

TOWN OF STOW
Community Preservation Committee

Minutes, June 13, 2016, amended

Community Preservation Committee Meeting

Community Preservation Committee members present: Cortni Frecha (chair), Dot Spaulding, Mike Busch, Kathy Sferra, Bill Byron, Bob Larkin, Vin Antil, Louise Nejad

Admin. Assistant: Krista Bracci

Not Present: Paul McLaughlin

Other CPC Member present: Ernie Dodd (will replace Kathy Sferra on 7/1/16)

Liaison: Brian Burke was not present

The meeting began with a quorum at 7:30 pm

MINUTES

VOTE: Bill made a motion to approve the minutes of May 23, 2016, Dot seconded. The vote was 4-0 with Bob, Vin and Kathy abstaining and Mike was not present for the vote (arrived at 7:40 PM).

INVOICES

There were no invoices to approve.

PRESS RELEASE CONVERSATION

The committee members decided not to run the press release again in June. Since there is going to be a Special Town Meeting in August it is unlikely there will be a Fall Town Meeting this year.

INVOICE APPROVAL PROCESS

Cortni asked the members to weigh in on their feelings regarding the chair signing off on an invoice in a pinch without the members voting. She would have either a liaison or the vice chair cosign. Cortni said she would report to the committee members the details if such a situation should come up. Cortni will draft up a policy for the committee to review at the next meeting.

PROJECT PROPOSAL PRESENTATIONS

These are to be considered for the STM on August 8, 2016.

Boxborough Road Chapter Land Acquisition:

Presentation made by Mike Kopczynski from SMAHT.

SMAHT is requesting \$198,000 of CPA funding to exercise the Town's option to purchase 8 acres of land off Boxborough Road that is currently being removed from Chapter 61 status. The idea is to purchase the land and put affordable housing units on it. SMAHT may return to the CPC asking for additional funding in the future. The estimated total cost of the project is \$210,000.

Back Ground Points:

- The Hammerhead Lot (R-19 #10-3) is approximately 4 acres with a cost of \$140,000. There is already a buyer interested in this lot. This parcel can support one home. There is a slope to the brook in the back of the property. This lot would need to share a driveway with an already existing home on Boxborough Road. This property is surrounded by land under conservation restriction, various owners. There is no public access available if the land were protected for open space.
- The other available parcel (R-18 #25-7) is a portion of the lot, also about 4 acres with an already existing home (Winkler, an additional 1.5 acres) at the front of it. This lot may contain some ledge that could cause potential issues going forward. The cost of this parcel is \$40,000 and has been withdrawn from Chapter. The Winkler home that sits on 1.5 acres is not in chapter or for sale.

Discussion Points:

- The Town can exercise its right to purchase the land, but only has 120 days to do so (August 12, 2016).
- This land is across the street from a new development being proposed by Toll Brothers.
- There are two separate purchase and sale agreements.
- Both parcels together could offer 4-6 units of affordable housing.
- The additional funds being requested are for closing costs, engineering costs and an RFP.
- If both parcels are purchased it offers more flexibility with the number of units and the placement of the well/septic, thus, a better value for the town.
- This project is not tied to the project across the street. However, the Regency at Stow Project could potentially subsidize the building on these two lots.
- Some committee members were concerned that SMAHT was not putting in enough of their own money.
- If CPA funds are used to purchase land there will need to be a restriction on the land. However, if SMAHT purchases the land they are able to sell it with "no strings attached." They currently have about \$180,000 in their account (Arbor Glen fees). They are also able to spend money without holding a town meeting also are allowed to borrow money.
- Two market units on the lot could also subsidize the affordable units. The town will not get the money for the sale of the unit.
- There will be more chapter land coming up for sale in the future.
- Some abutters have already raised issue with this project.
- There have been a number of SMAHT projects that have not yet been completed. However, an RFP process is close for the Pine Point lot. The Habitat for Humanity came to one of their meetings recently and expressed a lively interest in building out the lot once it is approved and permitted.

VOTE: Bob made a motion to approve \$40,000 from the unreserved account to purchase lot 2 (R-18 #25-7) and an additional \$40,000 from the unreserved fund for project costs that may be incurred such as engineering and closing costs, Mike Busch seconded. The vote was unanimous.

Kathy Sferra recused herself

Boon Road APR:

Presentation made by Kathy Sferra (Conservation Commission) and Chris Chisholm (State).

The Conservation Commission is requesting between \$75,000 and \$150,000 of CPA monies to support an Agricultural Preservation Restriction on part of the land farmed by Honey Pot Hill Orchards. The portion in question is about 20 acres and owned by Julie and Brian Sullivan. This land is high quality agricultural land which could support vegetable farming as an alternative to orchard use at some future date. An agricultural restriction would protect the land in perpetuity for agricultural uses.

Discussion Points:

- Julie and Brian Sullivan have moved out of Stow.
- This parcel of land has been farmed for 49 years.
- It is expected that Andrew Martin will purchase this land and continue growing apples on it.
- The land was appraised on the open market for \$600,000. After placement of an APR valued at \$530,000 the cost to a farmer would be \$70,000. The state program has offered the owner \$347,805. The town is required to pay 10% of the APR (\$53,000). The difference between the state's offer and the APR value is \$182,195. However, Kathy and Chris would like to see the owner get more than this amount as they have requested.

VOTE: Bob made a motion to approve \$150,000 from the unreserved account to purchase the APR for the 20 acres on Boon Road, Mike seconded. The vote was 4-0 with Bill, Dot and Louise abstaining.

Kathy Sferra has returned to the meeting

REVIEW OF PROJECT APPLICATION MATERIAL

This agenda item was tabled until the next CPC meeting on the 27th.

DISCUSSION ON A STOW CPC GRANT AGREEMENT

This agenda item was tabled until the next CPC meeting on the 27th.

RANDALL LIBRARY PROJECT UPDATE

Cortni informed the committee members that a designer had been chosen and they have experience is working on historical structures and are familiar with CPA regulations. When she attended the recent meeting there was a discussion on the shortage of brownstone. There was not much being discussed regarding the insulation.

NEWS & VIEWS

Dot informed the members that Gregor Trinkaus-Randall meet with the Historical Commission regarding his project ideas for the Old Town Hall. The Commission informed him they would love to work with him once the working group is set up and under way.

MEETING SCHEDULE

June 27th

July 18th

August 8th - 6:30 - Hale Cafeteria

Bob made a motion to adjourn at 9:30 pm, Mike seconded, and approval was unanimous.

Respectfully submitted by: Krista Bracci