

**TOWN OF STOW**  
**Community Preservation Committee**

**Minutes, March 1, 2010**

**Community Preservation Committee Meeting**

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

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

**BILLS AND MINUTES**

**VOTE:** Bob L moved to accept the minutes from February 8<sup>th</sup> as amended, Dave seconded, 3 votes were to approve, Kathleen, and Kathy abstained because they were not present for the meeting, Bob W. abstained because he recused himself for part of the meeting due to a conflict of interest.

Members discussed that money has been set aside in the School Building Project to memorialize the Stone Building & if any project were to move forward some follow-up about those funds should be done before CPA funds are allocated.

**APPLICATIONS FOR CPA FUNDS FOR ANNUAL TOWN MEETING (ATM)**

The Committee decided to discuss each proposal and vote (individually) if they are worth further consideration; after each project has been discussed, the committee decided which projects should be considered for ATM.

***HISTORICAL COMMISSION PROJECTS***

*Archaeological Project:*

- Estimate is \$25,000
- Planning Board supports the project
- Stow's Heritage Landscape report suggests projects like this

**VOTE:** Bob L. made a motion that the archaeological project be endorsed for further consideration by the CPC, Dave seconded and approval was unanimous.

*Lower Village Cemetery Stone Wall* restore the remaining 200 feet of historic wall.

**VOTE:** Dave made a motion to endorse the Stone Wall project for \$20,000 for further consideration by the CPC, Bob L. seconded, and approval was unanimous.

*Headstone Restoration Project:*

**VOTE:** Dave made a motion to endorse the 5 year - \$120,000 Headstone Restoration project for further consideration by the CPC, Mike seconded,

Discussion:

- Has GH talked with other towns that have done similar projects?
- Has GH looked into training volunteers?
- This might be too much money at this time.
- Instead of considering a 5 year projects maybe the committee should consider a 2 year scaled back project.
- Focus on the stones that are in most need of repair.
- Can an RFP be done prior to ATM?

**VOTE:** Dave moved to amend the original motion to a 2 year - \$48,000 Headstone Restoration project, Mike seconded, and approval was unanimous.

**VOTE** of Amended Motion was unanimous.

*Blacksmith Shop & Stone Building* (\* Bill Byron joined the meeting during this discussion ~ 8:40pm)

- Action Item: Deb will ask the community preservation coalition if the use of CPA funds for preservation/restoration automatically attached restrictions on buildings.
- Susan McLaughlin from the Historical Commission joined the discussion.
- Susan said that a majority of members of the Historical Commission support the Blacksmith Shop and the Stone Building.
- Susan asked if CPA funds could be used to hire an architect to design a plan that could include the new school building, the Blacksmith Shop, and Stone Building. The Committee said this would be an allowable use of CPA funds.
- What will the cost of the architect/plans be?
- How will the buildings be used if they are saved?

Dave will draft articles for the March 8<sup>th</sup> meeting. The CPC will review and vote on them on March 8<sup>th</sup>.

1. Stone Wall Restoration at Lower Village Cemetery - \$20,000
2. Return funds from Red Acre Road project
3. Corzine Conservation Restriction

Susan McLaughlin will draft articles for:

1. Archaeological Study - \$25,000
2. Headstone Restoration - \$48,000

Deb will draft articles for:

1. Annual Appropriations
2. Administrative Funds

### **STOW CONSERVATION TRUST (SCT) - Corzine Property**

3. Bob Wilber left the meeting at this time because he has a conflict of interest (Bob is on the Board of the SCT and the CPC Chairman). Dave took over chairing the meeting.
4. In general the committee agreed that there is value in the Town acquiring a conservation restriction on the land. It is in a section of Town that does not have a lot of conservation land and it is a strategic parcel that could be used in connection with abutting parcels for a large development if not restricted.
5. The committee felt that \$100,000 was too much money for a conservation restriction on 30 acres of land.
6. The committee felt that the land might be worth \$5,000/acre - \$150,000.
7. **VOTE:** Bob L made a motion not to exceed \$75,000 for a conservation restriction on the Corzine property, John seconded and approval was unanimous.
8. Dave Walrath will talk to SCT and see if they are agreeable to this amount. Dave will draft a warrant article for the CPC to consider on March 8<sup>th</sup>.

Bob L moved to adjourn at 9:42pm, Kathy seconded, and approval was unanimous.

Respectfully Submitted By:

