

TOWN OF STOW
Community Preservation Committee

FINAL Minutes, March 7, 2011

Community Preservation Committee Meeting

Community Preservation Committee members present: Bob Wilber (Chairman), Peter McManus, Kathleen Willis, Bill Byron, Mike Busch, Kathy Sferra, Dom Pugliese, & Bob Larkin

Not Present: Wayne Fletcher *Admin. Assistant:* Deb Seith

The meeting began at 8:30 pm in the Town Building. Mike and Bob W joined the meeting at 8:44 and 8:46 respectively.

BILLS & MINUTES:

Kathleen made a motion to accept the minutes of January 24, 2011 as written, Kathy seconded and approval was unanimous (Mike and Bob W. arrived after the minutes were approved).

WARRANT ARTICLES

Kathy moved to approve two warrant articles for annual town meeting, Kathleen seconded and approval was unanimous.

Article 34. Community Preservation Expenses

(CONSENT CALENDAR)

To see if the Town will vote to appropriate from Fiscal Year 2012 Community Preservation Fund Annual Revenues the sum of Twenty-nine Thousand Dollars (\$29,000) to be expended for wages and expenses associated with the creation, implementation and maintenance of Community Preservation programs, in accordance with the provision of Massachusetts General Laws Chapter 44B, the Community Preservation Act, including but not limited to office supplies, clerical assistance, property surveys, appraisals, attorney's fees, and other professional services, recording fees, printing and all other necessary and proper expenses for the Fiscal Year 2012, in accordance with a budget to be prepared for the Town Administrator.

(Community Preservation Committee)

Article 35. Community Preservation Reserves

(CONSENT CALENDAR)

To see if the Town will vote to reserve for later appropriation monies from the Community Preservation Fund Balance collected from both the Community Preservation Act Surcharge and the State Trust Fund Distribution and collected from Fiscal Year 2012 Community Preservation Fund Annual Revenues, for 10% allocation to reserve account in accordance with the provision of Massachusetts General Laws Chapter 44B, the Community Preservation Act, for the undertaking of Community Preservation projects.

Fiscal Year 2012

Reserves: Estimated Annual Revenues:

1. Preservation of Historic Resources \$60,000
2. Preservation of Open Spaces \$60,000
3. Affordable Housing \$60,000

NEWS & VIEWS - none

UPDATE ON PLANTATION II & PILOT GROVE II

Greg Jones and Bruce Fletcher joined the meeting as representatives of the Stow Elderly/Community Housing Corporation (SEHC/SCHC).

There has been an appeal on the Plantation II Zoning Board decision. SEHC has hired an attorney to defend the case.

SEHC is applying for Federal Funds in April. It usually takes more than one round to receive funding. This round they hope to get feedback on their application that will be useful for future applications.

The Zoning Board of Appeals approved the Plantation II application. The approval contemplated the subdivision of the property so the house on the front part of the lot could be sold at market rate to help fund the project. SEHC envisions the process in this way: SEHC acquires the land and could potentially subdivide it, then conveys the back portion of the property to the Town, then the Town will lease the property back to SEHC and convey the 37 permanent deed restrictions on the Plantation II units.

As soon as CPA funds are invested in the project there will be restrictions on the property pursuant to Mass General Law Chapter 44B.

The CPC and SEHC/SCHC want to make sure they are on the same page as the project goes forward.

- The affordability of all units at Plantation II (37 units) and Pilot Grove II (30 units) will be restricted in perpetuity. If at any point this changes SEHC/SCHC will notify the CPC because the Town will need to rescind the original appropriations and re-vote for new terms.
- Before any portion of the property is subdivided and conveyed at market rate the original warrant article will have to be amended.
- Town Meeting will need to separately approve the leasing terms of the land to SEHC/SCHC.

The meeting adjourned at 10:09pm

Respectfully Submitted By:
Deb Seith