

TOWN OF STOW
Community Preservation Committee

FINAL Minutes, October 5, 2009

Community Preservation Committee Meeting

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

The meeting began at 7:30pm with a quorum in Town Building.

BILLS & MINUTES

VOTE: Kathleen moved to accept the Minutes from September 9, 2009 as amended, Kathy seconded, and 7 votes were to approve, John and Linda abstained because they were not present on Sept 9th.

Deb submitted her hours for July, August, and September and the committee approved them.

AFFORDABLE HOUSING WARRANT ARTICLE

Dave and Bob explained how they consulted with the Town Accountant and Town Council to finalize the warrant article. Members discussed the wording and mechanics of the warrant article.

Article 4. Plantation Apartments Supportive Housing and Pilot Grove Expansion

To see if the Town will vote to appropriate and transfer a sum of One Million Four Hundred Thousand Dollars (\$1,400,000) , or any lesser amount, from Community Preservation Unrestricted Fund Reserves, and Three Hundred Fifty Thousand Dollars (\$350,000), or any lesser amount, from Community Preservation Affordable Housing Reserves, to be expended under the direction of the Community Preservation Committee (CPC) consistent with the Community Preservation Act for the purpose of purchasing land and developing supportive housing units next to Plantation apartments on a property shown as Parcel 10 on Map U-11 of the Assessors Maps of the Town of Stow, and for the expansion of Pilot Grove apartments on a portion of the land shown as Parcel 3 on Map R-17 of the Assessors Maps of the Town of Stow. Funds shall be appropriated as follows:

Amount	Source	Purpose	Available
\$100,000	Unrestricted reserves	Associated costs	Immediate
\$350,000	Affordable Housing Reserves	Implementation	Immediate
\$200,000	Unrestricted reserves	Implementation	Immediate
\$550,000	Unrestricted reserves	Implementation	January 1, 2011
\$550,000	Unrestricted reserves	Implementation	January 1, 2012

“Source” refers to the specific Community Preservation Fund account to be transferred from, as listed above. “Available” is when the funds shall be transferred to the project account from the source account. “Associated costs” purpose shall mean funds for appraisal, legal, and other due diligence and associated administrative costs. “Implementation” purpose shall mean funds used to purchase or fund the purchase of land and affordability restrictions in perpetuity in accordance with this article. No Implementation Funds shall be expended until necessary permits required for building are issued and sufficient funding for proceeding with the developments is acquired.

Further, to authorize the Board of Selectmen and/or Stow Municipal Affordable Housing Trust (SMAHT) to enter into such agreements, execute such documents and apply for and accept such public or private grants as may be available to the Town for these purposes; and further, to authorize the CPC to transfer funds when available to the SMAHT as specific grants for the purposes of this article if and when it is in the best interest of the town as determined by the CPC to do so; or take any other action relative thereto. (Community Preservation Committee)

Discussion:

- John asked if the phrase “in a timely manner” should be inserted to protect the Town from entering into situation where the project gets held up for a lengthy period of time.

- Kathleen asked if there would be a contract with the Stow Community Housing Corporation (SCHC). Bob said there can be.
- The warrant article protects the Town if the project is not fully permitted or funded.
- Bill mentioned that the table should have a total amount to make it clearer to voters – the total is \$1,750,000 or any lesser amount.
- The Affordable Housing Public Meeting on September 30th was not well attended.
- Members decided to wait until after the Affordable Housing Public Meeting (on October 13th) to vote to recommend or not recommend the article to Town Meeting.
- Members agreed that when they do vote it should be for one complete project – so that the 2 developments can not be split up at Town Meeting.
- **Action Item:** Deb will post a CPC meeting for October 14th at 7:30pm.
- Some abutters of Plantation apartments were present and had the opportunity to discuss their views and concerns about the proposed expansion at Plantation apartments.
 - Very disappointed in the lack of communication and outreach regarding the project.
 - Unhappy with current plans to build a 3 story building – they do not feel it fits with the character of the neighborhood.
 - Asked if anyone had explored the possibility of rehabilitating Whitney Homestead.
 - Reported that a few people from SCHC stopped by the neighborhood, spoke to a few residents, but did not have any plans or handouts.
 - The residents felt like they were being told about a “done deal” instead of being included in the process.
 - Concerned that the flyer in the newspaper was misleading.
 - Concerned about location, lighting, traffic flow, and noise.
 - Asked if the placement of the building and parking lot on the parcel could be shifted away from Devincent Drive.
- CPC members assured the residents that they required SCHC to reach out to abutters. They also explained that the project is not a “done deal” and if the town moves forward with the project that there will be different opportunities for residents to be involved and provide feedback.
- **Action Item:** Bob will email SCHC (Greg Jones) and will ask when the meeting with the abutters is going to happen. He will also ask Greg to do all he can to get the word out about the Public Meeting on October 13th.

NEWS AND VIEWS

- **Action Item:** Bob asked Deb to post a Joint Boards meeting on Saturday, October 17th at 1:00pm for a Site Tour of the Stow Community Park project.
- Bob said that the Implementation Team would like to hold off on opening the Park until Spring 2010.
- Bill asked if it would be more pleasing to the eye once the grass grows in – Bob thought it would be. He also explained that there would not be anything to obstruct the view from the road to the Park – per request by the Police Department.

The meeting adjourned at approximately 9:10pm.

Respectfully submitted by, Deb Seith (CPC Administrator)