

TOWN OF STOW
Community Preservation Committee

FINAL Minutes, April 13, 2009

Community Preservation Committee Meeting

Present: *Community Preservation Committee members:* Bob Wilber (Chairman), Mike Busch, Linda Stokes, John Bolton, Dave Walrath, and Bob Larkin.

Administrative Assistant: Deb Seith

Members of the CPC attended the affordable housing discussion with Dick Heaton from 7:00 – 7:50pm.

The CPC meeting began at 8:03pm with a quorum in Town Building.

BILLS & MINUTES

VOTE: Linda made a motion to accept the Minutes from March 23, 2009 as amended, Bob L. seconded, and approval was unanimous.

Community Recreation Facility (CRF) Invoices: Bob W. explained that as the CRF work progresses, many invoices will be coming in, and it will be helpful if the invoices can be processed in a timely manner. The Town Administrator, Bill Wrigley, and Bob W. agreed that invoices need to be approved by the Recreation Implementation Team (RIT) and the CPC. Bob W. and Mike are members of the RIT and CPC. The CPC briefly discussed the approval/payment process. Since CPC members rely on the RIT to ensure contract requirements are fulfilled, they felt that Bob W. should be declared the Clerk of Works and have the authority to process invoices without a formal vote of the CPC to release the funds. Bob will still give copies of the invoices and approval forms to Deb. Deb will continue to track the invoices on the CPC budget spreadsheet & provide the CPC with a list of approved invoices at each meeting. It was agreed that if any invoices might be considered a conflict of interest for Bob W., then the full CPC should still vote on that item.

VOTE: Bob L. made a motion to allow Bob W. to process CRF invoices on behalf of the CPC, with the understanding that they will be reflected at the next CPC meeting, and are consistent with what was approved at Town Meeting, Dave seconded, and 5 votes were to approve (Bob W. abstained).

CRF Invoices approved on April 13th:

1. \$4,448 F.G Sullivan Drilling
2. \$57,475 RAD Corp
3. \$2,500 High Quality Landscape

CRF related discussion:

Bob mentioned the Chief of Police has some safety concerns about the fence along the CRF road frontage (as shown in the CRF approved site plan). The Board of Selectmen will discuss this issue at their next meeting. RIT has requested a spot on the Zoning Board's May agenda.

Bob said some contributions for materials and labor have been made by private donors for a picnic pavilion.

HISTORIC PROPERTY INVENTORY

The Committee reviewed the updated scope of work and quote from Anne Forbes (attached to minutes). Linda said the Historical Commission voted in favor of this proposal.

Bob L. made a motion to pay up to \$1000 from administrative funds for the scope of work provided by Anne Forbes, Dave seconded, and approval was unanimous.

STOW HISTORIC MUSKET

The Committee reviewed an appraisal of the musket (attached to the minutes) that was done by the Richard Littlefield, the dealer that is currently in possession of the musket. Bob W. said Stuart Saginor from the Community Preservation Coalition stated that no formal appraisal was needed for the musket since it is not considered real property. The dealer appraised the musket at approximately \$15,000. Dave W. explained to resident Bill Byron that a private collector bought the musket from Stow resident, Alex Gray for \$13,000, the dealer passed away and his brother is selling it through Littlefield Antiques.

Linda said the Historical Commission voted to take their conditions off of their support for purchasing the musket. Members from the Committee agreed that they will remove their documents condition but would still like to confirm who is donating the display case and where it and the musket will be housed. Deb mentioned that a resident might be interested in purchasing the musket as a gift to the Town.

NEWS AND VIEWS

- 142 communities have adopted the CPA.
- A final payment for \$78,802.66 was made to the Town of Stow, to be used for low and moderate income housing, as required by the special permit issued to Pulte Homes of New England for the Arbor Glen complex. Resident Bill Byron mentioned that the Town would benefit more (in terms of gaining affordable housing) if developers created the affordable housing instead of paying relatively small penalties.

Bob L. made a motion to adjourn the meeting at approximately 8:55pm, Linda seconded, and approval was unanimous.

Respectfully submitted by,
Deb Seith (CPC Administrator)

Attachment #1

PROPOSAL

to the

TOWN of STOW:

**EVALUATION OF NEEDS FOR A COMMUNITYWIDE
HISTORIC PROPERTIES SURVEY AND INVENTORY**

SUBMITTED BY

ANNE FORBES

PRESERVATION CONSULTANT

25 MARTIN STREET

ACTON, MA 01720

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April 2 2009

TOWN OF STOW

EVALUATION OF NEEDS FOR A COMMUNITYWIDE HISTORIC PROPERTIES SURVEY AND INVENTORY

SCOPE OF WORK

A. Objectives

The purpose of the project will be to conduct a preliminary analysis of Stow's needs for a comprehensive community-wide historic properties survey, to examine the number and distribution of the town's historic properties and resources, and to assess the available documentary sources. Specific project goals will include the following:

- 1) To provide a preliminary identification and assessment of the historic, cultural, and archeological resources in the community;
- 2) To identify and assess the available documentary materials concerning the history of the community and the nature and location of extant historic, cultural, and archeological resources;
- 3) To identify preliminary priorities for survey work and likely coverage for a comprehensive survey project.

B. Methodology

The Analytical Framework. This preliminary planning project takes into account the state requirement that any upcoming Comprehensive Communitywide Historic Properties Survey and Inventory must use Massachusetts Historical Commission (MHC) criteria and methodology, and be performed according to the most current standards. Those criteria, methodology and standards are contained and described in several MHC documents: *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* (1992); *Survey Technical Bulletin #1* (1993); *Interim Guidelines for Inventory Form Photographs* (2006; updated March 2007), and *Interim Guidelines for Inventory Form Locational Information* (January 2007). The required methodology also meets the Secretary of the Interior's *Standards and Guidelines for Identification* (1983.) These publications are all incorporated by reference into this proposal.

Criteria for resource identification. This analysis is undertaken on the understanding that the Stow Historical Commission has requested Community Preservation funding for a Comprehensive Communitywide Historic Properties Survey. The MHC criteria for conducting a comprehensive survey are designed to identify the full range of a community's cultural resources. These are the physical elements in the landscape that remain from historical patterns of human activity. Many components of a community's historical development are associated with the location and type of its cultural resources. A comprehensive survey should therefore relate those resources to historic patterns of land use, economic development, social and demographic history, and significant events. Keeping in mind the patterns and events in Stow's historical development, the comprehensive survey should recognize ethnic and cultural diversity within the community, and seek to identify cultural resources associated with the history of the minority social and cultural groups and individuals who have played a role in the community's history. In making a preliminary identification of cultural resources in need of survey, this analysis will take those MHC identification criteria into account.

C. Analysis of Existing Survey documentation

This analysis will assess the extent and type of existing survey documentation and will attempt to identify previously undocumented resources that meet the selection criteria for a comprehensive survey. Both the analysis and the resulting comprehensive survey will consider the full range of historic, cultural, and historic archeological resources in terms of period, theme, property type, architectural form and style, and geographic distribution. All periods of historic development will be examined, from the period of first colonial European presence to circa 1960. Significant themes of historical development will be identified, and resources will be related to those themes. Both the analysis and the later comprehensive survey will identify areas, buildings, objects, sites, burial grounds, structures, and parks/landscapes that are architecturally and historically significant in the town of Stow. It is anticipated that among those resources will be both representative and outstanding examples of the building forms, types, and styles present in the community. The 1980 *MHC Reconnaissance Survey Town Report* for Stow and the 1982 *Narrative History of Stow* by Architectural Preservation Associates, as well as existing MHC survey and National Register of Historic Places documentation, will provide a preliminary framework and base of information for this analysis.

D. Tasks

- 1) Meet with members of the Stow Historical Commission (SHC) to discuss their goals for the comprehensive survey project. A discussion of those goals may help to define preliminary neighborhood units for the survey, to identify known and potential threats to areas and resources, and to identify priority areas and resources for survey;
- 2) Review existing completed inventory forms, National Register nominations, and other documentation on file with the local historical commission and at the MHC for completeness and adherence to current survey standards;
- 3) Consult with the SHC about available documentary materials (maps, local archival materials, records and collections, published histories, etc.). Conduct initial documentary research to compile a preliminary annotated bibliography of documentary materials to be used in the survey;
- 4) Conduct a field reconnaissance (“windshield”) survey to verify the types and geographical distribution of cultural resources in the community, to establish historical themes and periods; to confirm likely neighborhood boundaries, and to develop criteria for selecting properties to be included in the survey;
- 5) Apply selection criteria; count properties and areas to be surveyed (organized by period and property type). Prepare recommendations indicating where survey documentation on area forms or other group forms would be appropriate;
- 6) Prepare recommendations for a survey action plan that includes communitywide goals and objectives and approaches to achieve them, priorities for neighborhoods and resource types, and estimated schedule for implementation.

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E. Products:

Survey Analysis Report (four copies and one CD-R) including:

- 1) An assessment of the existing inventory and National Register documentation, with recommendations for updating and/or replacement;
- 2) Review of existing documentary sources, and preliminary bibliography of principal documents for use in the survey;
- 3) Discussion of survey objectives, assessment of previous research and available documentary sources, significant historic themes and periods in the community, communitywide and neighborhood-by-neighborhood threats and resulting selection criteria, discussion of any special methods and procedures recommended for the comprehensive survey; ← - - - - Formatted: Bullets and Numbering
- 4) Prioritized survey action plan based on MHC requirements; ← - - - - Formatted: Bullets and Numbering
- 5) Attachments to include the following MHC documents:
 - Historic Properties Survey Manual* (1992)
 - Survey Technical Bulletin #I* (1993)
 - Interim Guidelines for Inventory Form Photographs* (2006; updated March 2007)
 - Interim Guidelines for Inventory Form Locational Information* (January 2007)

The final report will be submitted to the Commission no later than April 27, 2009.

Upon completion of the project the Consultant will provide a cost estimate for the anticipated Communitywide Historic Properties Survey.

F. Town services

While no extensive town services will be required, the project will benefit from brief conferences with certain town officials such as Librarians and Assessors' staff, and by limited access to Assessors' and other department records. Among the documents that should prove most helpful for use in both this analysis and the full survey are a set of town Assessor's maps and a print-out list of all buildings listed in Assessors' files as having a construction date prior to 1960.

G. Fee proposal

The Scope of Work described above will be completed for a fee not to exceed \$1,000. The proposed budget applies to all costs incurred by the consultant, including photography, photocopying, supplies, and travel.

Attachment #2

PO Box 9
Jaffrey, New Hampshire
03452

July 15, 2008
To Whom It May Concern:

The subject is an Improved 1766 French Charleville military musket of the pattern previously referred to as the Model 1768. However, the changes undertaken in the development of this arm were progressive between 1768 and 1773.

This particular piece appears in excellent original condition with no sign of any attempts to modify, convert or restore. The only markings on the gun are the "Charleville" on the lock plate, above which is a star over the capital letter "D". The letter "D" on the left side of the butt stock near the butt plate is also extant. The numeral "1" is also struck into the wood on the rear of the left plateau. The inside of the lock plate is signed "T. G." which are the lock maker's initials. The lock is a perfect fit into the wood cavity even to the extent of the rear pan screw having impressed itself into the wood inside the cavity.

It is apparent that the barrel has not been disassembled from the gun in 100 years or more. The accumulation of old compacted dust in all the join area and around the two rear barrel bands only occurs when something has not been disturbed for at least that length of time.

The front barrel band has been removed a few times without damage to the gun. I would not recommend any attempt to remove the barrel. Doing so would disturb the seal which age has put on the gun. The same is true for the trigger guard, butt plate and the side plate.

This is one of the finest examples of this weapon as can be found.

There is a small amount of moisture or heat damage to the toe of the stock where it joins the butt plate but this is insignificant.

The musket comes with an original bayonet, which fits this arm perfectly from muzzle to nose. These bayonets are typically not interchangeable without either fitting too tightly or too loosely. When one is found that perfectly fits, it is considered original with the piece.

About 100,000 pieces of this model and its predecessor the Model 1766 were shipped to the American Colonies by France to help fight the British in the War of Independence. A few of these had acceptance marks from New Hampshire, and some had US surcharges. The majority likely had not such markings.

This exceptional quality musket and bayonet would stand in their own right without any historical association at a current value of \$8,500.00 to \$9,000.00. However, in this case, this musket comes with a family history tracing it back through the Stow family of Stow, Massachusetts and in particular to Steven Stow who was a resident of Stow from 1756 onward. Steven Stow served in Captain William Whitcomb's company, Col. James Prescott's regiment, April 19, 1775 at Concord (see ref. Stow, Massachusetts 1683-1933). Steven's son Ichabod Stow was present with a company of Stow men at Burgoyne's surrender in Saratoga 1777.

The family history is very indicative that this musket came down with the Stows to the last Stow, Basel Stow and his stepson Alexander Gray the author of the family history and the last family member to own the gun.

Regarding provenance from this period, firearms in the time period were not serial numbered nor were they photographed. In very rare circumstances an owner or user could have carved a set of initials into a gun he carried or owned, but for the most part all we have to trace the history of a particular weapon is the oral or written history of the family as it passes through the generations. While none of this is 100% definitive it can lend great authority in the research of the history of a particular weapon. As a general rule, any information that leads with some probability to a specific weapon's use by a specific person in events of the War of Independence will enhance the value a great deal. In this case, I believe that the current value of this piece is approximately \$15,000.00.

Curriculum Vitae for L. Richard Littlefield, 257 Nutting Rd., Jaffrey, NH 03452

September 2008

Experience:

Historian for Harrington & Richardson Arms Co. 1975-1976

Full-time dealer in antique firearms - 32 years

Appraiser of antique firearms - 27 years

Collector of firearms - 52 years

Professional Organizations:

American Society of Arms Collectors (director 3 years), meeting coordinator
2001-present

Collector Arms Dealers' Association* (president 1994-1997, director for 20 years)

National Rifle Association (endowment member)

Ohio Gun Collectors' Association (life member)

Pennsylvania Antique Gun Collectors' Association (life member)

Forks of the Delaware Historical Weapons Association (life member)

New York State Arms Collectors (life member)

New Hampshire Arms Collectors Association (past president)

Massachusetts Arms Collectors' Society

Ye Connecticut Gun Guild

New England Antique and Collectible Arms Society (life member)

Collector Organizations:

Smith & Wesson Collectors Association

Remington Society (Charter Member)

Marlin Firearms Collectors

Hopkins & Allen Collectors' Association

National Mossberg Collectors' Association

Colt Collector's Association

Publications:

Major contributor to Flayderman's Guide to Antique American Firearms in the
area of Frank Wesson, Wesson & Harrington and Harrington & Richardson

Contributor to The Blue Book of Gun Values in the area of Harrington &
Richardson

*CADA is the only national collectible arms dealers' association that incorporates
an ethics clause and requires its members to adhere to such. As director and
president of CADA Mr. Littlefield was directly involved in a number of cases
that were brought before the Board of Directors for arbitration and resolution.