

TOWN OF STOW
Community Preservation Committee

FINAL Minutes, August 22, 2011

Community Preservation Committee Meeting

Community Preservation Committee members present: Bob Wilber (Chairman), , Kathleen Willis, Bob Larkin , Kathy Sferra, Dom Pugliese, Karen Gray, Peter McManus & Mike Busch *(Not Present:* Bill Byron) *Admin. Assistant:* Deb Seith

Other people present at the meeting: Tim Reed (Randall Library Trustee), Jim Salvie (Chairman for Selectmen), Tom Ryan (Board of Selectmen), Charlie Kern (Board of Selectmen), Nancy Arenault (Stow Independent Newspaper), Lew Halprin, Bruce Fletcher, Linda Hathaway (Town Clerk)

The meeting began at 7:36 pm in the Town Building.

BILLS & MINUTES:

Kathy made a motion to accept the minutes of May 23, 2011 as written, Mike seconded and 6 votes were in favor (Bob L. abstained because he was not present).

RANDALL LIBRARY TRUSTEES: Tim Reed, chairman for the Randall Library Trustees, gave a presentation for a possible restoration/renovation project at Randall Library. The Trustees are considering applying for \$30,000 of CPA funds for design funds.

- The Trustees have identified 3 main needs: expand the children’s section, separate the adult section, and create a young adult section with study cubbies.
- The Trustees considered moving the library to Pompo but decided that it was not a good fit.
- Stow would not be eligible for State Grant Funds for a minimum of 5 years.
- Historic restoration is eligible for CPA funds.
- Renovation and expansion is probably not eligible for CPA funds.
- Not looking to increase the collection – need to increase the “human space”.

Possible Ideas

- Convert 1st floor into 2 sections: children’s and young adult.
- Covert 2nd floor into the adult section.
- Take out sloping glass windows (in the children’s section) and build a second story.
- Use the steps outside the children’s section to create a storage space for the children’s supplies.
- Increase the library area by enclosing the current overhang by the front door.

Possible Restoration Work

- Restore walls.
- Restore woodwork.
- Replace bookcases with wooden bookcases that fit the historic character of the building.
- Create a better exhibit for some of the historic artifacts currently housed in the library (move others out).
- Create better handicap accessibility to comply with ADA requirements for the entrance & elevator.

CPC reiterated the point that CPA funds can only be used on portions of the project related to historic preservation and restoration.

STONE APPLE BARN DISCUSSION: Lew Halprin made a presentation for a CPA project proposal to relocate the Stone Apple Barn to the Derby Ridge property. The proposal asked for \$300,000 of CPA funds.

- Lew said the Derby owners have plans to build an apple storage building on their property and are interested in having the Stone Building moved to their property for that purpose (the Derby owners were not present at the meeting).
- Part of the building will be used for a museum/display of agricultural artifacts and the other part will be used for modern day cold storage.
- The Historical Commission likes the idea of saving the building but has not endorsed spending \$300,000 on the project.

- The Historical Commission has not discussed running programs at the Stone Apple Barn.

Timeline & Steps for Project

- The Stone Building has to be off the school property by December 1, 2011.
- Board of Selectmen (BOS) have to declare the building surplus & initiate an RFP process for interested parties to purchase the building (similar to the process taken with Blacksmith Shop).
- RFP should include the amount of available CPA funds for moving expenses.
- RFP process for contractors interested in bidding on moving the building.
- Build a foundation for the building at new site.
- Do all prep work to the building prior to the move.

Possible restrictions that the Town will require on the Building?

- Permanent Restriction on the Façade
- Permanent Public Space
- Permanent Public Rights/Easement to the Building
- Agreement with Owners regarding programs
- Owners will be responsible for maintenance

Additional Questions

- If this project delays the school project what will the impact be on the school budget? Who will be responsible for those costs?
- Is it less expensive for a private owner to take the lead on acquiring quotes, hiring the contractor, etc; and avoid the RFP process?
- How does the Historical Commission prioritize this project with other possible historic projects?

SPECIAL TOWN MEETING: no discussion

NEWS & VIEWS:

- P&S on Banks property fell thru.
- There may be a developer looking at the Cushing Property.
- The CPA is in it's 10th year.

Bob Larkin moved to adjourn at 9:45pm, Kathleen seconded, approval was unanimous.

Respectfully Submitted By:
Deb Seith