

TOWN OF STOW
Community Preservation Committee

Minutes, January 12, 2015

Community Preservation Committee Meeting

Community Preservation Committee members present: Kathy Sferra (chair), Dot Spaulding, Louise Nejad, Bill Byron, Cortni Frecha, Bob Larkin, Mike Busch and Vin Antil.

Admin. Assistant: Krista Bracci

Liaison: Brian Burke (Board of Selectmen/Clerk) – not present

Not Present: Rich Eckel

The meeting began with a quorum at 7:30 pm (Cortni and Vin arrived at 7:35 pm)

BILLS & MINUTES

VOTE: Bob made a motion to approve the minutes of December 8, 2014 as amended, Cortni seconded. The vote was unanimous.

VOTE: Cortni made a motion to approve up to \$8,000 for an invoice from Marshall Gary LLC associated with the Pine Bluff Design Fund Project, Bob seconded. The vote was unanimous.

PINE BLUFF IMPROVEMENT PROJECT PROPOSAL

Laura Greenough, Tim Allaire, and Ben Gary (Marshall Gray LLC) made a second presentation to the CPC members for a project they would like the committee to fund. Kerri Keesey an associate member of the Recreation Commission was also present. The project's main goal is to bring the Pine Bluff Recreation area into compliance with Board of Health bathroom requirements for summer camps and also take into account suggestions from the Stow community about upgrading this recreation area. The second presentation showed a \$28,000 cost savings from what was initially presented. The approximate cost for the project will be \$258,000. The Recreation Commission's plan is to solicit \$36,000 in targeted reductions through donations and in-kind services and add \$20,000 in for contingency. They are requesting CPA funds totaling \$242,000. They are also requesting that this project be part of the special town meeting being held on February 23, 2015. The project will be put out to bid prior to the meeting and work will start right after the meeting if the project passes so that it can be completed for the 2015 summer season.

DISCUSSION TOPICS:

- Guard rail cost was trimmed down.
- A new coating of sand will be added to the beach as well as one shade structure.
- The paved area will be less than what originally was presented.
- Steps to the beach will be extended.

- There will be two storage areas (20x30 and 12x12). One of the storage areas will include an air conditioned office and a cot for sick children.
- There will be two additional bathrooms. All bathrooms will now have floor drains, hand dryers, hot water and new doors. One of the bathrooms will be all-persons accessible.
- Outdoor shower and changing rooms will be added. The changing rooms will be a wooden enclosure with benches.
- The pavilion will be 20x30 with a green painted metal roof. The new pavilion chosen created a cost savings.
- The Recreation Commission created Camp Stow and it was approved by the Board of Selectman. The camp is extremely popular and the revenue created is used to maintain all the recreational facilities in town and pay the staff that runs the camp.
- They hope to widen the beach to make additional space. Some citizens are concerned that seniors can not enjoy the beach with so many children there. Laura hopes to rope off different areas for camp, swim lessons, and the general public so that all residents can enjoy the beach. Camp is also on the beach for a limited time each day.
- There was a question on whether part of Pine Bluffs is an archeological site. The state is currently reviewing this and has not gotten back to the Recreation Commission yet. They anticipate hearing from them in the next thirty days.
- Some tree removal is necessary to accommodate the proposed beach access road. The Recreation Commission will file a notice with the Conservation Commission and Laura plans to also have a conversation with the Historical Commission at one of their meetings.
- The public has stressed the need for a basketball court and bocce area. The Recreation Commission was challenged in trying to fit all the needs into the area while still trying to reduce the cost of the project. They were challenged in trying to provide more field space and not cut into the grass area.
- The basketball court may be used for other things like roller skating and some chalk drawing for the younger children.
- There are spots available close to the beach for accessible parking. It will be closely monitored by the staff.
- The observation deck will look over the beach and can offer a nice view and a place to play cards or draw. It will also be accessible.

VOTE: Bob made a motion to submit a warrant article for \$242,000 from the Community Preservation Unreserved Fund balance to support this project, Cortni seconded. The vote was unanimous.

VOTE: Bob made a motion to allow Kathy Sferra to work with the Recreation Commission to draft the final wording for the warrant article for STM, Cortni seconded. The vote was unanimous.

TOWN CENTER PLANNING EFFORT (PHASE #2)

Karen Kelleher from the Planning Department attended the meeting and is requesting additional funds amounting to \$3,069.50 from the CPA Administrative account. The first phase primarily focused on potential uses for the 323 Great Road area. This request would provide ideas for the balance of the town center: Center School to the Police Station. The planning board would be working with the University

of Massachusetts Center for Economic Development to come up with a comprehensive plan that integrates circulation, affordable housing, open space and other issues.

VOTE: Bob made a motion to approve \$3,069.50 of CPA Administrative funds for phase two of the Town Center Planning Effort, Cortni seconded. The vote was unanimous.

NEW PROJECT PROPOSALS

The committee received three new project proposals:

- Conservation Land Invasive Species Mapping Project (\$25,000)
- Conservation Commission - Open Space Acquisition (\$50,000)
- Lower Village Common Intensive Archaeological Survey (\$8,000)

ACTION ITEM: Krista will schedule the Planning Department and Conservation Commission presentations for the next CPC meeting on January 26, 2015.

WARRANT ARTICLE DISCUSSION

MAPPING OF LOWER VILLAGE & HILLSIDE CEMETERIES: Dot supplied a warrant draft, Kathy will review the warrant and make necessary changes before Krista submits it to the Board of Selectman for review for the STM.

CPC SIGN

Cortni supplied the final sample sign for the committee to vote on.

VOTE: Bob made a motion to approve the sign, Mike seconded. The vote was unanimous.

ACTION ITEM: Krista will work with Kathy on exploring price options. Cortni will contact Beth again about obtaining the right website link.

MEETING SCHEDULE

January 26th
February 2nd
March 9th
March 23rd

Bob made a motion to adjourn at 9:00 pm, Vin seconded, and approval was unanimous.

Respectfully submitted by: Krista Bracci