

TOWN OF STOW
Community Preservation Committee

Minutes, November 9, 2009

Community Preservation Committee Meeting

Community Preservation Committee members: * Bob Wilber (Chairman), Dave Walrath (Vice-chairman), Kathleen Willis * Linda Stokes, John Bolton, Mike Busch, and Bill Byron. *Admin. Assistant:* Deb Seith

The meeting began at 7:35pm in the Town Building.

BILLS AND MINUTES

VOTE Minutes October 14, 2009: Kathleen made a motion to accept the minutes from October 14th as amended, Dave seconded, and 4 votes were to approve (Bill and John abstained because they were not present).

Dave provided additional clarification for a comment he made on October 14th, he explained that authority to negotiate a lease contract with Stow Community Housing Corporation (SCHC) (for land at the proposed expansion projects at Pilot Grove and Plantation) must be approved at a future Town Meeting. The CPC would probably sponsor the warrant article to assign authority as to whom shall negotiate the lease agreement (most likely the Board of Selectmen or Stow Municipal Affordable Housing Trust).

- *Linda arrived during the discussion*

VOTE: Kathleen made a motion to accept the minutes from October 14th as further amended, Dave seconded, and 4 votes were to approve (Bill, John, Linda abstained).

LETTER OF SUPPORT FOR Stow Community/Elderly Housing Corporation Funding Application

The CPC reviewed the draft letter of support and agreed upon some changes (final version filed with minutes).

Action Items: Deb will make changes to letter, call CPC members Bob Larkin and Kathy Sferra to make sure they approve their names being included, and submit final version to SCHC/SEHC.

VOTE: Kathleen made a motion to adopt the letter dated November 9, 2009 regarding CPA State Match as amended, Linda seconded, approval was unanimous.

NEW BUSINESS

The CPC members set February 1st as the deadline for CPA proposal applications for Annual Town Meeting (ATM).

Action Item: Deb will submit notice to Stow Paper (encourage applicants to meet with CPC prior to submitting application, sooner application is submitted – more likely to be heard & processed in time for ATM).

NEWS & VIEWS

All appropriate boards were notified of the Notice of First Right of Refusal Submitted to the Town for the Pilot Grove property. Action Item: Bob will send a letter to the Board of Selectmen applauding their efforts to follow the Chapter 61 process but in this instance the CPC encourages that a special committee not be set up in light of the recent town meeting vote regarding the property.

John confirmed that Plantation II and Pilot Grove II will both be taxed as for profit entities.

Linda mentioned that every State funded project requires an application to the State Historical Commission & Stow's Historical Commission may want to see an archeological study on the sites. The committee briefly discussed what the responsible course of action would be, if there is reason to believe that there are any artifacts on the sites, and if some of the \$100,000 of administrative funds for the projects could be used to fund the studies. **Action Item:** Linda said that Bob McDonald (the Historical Commission's archeological advisor, has suggested reconnaissance studies be done at both sites) – she will forward Bob M's notes to the CPC.

The committee briefly discussed that if the Town hooks into the Assabet Water system then the Historical Commission may be able to revisit the Town Hall sprinkler system project.

VOTE: John made a motion to adjourn the meeting at 8:45pm, Mike seconded, and approval was unanimous.

Attached: letter of support

Respectfully submitted by, Deb Seith (CPC Administrator)



Town of Stow
COMMUNITY PRESERVATION COMMITTEE

380 Great Road, Stow, MA 01775
978-562-5961 dseith1@verizon.net

November 9, 2009

Stow Elderly Housing Corporation
22 Johnston Way
Stow, MA 01775

To whom it may concern:

The Stow Community Preservation Committee (CPC) is pleased to express its enthusiastic support for sister corporations; Stow Elderly Housing Corporation (SEHC) and Stow Community Housing Corporation (SCHC), in the proposal to build two new affordable housing developments in Stow: Plantation II and Pilot Grove II. SEHC and SCHC have had a long and successful record of providing good, affordable housing to our elderly and family populations at the current Plantation I and Pilot Grove I affordable housing developments.

Plantation II will provide 37 units of supportive housing for low-income elderly residents and Pilot Grove II will provide 30 units of affordable family housing. We have been in discussions with the SEHC/SCHC since March of this year about the current project. The CPC was happy to sponsor an article allocating CPA funds to Plantation Apartments II and Pilot Grove II at a special Town Meeting on October 19, 2009. The article passed Town Meeting by more than the 2/3s vote required. This action of Town Meeting voters reinforces what we believe to be true; that Stow residents recognize the current affordable housing needs of our community and support the development of these two projects.

Stow has an immediate need for supportive housing. In the past, Stow relied on two rest homes to provide affordable elderly housing and elder services. The closing of these two resources has created a dire need for our low-income elderly residents who want to stay in Stow but require limited assistance/services. SEHC is attempting to fill this gap with its proposed Plantation II development. Currently Minuteman Services works with SEHC and the residents at Plantation I to coordinate assistance and services. The CPC met with a representative from Minuteman Services and was impressed with the confidence and enthusiasm she expressed for the proposed expansion at Plantation.

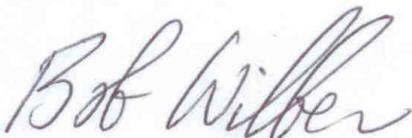
The Town of Stow and its CPC have enjoyed a long-standing collaborative relationship with SEHC/ SCHC. In 2004 Stow used CPA funds to purchase deed restrictions on 37 units when SCHC refinanced Pilot Grove I. Pilot Grove II will expand on the successful Pilot Grove I development and further Stow’s goal of meeting more of the family affordable housing needs in our community.

On October 19, 2009 Town Meeting voters approved an article to appropriate and transfer a sum of One Million Seven Hundred and Fifty Thousand Dollars (\$1,750,000) from Community Preservation Fund Reserves to be expended under the direction of the Community Preservation Committee (CPC) consistent with the Community Preservation Act and the warrant article passed at the Special Town Meeting on October 19, 2009 for the purpose of purchasing land and developing supportive housing units next to Plantation apartments and for the expansion of Pilot Grove apartments.

Note that CPC endorsed and Town Meeting voted to approve expanding affordable housing at these two locations: Plantation II and Pilot Grove II as one project. For planning purposes, the money allocated can be split evenly between the two locations at \$825,000 per location. We anticipate working closely with the SEHC, SCHC, and the Stow Municipal Affordable Housing Trust to carry out the provisions of this Town Meeting article. Together we will provide affordable housing and supportive services to the community’s elders.

We heartily endorse SEHC/SCHC in its efforts and hope you will be able to obtain funding soon, as the need is immediate.

Sincerely,



Bob Wilber, Chairman

On behalf of the Stow Community Preservation Committee

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|---------------------|--------------------------|
| John Bolton | Assessors |
| Mike Busch | Recreation Commission |
| Bill Byron | Council on Aging |
| Bob Larkin | Housing Authority |
| Kathy Sferra | Conservation Commission |
| Linda Stokes | Historical Commission |
| David Walrath, Vice | Finance Committee |
| Kathleen Willis | Planning Board |
| Deb Seith | Administrative Assistant |

Enc: Stow Special Town Meeting Warrant Article #4