

TOWN OF STOW
Community Preservation Committee

Minutes, March 23, 2015

Community Preservation Committee Meeting

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

Admin. Assistant: Krista Bracci

Liaison: Brian Burke

Not Present: Rich Eckel

The meeting began with a quorum at 7:32 pm

BILLS & MINUTES

VOTE: Bob made a motion to approve the minutes of March 2, 2015 as amended, Dot seconded. The vote was 6 - 0.

Vin Antil, Mike Busch and Brian Burke arrived at 7:35 pm

VOTE: Bob made a motion to approve \$1,310.13 for an invoice from Places Associates, Inc. associated with the Pine Bluff Design Fund Project, Cortni seconded. The vote was unanimous.

VOTE: Bob made a motion to approve \$1,200 for an invoice from Preservation Technology Associates, LLC associated with the Randall Library Design Fund Project, Cortni seconded. The vote was unanimous.

VOTE: Bob made a motion to approve \$400 for an invoice from Gemini Sign Company in order to purchase new CPC signs, Cortni seconded. The vote was unanimous.

CPC SIGN UPDATE

Krista supplied a mock up of the CPC sign for the committee to review.

DISCUSSION TOPICS:

- Some of the members had a concern that the staples attaching the sign to the holder would rust. There was a suggestion about using rubber cement in place of staples.
- There are eleven CPA projects that need signage prior to Town Meeting. Some of these projects may require two signs.
- Many members felt that the website needs to be larger and in bold font without distorting the lettering.

ACTION ITEMS: Krista will contact Mark at Gemini Sign to inquire about the website being larger and in bold font. Cortni offered to help create the new image if Gemini was not willing to do it at no cost.

PROJECT UPDATES

Annual Town Meeting Warrant Articles: Kathy informed the committee that both warrant articles were submitted and that the warrant is now closed. She also mentioned that she will be attending a Finance Committee Meeting and a Capital Planning Meeting to discuss the warrant articles in more detail.

Historic Randall Library Design Fund Project: Kathy, Dot and Bill meet with Melissa Fournier last week. Melissa is reviewing design options right now for the Library. She will contact Krista after town meeting to come in and give a more formal update to the committee.

Mapping of Lower Village and Hillside Cemeteries: Dot informed the committee that the Historical Commission received four responses for this project when it went out to bid. The spread was from \$9,000 to \$27,000. The commission decided to go with the second lowest bid - Topographix (\$23,400). Dot is in the process of calling some of their references. She will have the preliminary invoice soon and work will be done in 2015. The one very low bid did not demonstrate a solid understanding of the project.

Creation of Recreational Facilities at Pine Bluff Recreational Area: Mike informed the committee that the bid closed last Thursday for this project. The Recreation Commission requested separate bids: one for the buildings and one for site work. They received two bids for the buildings and one for the site work and will review them at their next meeting. Mike also said that they may put the site work out to bid again. The bid came in very high and may have been a result of all the snow on the ground.

Tuttle Lane Land Acquisition: Bill had some concerns regarding this new CPA project and wanted to discuss them with the committee.

- Why did we not purchase an easement or a right of way?
- Does not like the idea of buying buildable lots and is afraid this may set a precedent.
- The land does not seem to connect to the conservation area - it is across the street.

Comments from Mike: He had the same concerns about precedents, however, felt that this was a unique opportunity and supported the project.

Comments from Kathy: She mentioned that the lot was appraised for \$225,000. She also feels like this is a unique situation and was okay with the project since CPA funds were not picking up the total cost of the property. Kathy also mentioned that the Brewers are very conservation minded but need to sell for fair market value for financial reasons. She disagreed with Bill about the trail connection.

Brian Burke left the meeting early at 8:12 pm

NEWS AND VIEWS

Stow Community Preservation Plan: Kathy and Dot will be supplying Krista with additional information to update the plan. Once the draft is complete Krista will forward it to the committee members. At a future meeting final corrections will be made before the plan is posted to the website.

MEETING SCHEDULE

April 13th

April 27th

May 18th

Bob made a motion to adjourn at 8:16 pm, Cortni seconded, and approval was unanimous.

Respectfully submitted by: Krista Bracci