

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

**FINAL Minutes, January 24, 2011**

**Community Preservation Committee Meeting**

*Community Preservation Committee members present:* Bob Wilber (Chairman), Peter McManus, Kathleen Willis, Bill Byron, Mike Busch, Kathy Sferra, Wayne Fletcher, Dom Pugliese, & Bob Larkin  
*Admin. Assistant:* Deb Seith

The meeting began at 7:31 pm in the Town Building.

**BILLS & MINUTES:**

Kathleen made a motion to accept the minutes of December 13, 2010 as amended, Bill seconded, Bob Wilber, Peter McManus, Kathleen Willis, Bill Byron and Mike Busch voted to approve, Kathy Sferra, Wayne Fletcher, Dom Pugliese, & Bob Larkin abstained because they were not present.

Bob L made a motion to approve an invoice for P.A.S.T. (Public Archaeology Survey Team, Inc.) for \$7000.00 for completion of Phase I of the Historic Property Inventory Project, Kathleen seconded, and approval was unanimous.

*Note: The Historical Commission has been working with the consultant and voted to approve this invoice.  
The project is still in the fact and information gathering stage,*

Bob L made a motion to approve Deb's payroll for July-Dec, Kathleen seconded, and approval was unanimous.

**UPDATE ON CURRENT PROJECTS**

The committee members discussed the Zoning Board of Appeals (ZBA) decision for the Plantation II affordable supportive housing project. The ZBA decision does not state that the deed restrictions will be in perpetuity but during Town Meeting and in CPC meetings it has been clearly stated that this is a requirement for the project. The committee agreed that when the deed restrictions for the units are written there is specific language that will have to be included.

The ZBA decision allows for the property to be subdivided and for the house on the front of the property to be sold as a market rate unit. In September Greg Jones (representative from the Stow Elderly Housing Corporation – SEHC) met with the CPC and discussed this issue. The CPC explained that the committee wants to see the project succeed but CPA funding may be jeopardized if the house on the front of the property does not meet the definition of community housing.

Jon Witten, Town Counsel, joined the meeting and briefly discussed the potential issues with the Plantation II project. He agreed with the CPC's concerns and encouraged the committee to discuss the issues with the SEHC so that everyone is on the same page.

Action Item: Deb will invite Greg Jones to the next CPC meeting to make sure everyone understands the Community Preservation Act and the restrictions it puts on projects.

**POTENTIAL PROJECTS**

Bob encouraged Wayne, as the Historical Commission Chair, to relay to his commission that there are CPA funds available for Historical Projects.

**NEXT MEETING: MARCH 14, 2011 7:30PM**

Wayne made a motion to adjourn at 8:55pm, Bob L seconded, approval was unanimous.

Respectfully Submitted By:  
Deb Seith