

**TOWN OF STOW**  
**Community Preservation Committee**

**Minutes, September 14, 2015 (Amended)**

**Community Preservation Committee Meeting**

*Community Preservation Committee members present:* Dot Spaulding, Mike Busch, Cortni Frecha, Vin Antil, Kathy Sferra, Louise Nejad

*Admin. Assistant:* Krista Bracci

Finance Committee Guest: Paul McLaughlin

*Liaison:* Brian Burke

*Not Present:* Rich Eckel, Bill Byron, Bob Larkin

The meeting began with a quorum at 7:30 pm

**BILLS & MINUTES**

**VOTE:** Kathy made a motion to approve the minutes of August 10, 2015 as amended, Mike seconded. The vote was unanimous.

**VOTE:** Vin made a motion to approve an invoice from Marshall Gary in the amount of \$1,250.00 for the Pine Bluff Design Fund Project, Mike seconded. The vote was unanimous.

**VOTE:** Kathy made a motion to approve an invoice from PAL, Inc. in the amount of \$1,336.95 for the Lower Village Survey, Dot seconded. The vote was unanimous.

**WARRANT ARTICLE DISCUSSION**

**DISUSSION:** The CPC members reviewed the warrant article and instructed Krista to make some changes. Cortni will discuss the article with Mike K (SMAHT) prior to the next CPC meeting. The feeling was to make sure to separate the two items onto two different warrants: funds to purchase foreclosures and funds to change deed restrictions.

**VOTE:** Kathy made a motion to place the SMAHT Affordability Safeguard Program on the November 2015 Town Warrant, Mike seconded. The vote was unanimous.

**RANDALL LIBRARY RESTORATION UPDATE**

Presented by Melissa Fournier - Randall Library Director

Melissa informed the committee members that she had a meeting with Bill Wrigley on August 20th and has decided to hold off on submitting a warrant article for the Special Town Meeting in November. She is working with Maureen Trunfio to develop and submit an RFQ by the end of September. The goal is

to obtain a qualified person to provide an estimate of the project and work closely with a Historical expert to ensure the project is done properly. Melissa mentioned she would forward a copy of the RFQ to Krista for distribution to the committee members once it is complete.

The second phase would then be to develop an RFP and obtain CPC approval for the project. A number of questions were brought up (see discussion items listed below) and the committee suggested she contact Bill again to give her some guidance and direction. She also mentioned utilizing CPA design funds that were already appropriated at a previous town meeting.

Q. Who should be listed on the RFQ to field questions?

A. Usually the Department Head is listed.

Q. How much will be listed in the Central Registry?

A. Approximately \$20,000.

Q. Who will be the procurement officer?

A. This is a question for Bill.

Q. How many Committees should there be?

A. Only one.

Q. How is a Committee formed?

A. The Board of Selectman handle this.

Q. How do we hire and pay for an Administrator for this project?

A. This is a question for Bill.

### **323 GREAT ROAD POTENTIAL USE PRESENTATIONS**

The planning board suggested getting feedback from the CPC prior to the Board of Selectman's decision on what the 323 Great Road property would be best utilized for. Once a decision is made then a request for CPA funding will be made.

#### **Conservation Commission Presentation**

Presented by Kathy Sferra - Conservation Commission Coordinator

*Note: Kathy stepped down as a CPC member in order to give this presentation*

The overall vision of the Con Comm presentation was to make the 3 usable acres of land a park the community can enjoy. They obtained feedback from residents and found out that many would like to see a place with easy trails to walk on instead of the more rugged trails located in most of the conservation land in town. The presentation touched on the following:

- There would be two trails one more easily walked for the elderly or parents wishing to push a stroller.
- Access will be near Union Church and there would be 10 - 12 parking spaces.

- The park will have a nature area for children, a field to toss a ball and another area for seniors to enjoy chess.
- The thought is to allow the church to utilize the land as well for outings and wedding photographs. There would be a trail to both of the churches.
- There will be walking/biking access from Crescent Street (right of way). The grade is a bit steep and no cars will be allowed, only emergency vehicles.
- A gazebo and well may be added to the property.
- Some of the property will need some work. For example, an old well needs to be removed, debris will need to be cleared out and some invasive species will need to be removed.
- Recreation has indicated they would like to manage the property with help from the Con Comm.
- The property has a pond.
- Uses will be determined during the design phase.
- Police are okay with an access to the park from their parking lot.

### **Stow Municipal Affordable Housing Trust Presentation**

Presented by Leonardi Aray with help from Quince Papanastassiou - members of SMAHT

SMAHT envisions the land being a park that includes affordable housing. They feel a combo approach is feasible and are sensitive to the pond. They mentioned the homes may have solar panels. There was a home on the site at one time and they would like to see that happen again. They would like to enhance the existing paths and have lots of green. They presented two different options:

#### **Option #1:**

- One building with four homes - 2 one bedroom flats and 2 two bedroom town homes (total of 6 bedrooms and parking spots). A fire system would be required for these units.
- There would also be a pavilion that could be used as a solarium.
- Public parking would be around 8 spaces.
- The plans also showed trails and natural play areas.
- A one way road would connect Crescent Street and the church and would allow emergency access.
- The parking lot could be more natural in look by avoiding pavement and use gravel.

#### **Option#2:**

- Two buildings with four homes - 2 one bedroom flats and 2 two bedroom town homes (total of 6 bedrooms and parking spots).
- There would be a gazebo, trails and natural play areas.
- No road would access the property, but there will be walking access in a number of locations. For example: Crescent Street and the Church parking lot.
- Public Parking would be around 8 spaces.

#### **Discussion Points:**

- May have an issue with the snow easement location.
- A road may require a Traffic Engineer and may upset some residents near Crescent Street. It could also be used as a cut through.
- There may not be enough resident and public spaces for parking.

- The green house pavilion would draw a residents in the winter, but will require maintenance.
- Housing would decrease the amount of play area.
- The cost to build is approximately \$250,000 to \$300,000 per unit.
- Great location for affordable housing (walking distance to the library and supermarket).
- Less units could be developed on the site.
- Is there enough land to do both?
- Housing brings more security to land.
- Placing the housing sideways will lessen the feeling that the units own the park area.

## **PROJECT UPDATE**

Pine Bluffs Improvement Project: Mike informed the members that the sun shade structure has not been completed. Craig has inspected the project. There is some concern about prevailing winds. It was also mentioned that the Recreation Commission funded this item. Some other items still need to be completed and funding is being discussed.

## **NEWS & VIEWS**

Cortni asked the members if there was a possibility to change the CPC meeting night to another day of the week. There is a course she would like to take that meets for eight weeks on Monday evenings. The members were fine with the idea. Cortni will get back to everyone with her decision.

## **MEETING SCHEDULE**

September 28th

October 5th

October 19th

Kathy made a motion to adjourn at 10:08 pm, Dot seconded, and approval was unanimous.

Respectfully submitted by: Krista Bracci