

TOWN OF STOW
Community Preservation Committee

Minutes, August 19, 2013

Community Preservation Committee Meeting

Community Preservation Committee members present: Kathy Sferra (chair), Bill Byron (vice-chair), Dot Spaulding, Cortni Frecha, and Mike Busch. *Bob Larkin arrived at 7:40pm as noted in the minutes.*

Not Present: Mike Dugas, Vin Antil, and Rich Eckel

Admin. Assistant: Deb Seith

The meeting began with a quorum at 7:30pm.

BILLS & MINUTES:

VOTE: Cortni made a motion to approve payment of \$9375 invoice from PAST, for completion of 25% of Phase 3 (total project 65% complete) of the Historic Properties Inventory. Cortni made a motion to approve payment, Mike seconded, and approval was unanimous for the 5 members present.

VOTE: Cortni made a motion to approve the minutes of June 17, 2013 as amended, Dot seconded, and approval was unanimous for the 7 members present at the time of the vote.

VOTE: Bill Byron may attend the “What’s New In Municipal Law” seminar. He will decide by mid-September. Cortni made a motion to use CPC administrative funds to pay for up to \$50 for the registration fee for the seminar, Mike seconded & approval was unanimous.

VOTE: Bill made a motion to approve the minutes of July 15, 2013 as drafted, Cortni seconded and approval was unanimous.

7:40pm Bob Larkin arrived at this time.

PROJECT REQUEST SUBMISSION

GLEASONDALE VILLAGE REQUEST from the Planning Board

- See attached project submission form for details.
- Cost will be split 3 ways between the Selectmen, Planning Board, and CPA funds.
- \$2767 from CPA administrative funds would be used.
- The Planning Board will guide the process.
- CPC members would like to have a representative on the focus/advisory committee.

VOTE: Bob made a motion to approve the use of CPA administrative funds in the amount of \$2767 to pay for 1/3 of the cost of the Gleasondale Village request with the understanding that if willing, a CPC member will participate in the process/committee/focus group/etc, Cortni seconded and approval was unanimous.

CPC ADMINISTRATIVE POSITION

- *The Committee briefly reviewed a job description and decided to post the position. The Committee assigned Cortni, Kathy, and Deb to review applications and interview applicants.*

NEWS & VIEWS

- Pilot Grove II is under construction.
- 323 Great Road – the Town is negotiating with abutters.
- The Open Space Committee will discuss the Woodhead property at their next meeting.
- The Oversight Committee is considering moving the Library to Pompo School and restoring the Randall Library to its original construction to be used as a Town Museum under the direction of the Historical Commission. The Oversight Committee asked for the CPC to give their opinion if the project would be eligible for CPA funding. In general members felt the project or portions of it would qualify for CPA funding but they were not comfortable endorsing an idea without a project proposal. Members also agreed that other funding sources would probably need to be considered.
- Bill sent an email (as a resident, not a CPC member) to the Selectmen, Planning Board, Conservation Commission, and some others asking if the Town would consider purchasing some of the property at 2 Marlboro Road for the Gleasondale Mill septic system site.
- Kathy resigned from the Planning Board effective next week and requested the Planning Board designate her a non-voting member and their CPC representative.

Bob made a motion to adjourn at 8:47, Mike seconded, and approval was unanimous.

Respectfully submitted by:
Deb Seith

TOWN OF STOW COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORM COVER SHEET

Submitter: Karen Kelleher

Submission Date: August 16, 2013

Group or Committee Affiliation (if any): Planning Board

Submitter's address and phone number:

380 Great Road

Stow, MA 01775

978-897-5098

Purpose (please select all that apply):

Open Space

Affordable Housing

Historic

Recreation

Submitter's email address: planning@stow-ma.gov

Project Name: Gleasondale Village

Project Description: *A contract between the Town of Stow Planning Board and the University of Massachusetts Center for Economic Development (CED) to implement of an economic development strategy to stimulate the revitalization of the historical Gleasondale Village, prepared by the CED in the Spring of 2013. The Goals for this project are:*

- 1) *To gain knowledge of the concerns and desires of the property owners and citizens of Gleasondale concerning preservation of historic identity, recreation opportunities, housing and economic vitality of the village.*
- 2) *To determine and prioritize the critical actions that should guide the future of the village.*
- 3) *To test the practicality of the ideas before a panel of experts (mill owners, town managers and small town planners).*
- 4) *Create an implementation plan that will be designed to guide the development of Gleasondale over the next ten years.*

CED staffing will include Professor John R. Mullin, PH.D, AICP, Professor Henry Renski, Ph.D. and up to five graduate students from the Regional Planning and Landscape Architecture program. The services of Professor Mullin and Renski are free. The time of the graduate students (140 working hours each) is free. The town will be responsible for the cost of a research assistant \$7,800.00 and \$500.00 for incidentals. The Historical Gleasondale Mill was the main reason Stow was chosen to take part in this program. Professor Mullen has been instrumental in the redevelopment/rehabilitation of many historic mills throughout the state and will be intimately involved the students' project. As proven by the Phase I project, completed in the Spring of 2013, we are convinced that the end product will be a quality, professional product that will guide the Town of Stow toward revitalization of Gleasondale's historic character. The final Phase I product was so successful that the mill owners, Rock Bottom Farm property owner, and other neighborhood groups are energized to organize a neighborhood group. The cost of the Phase I project was \$7,500.00 and the final product was of a quality that a consultant could have easily charged \$30,000.00-\$50,000.00.

Background

In the spring of 2013 the Town of Stow Planning Board contracted with the University of Massachusetts Center for Economic Development (CED) to undertake a draft economic development strategy to stimulate the revitalization of the historic Gleasondale Village. This project was completed in July 2013 after a month's long investigation into the past and future of Gleasondale's historically significant mill building and attending land uses. The implementation plan includes strategies to preserve historic and recreation features of the village. Specific recommendations relative to historic preservation and recreation include:

Historic

1. *Establish a Historic Neighborhood Committee with a mission to educate the public and preserve the history of Gleasondale.*
2. *Pursue National Register Listings and Establish a Gleasondale Historic District. Building on submissions to the Massachusetts Historical Commission, Stow should consider preparing a multi-property submission for inclusion in the National Register. One of the most important benefits of inclusion is the Investment Tax Credit, which significantly expand the redevelopment options for a property owner.*
3. *Establish design principles to convey Gleasondale's design to convey a blend of the agricultural and historic industrial and residential features of Gleasondale and celebrating the river's beauty today and its role in the village's industrial era. There are a number of notable architectural inspirations to draw from in Gleasondale, including the church at the southern end of the village, the mills themselves, the mill housing, and some remarkable farmhouses. With the completion of the Historical Commission's historical survey there is ample material to draw upon.*
4. *Evaluate solutions to the need for water and sewer in order to accommodate redevelopment and refurbishment of the historic mill building.*
5. *Create a toolkit for Mill Redevelopment.*
6. *Identify potential grant programs for historic mill redevelopment*
7. *Determine the Brownfield status of the Mill Building and identify grant programs for remediation*
8. *Determine conditions of bridge and right of way.*

Recreation

9. *Promote bicycle and pedestrian recreation, connecting Gleasondale to orchards and the rail trail.*
10. *Identify locations for river access canoe launch.*

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2013	\$8,300.00	\$2,767.00	\$2,767.00 – Planning Board Consultant Account Favorable Consensus Reached: To be voted on 08/27/2013 \$2,767.00 – Selectmen Consultant Account Approved 08/13/2013

2014			
2015			
2016			
Total			

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

The project falls within the jurisdiction of the Planning Board, led by Planning Department Staff and will involve the Board of Selectmen, Board of Health, Conservation Commission, Historic Commission and Recreation Commission.

During Phase 1, students met with representatives of the Board of Health, Building Department and Historical Commission. A final presentation was made at a Joint Boards meeting. The Historical Commission is enthusiastic about this project and has been represented at all of the meetings during Phase 1 and will continue to participate in the Phase II project. The Historic Commissions ongoing inventory project will be an integral part of this planning process.

For Community Preservation Committee Use:

Form Received on: _____ Project Presented to CPC on: _____
 Reviewed by: _____ Determination: _____