

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

**Minutes, July 17, 2017 - Amended**

**Community Preservation Committee Meeting**

*Community Preservation Committee members present:* Cortni Frecha (chair), Dot Spaulding (arrived at 8:35), Atli Thorarensen, Mike Busch, Ernie Dodd, Bob Larkin, Vin Antil (arrived 7:48)

*Not Present:* Bill Byron (vice chair), Rick Connelly

*Guest:* Andy Crosby

*Admin. Assistant:* Krista Bracci

*Liaison:* Jim Salvie - not present

The meeting began with a quorum at 7:38 pm

**MINUTES**

**VOTE:** Bob made a motion to approve the minutes of June 5, 2017, Mike seconded. The vote unanimous. The following members were not present for the vote: Dot, Vin, Bill, Rick.

**INVOICES**

It was agreed upon that Krista will list the account balance on the bills payable so the CPC members are aware of the account balance before voting to pay an invoice.

**VOTE:** Bob made a motion to approve the transfer of funds from the Pine Bluff CPA Design account to the Recreation account in the amount of \$500.00, Ernie seconded.

**Q: What is the \$500 being used for?**

**A: Mike explained that the \$500 is to obtain a design plan for the following: landscaping near the pavilion, irrigation options and additional shrubs.**

The vote was unanimous, 5 - 0.

**VOTE:** Bob made a motion to approve invoice #4328 from McGinley Kalsow in the amount of \$1,007.02, Ernie seconded.

**There was a short discussion again regarding how the committee finds the McGinley Kalsow invoices not to be transparent without comparing them to the contract. The committee agreed to sign off on these invoices as long as Craig Martin reviews and signs the invoices as project manager.**

The vote was unanimous, 5 - 0.

*Vin and Dot arrived to the meeting.*

## **STOW ACRES TOUR DISCUSSION**

Three members were not able to attend the tour dates: Bob, Mike and Vin. The committee agreed that the club house should be restored, but most likely not by CPA funding. If CPA funds were used then there would need to be a deed restriction placed on the building. The committee also agreed that it would be nice to see the club house listed on the historic registry.

### **Member comments:**

- Ernie was impressed on how beautiful the building was and how important it is to save. However, it is too costly for CPA funding. He also mentioned it is a fire hazard.
- Atli felt the club house was in really bad shape.
- Cortni said that since it was a mismatch of different eras, she thought that the CPC could potentially fund some of the project, but not the entire renovation.
- Mike mentioned that Craig Martin inspects the club house every year and it is not being used at this time for wedding receptions.
- A few members suggested that some of the wall paper located in a closet on the second floor be lifted and mounted, conserved as an historic object.

### **Additional Comments:**

The conversation diverted to the Hosmer House and the need to have a ranking system for properties in town that need to be restored (private vs. public should be differentiated). Andy Crosby (non voter at this meeting) mentioned that the Historical Commission is working on a plan/ranking system. They are also working on a historical inventory of artifacts in Stow and where they can publicly be displayed. For instance, some items are being stored in barns and other items will need to be restored. Bill Wrigley has been made aware of the fact there needs to be a place to house all these important historical artifacts.

### **Member Concern:**

It was brought up that at some point the CPC will need to choose between projects. Right now we are reactive and wait for projects.

## **COMMUNITY PRESERVATION BYLAW DISCUSSION**

The Stow Housing Authority wishes to be dismantled. They are waiting to hear from Bill Wrigley on approval. If he approves this request then there would need to be two articles at the next town meeting, one to change the CPC by law to allow the Stow Municipal Affordable Housing Trust to represent the interests of affordable housing on the committee.

## **SEHC MORTGAGE INTEREST DISCUSSION**

Cortni informed the members that she was in communication with Greg Jones at SEHC and Bill Wrigley regarding an email Krista received from the abutters to the Plantation II Project (see below). Cortni requested that Greg Jones issue the Town of Stow a check for the mortgage interest portion of the invoice the CPC paid (Invoice #2017-1, dated 4/6/17). Krista informed the committee that the check was received and the funds were put back into the CPA account. Cortni communicated this information via email (see below).

**Subject:**Re: Minutes, May 22, 2017 - Update on SEHC Mortgage Interest Debate

**Date:**2017-06-15 15:09

**From:**Greg Reynolds <Greg\_O\_Reynolds@raytheon.com>

**To:**"communitypreservation@stow-ma.gov" <communitypreservation@stow-ma.gov>

**Cc:**stephen demeo <step\_demeo@hotmail.com>, "Laura.Jardin@FMR.COM" <Laura.Jardin@FMR.COM>, "btmarshall@comcast.net" <btmarshall@comcast.net>, Keith Mahon <kmahon256@gmail.com>, "Jeanne" <jdescm@gmail.com>, "bmski comcast (bmski@comcast.net)" <bmski@comcast.net>

Dear Members of the Stow Community Preservation Committee:

The May 22, 2017 Stow Community Preservation Committee minutes highlighted a mortgage interest invoice that was paid for the Plantation Apartments II Project and a debate on where the funding for the payment should come from. The Town Of Stow Special Town Meeting that was held back on October 19, 2009. Included Article Number 4 which was approved at the town meeting for Plantation Apartments Supportive Housing and Pilot Grove Expansion. One of the stipulations of Article Number 4 is that "No Implementation Funds shall be expended until necessary permits required for building are issued and sufficient funding for proceeding with the developments is acquired". Neither of these conditions have been met by SEHC for the Plantation II project.

 Rectangular Snip

I would appreciate it if clarification could be provided with regard to the discussion to transfer the payment from unrestricted reserves and how that action would align with the aforementioned Article 4.

Regards,

Greg Reynolds

----- Forwarded message -----

**From:** Cortni Frecha <cortni.frecha@gmail.com>

**Date:** Monday, June 19, 2017

**Subject:** Re: Fwd: Re: Minutes, May 22, 2017 - Update on SEHC Mortgage Interest Debate

**To:** Greg Reynolds <Greg\_O\_Reynolds@raytheon.com>

**Cc:** Krista Bracci <communitypreservation@stow-ma.gov>, Bill Byron <wbbyron@iuno.com>

Dear Mr. Reynolds,

It has been recommended to me to request these funds be returned to the CPA fund by the Stow Elderly Housing Corporation. I have initiated this request with SEHC.

Cortni Frecha

chair, Stow Community Preservation Committee

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## **PROJECT SIGN DISCUSSION**

Rick was the CPC member that volunteered to research a new more permanent sign. He was not in attendance at the meeting, therefore, the sign discussion was tabled until the next meeting.

## **STOW CP PLAN - FRIST REVIEW**

Atli provided a revised Stow CP Plan that Krista copied for all the members prior to the meeting (the one in the packet became obsolete). Atli also submitted an application sample that the committee did not get to review at this meeting. Some corrections were suggested (see details below) for pages 1 - 6 of the plan. There were be continued discussion and review of the plan at the next meeting. Krista will make all necessary changes that were suggested by her and update the document when she gets information from the other members and their sections.

As requested, here is the list of who is responsible for which section of revisions on the first part of the Stow CP Plan. Please send me your revisions as soon as you have them.

Page 1:

Mike will check his numbers to see if he agrees with the \$608,413 that Atli got from the Coalition

Krista will check with the assessor's office about the Stow's CPA exemptions and the average 2016 CPA surcharge

Page 2:

Krista needs to update figure 2

Page 4:

Atli will rework the last bullet at the top of the page to have it correspond to the Project Eligibility Chart

Krista will update the bucket figures and the project chart

Page 5:

Mike and Cortni will rewrite the Preservation Goals section together

**Note:**

The committee will continue reviewing the CP Plan at their next meeting, we left off on the General Criteria (used to be labeled Umbrella) section.

MIKE AND ANDY(DOT) WILL GO OVER THEIR SECTIONS AND BRING CORRECTIONS TO THE NEXT MEETING.

**PROJECT UPDATES**

No project updates were given.

**NEWS AND VIEWS**

- Dot informed the committee that Andy Crosby will be replacing her as the Historical Commission member. She will give Krista the CPC binder to update for Andy. Andy supplied Krista with the reappointment letter. Andy will still need to be sworn in before he is able to vote.
- The committee discussed what project or projects should be shown on the Coalition's social media sites. Krista received a request and wanted the committee to be involved in the decision. The members decided that the Carver Hill and Small Farm APR projects would be the best to publicize. Vin offered to help obtain the drone video, small write up and a release that was requested.

**MEETING SCHEDULE**

Monday, August 28th

*Note: Bill Byron did attend the meeting at the very end. He was listening, but did not make any comments.*

Bob made a motion to adjourn at 9:40 pm, Mike seconded, and approval was unanimous.

Respectfully submitted by: Krista Bracci

