purchase of the land, cost of taking down a two story barn, and the pre-engineering fees. There may be additional funds requested later for building costs.

Town Hall Restoration (design phase)

Presenters: Doug Hyde, Ed Deluca, Cortni Frecha (Town Hall Restoration Committee)

A total of \$200,000 (revised amount) has been requested to revisit work that has already been done and to finish the design phase of the project.

Q&A Session:

- What does OPM spell out? This is Owner's Project Manager / required by the State for capital projects over 1 million.
- Who is CBI? This is the current company that has been working on the design phase of the project.
- Clerks of the works means feet on the ground that represents the town. This could possibly be Doug Hyde.
- Any funds not used would be returned.
- The contact between the town and CBI has now ended. The committee is evaluating options going forward.
- The building is in good shape and the work is going to be straight forward and no major changes are going to be made (for example, changing rooms around).

- What are the chances of receiving a Historical grant for part of the work? The Town Hall would need to be listed with the State and Andy was not sure how to go about doing this and how long it would take. He said he will talk to Dot Spaulding about it.

PROJECT RESCISION DISCUSSTION FOR MAY 2020 ATM

Track Road (2010)

Warrant Article was written for \$46,000.

Deed Restriction Program (2003 and 2004)

Two separate Warrant Articles were written for a total of \$250,000.

VOTE: Mike made a motion to rescind the Track Road and Deed Restriction Articles, Andy seconded. The vote was unanimous.

Affordability Safeguard Extension (2017)

There was a quick discussion with Mike K and Quince P about this article that expired in May 2019. Mike mentioned the funds are still needed, but may never be spent. Having the funds available provides him a position of strength when negotiating with the bank on a foreclosure. There is still one foreclosure instead of the 3 initially. *Mike will send a memo to Krista to share with the committee in hopes they will extend the expiration date that is stipulated in the signed letter of conditions.*

Historic Document Preservation II (2017)

Linda Hathaway was not able to attend the meeting so Krista gave a quick update on this project. They are hoping to have the RFP posted in the next 4 – 6 weeks and have the project complete by the end of the fiscal year. Linda also mentioned on having a potential person in line to help out with the process. The CPC decided not to rescind this article.

REVIEW AND APPROVE THE COMMUNITY PRESERVATION PLAN

The Public Hearing date to review this plan with the citizens of Stow will be held on Monday, April 13th from 7:00 pm to 7:30 pm in the Town Building.

VOTE: Ingeborg made a motion to approve the draft version of the Stow Community Preservation Plan for the public hearing, Mike seconded. The vote was unanimous.

ACTION ITEM: Krista will create a public hearing announcement to be reviewed at the next CPC meeting.

PROJECT UPDATES

iShopp (potential future project): Mike K mentioned that this project (helps first time home buyers) application may resurface down the road. One town had great success with a similar project, but two others did not. The Board of Selectman wanted Stow to have a program like this. SMAHT is not in the position to manage this program if it ever went forward.

NEWS & VIEWS

Krista will be starting to work on the 2019 Annual Report that will need to be approved at the next CPC meeting (due date is 2/18/20).

MEETING SCHEDULE

January 27th

February 10th
April 13th – Public Hearing (Community Preservation Plan)

Mike made a motion to adjourn at 9:16 pm, Vin seconded, and the vote was unanimous.

Respectfully submitted by: Krista Bracci