

TOWN OF STOW
Community Preservation Committee

FINAL Minutes, April 25, 2011

Community Preservation Committee Meeting

Community Preservation Committee members present: Bob Wilber (Chairman), Kathleen Willis, Wayne Fletcher, Bill Byron, Kathy Sferra, Dom Pugliese, & Bob Larkin

Not Present: Mike Busch & Peter McManus

Admin. Assistant: Deb Seith

The meeting began at 7:35 pm in the Town Building.

BILLS & MINUTES:

Kathleen made a motion to accept the minutes of March 7, 2011 as amended, Kathy seconded and 6 votes were to approve. Wayne abstained because he was not present on March 7th.

UPDATE ON CURRENT PROJECTS

- Stow Community Park: Bob Wilber reported that it appears the Town has resolved its dispute with project managers Coler & Colantonio and C&C has accepted the Town's position. Kathleen mentioned that the Recreation Commission still needs to show they have complied with the Town's zoning bylaws regarding lighting.
- Wayne reported that the Historical Property Inventory Project is moving forward (it was delayed by the winter storms).
- Kathy reported that the Cushing property is back on the market at approximately \$2.4M.
 - Action Item: Deb will find out if the property has been removed from Chapter 61 land, if yes – when, and if the back taxes were paid.

POTENTIAL NEW PROJECTS

- Members discussed Parcel U-7 #34. The owner has passed away. The Committee discussed if the parcel should be looked at in the event it is put up for sale. The Town owns land adjacent to the parcel. Action Items: Deb will ask Nancy Arsenault if she has information about the heirs. Dom will check with the assessor's office about the taxes.
- Members discussed Parcel U-10 #22. The Town has been approached by attorneys for the owner to see if there is an interest in buying the property. Members questioned if the parcel is a buildable lot and what the best use of the land would be. The CPC agreed to wait for feedback from the Open Space Committee (this topic is on their next agenda).

NEWS & VIEWS

- Members briefly discussed how they view their role as a committee: Grant Maker vrs Proposal Generator. In general the members felt the role of the CPC falls somewhere in between. For the most part they see the CPC as a Grant Making Entity but there is the occasion when the committee can have an impact on getting a project started.
- The CPC briefly discussed the Plantation II project and explained to some newer members why the project was structured as it was. The CPC had felt there was an opportunity for the Town to own the land and the deed restrictions, and they saw this as a possible long term benefit for the Town. The committee also discussed the fact that the

Town will be able to tax improvements on the property and possibly a portion or all of the land.

- Kathy mentioned that there is a warrant article for the May 2nd annual town meeting to preserve the Stone Building. She has heard that some people believe that CPA funds will be used if this warrant article is approved. Kathy thought the committee should make it clear at Town Meeting that preserving the building may be an allowable use of CPA funds but no project has been proposed to the CPC.
- Pending CPA legislation to create a minimum threshold of a 75% State Match for CPA funds may move forward after some successful hearings. If passed, this legislation would have a hefty impact on registry of deed recording fees. The legislation also allows for CPA funds to be used on the maintenance of existing recreation facilities. Action Item: Deb will find out if the Community Preservation Act has any restrictions on how much money must be allotted to Open Space before spending money on Recreation projects/

The meeting adjourned at 10:09pm

Potential agenda item for next meeting: Cushing Property, Parcel U-7 #34, Parcel U-10 #22, Stow's Community Preservation Plan, Historic Façade Deed Restrictions.

Respectfully Submitted By:
Deb Seith