

TOWN OF STOW
Community Preservation Committee

FINAL Minutes, October 14, 2009

Community Preservation Committee Meeting

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

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

BILLS & MINUTES

VOTE: Bob L. moved to accept the Minutes from October 5, 2009 as drafted, Kathy seconded, and 5 votes were to approve, Linda abstained because she was not present on Oct 5th.

NEWS AND VIEWS

- Stow received a CPA state match of 51.59% (\$219,912).
- Michelle Ciccolo was able to secure the \$40,000 state reimbursement for the Albright Easement, the funds will be deposited in the CPA Unreserved Fund Balance.
- Acton Items: Deb will draft a Press Release for the state match & coordinate a thank you card for Michelle.

AFFORDABLE HOUSING WARRANT ARTICLE

Bob W. reported that (since the last CPC meeting) he spoke with the Stow Community Housing Corporation (SCHC) regarding their outreach efforts. Bob said he is satisfied with their response and the outreach that was done.

Greg Jones reviewed SCHC's outreach efforts:

- Met with: Board of Selectmen, Capital Planning, Finance, Council on Aging, and the Concerned Citizens of Stow - all organizations endorsed the project.
- Requested seed money from Stow Municipal Affordable Housing Trust (SMAHT). SMAHT requested copies of the P&Ss, SCHC's financials, and loan documents.
- Visited abutters' homes, gave a brief description of the project, and invited residents to the Public Meeting.
- Held a meeting at existing Plantation Apartments.
- Held 2 Public Meetings (disappointing attendance for both).
- Purchased insert for community newspaper.
- Did a presentation for Stow TV.
- SCHC presentation is on the Town web site.
- SCHC is committed to meeting with abutters on site and trying to work out their concerns.

Joan Butler from Minuteman Services (MMS) addressed the committee.

- MMS is designated by the State as a local service provider and is able to tap into state and federal funding.
- MMS provides individual case management, figures out the gaps in services, and contracts with 52 different agencies to arrange care and services.
- MMS would pick one vendor to serve the existing and new units at Plantation.
- Clustering elderly housing helps provide efficiency for care services.
- The existing Plantation units have a resident coordinator 15 hours a week. Joan thought the position may have to be expanded to 20 hours when the new units are created.

Other Discussion:

- Pilot Grove and Plantation will go through the 40B comprehensive permit process and require all the standard steps (public hearings, registered correspondence with abutters, etc).
- SCHC will try to work within local zoning bylaws as much as possible.
- Both projects are contingent on finding an off-site water supply.
- The Town will own the land and the affordability restrictions.
- The Town will lease the land back to SCHC for 99 years.
- SCHC will pay taxes on the land and buildings.
- The P&S agreements have end dates so the projects can not be delayed indefinitely.

Abutter Discussion

- Some abutters to Plantation apartments were present. In general they felt not enough due diligence and outreach was done.
- Bob W. said the CPC evaluates projects based on their merits relative to the Community Preservation Act and the appropriateness of the project. The CPC considers if/how projects: are allowable under the CPA, address priorities that have been identified by the CPC, leverage town/cpa funds with other funding sources, compare with competing needs, and ultimately what the Town will receive for its investment.
- Bob W. further explained that the comprehensive permit process is when traffic studies, zoning issues, etc will be conducted, discussed, and either approved or denied.
- SCHC said they are very committed to meeting with their architect and the abutters in advance of the permitting process. They explained that plans will keep evolving and they will continue to have conversations with the residents.
- An attorney for one of the neighbors questioned if a proper vetting process had been conducted, he believed more should be done in terms of budgeting, studying environmental impacts, investigating impacts on abutters properties and wells, he also mentioned that funding is very competitive and it is likely the town won't receive state or federal funds.
- SCHC explained that in order to receive funding they need to show town support and a financial commitment, parcels adjacent to both existing developments are available, there are February funding opportunities, all permits and financing will be in place before CPA funds are released.

VOTE: Kathy made a motion to recommend to Special Town Meeting Article #4 for \$1,750,000 for Plantation Supportive Housing and Pilot Grove expansion of affordable housing, Dave seconded:

Further Discussion: in general the committee agreed that this is the most efficient way to increase Stow's affordable housing; it is wise to work with a known entity that is committed to working with abutters and staying within local zoning bylaws as much as possible.

Bob L. made an amendment to the original motion adding if Article #3 does not pass then the CPC will move no action on Article #4, Linda seconded the motion to amend [Article #3 pertains to the Town negotiating with Assabet Water Company to provide water to lower village and some municipal buildings – Plantation and Pilot Grove may be able to access the water line as well], 6 votes were against and the amendment failed.

6 votes were to approve the original motion, and Bob L. abstained.

VOTE: Bob W. made a motion to adjourn at 10:10pm, Bob L. seconded, and approval was unanimous.

Respectfully submitted by, Deb Seith (CPC Administrator)