

TOWN OF STOW
Community Preservation Committee

Minutes, November 9, 2015

Community Preservation Committee Meeting

Community Preservation Committee members present: Mike Busch, Kathy Sferra, Louise Nejad, Paul McLaughlin, Bob Larkin

Admin. Assistant: Krista Bracci

Liaison: Brian Burke

Not Present: Cortni Frecha, Dot Spaulding, Bill Byron, Vin Antil

The meeting began with a quorum at 7:37 pm

Kathy Sferra ran the meeting

BILLS & MINUTES

VOTE: Bob made a motion to approve the minutes of September 28, 2015 as amended, Mike seconded. The vote was unanimous.

VOTE: Bob made a motion to approve an invoice from Marino Construction in the amount of \$13,761 for the Pine Bluff Construction Project, Louise seconded. The vote was unanimous.

Note: The second Pine Bluff invoice was put on hold until the next CPC meeting (\$5,800 from the design fund account).

WARRANT ARTICLE DISCUSSION

Mike Kopczynski will make the presentation at STM and Cortni Frecha will speak on the Community Preservation Committee's behalf. Krista will attend the STOWS meeting on Thursday night.

Draft Agreement between CPC and SMAHT: This agreement was drafted by John Witten (Town Council) and Mike Kopczynski (SMAHT). The committee raised a couple of issues with the document that Kathy Sferra will communicate to John and Mike. After town meeting the committee will meet with Mike K to finalize the agreement.

Section #1: Kathy asked the committee - Does CPC want to give SMAHT complete control over the funds? Bob mentioned that sometimes there may only be hours before a property goes into foreclosure. If this occurs then there is no time for the committee to meet and approve the fund being spent.

Section #2c: Kathy made a point that this section should follow the CPA Statutes. For example, to renovate a property may not be acceptable. Brian suggested that we use language like restore to salability.

Section #3: The word permanent needs to be added (subject to a permanent affordability restriction).

Section #7: Instead of using designated Community Preservation Fund account it should read as follows: transferred to the Community Preservation Fund Reserve for Affordable Housing purposes.

PROJECT UPDATES

Pine Bluffs Improvement Project: The committee members would like Laura from the Recreation Commission to come to one of their meetings to provide the members with a project update report. They are interested in what has been completed and what has not based on the original proposal that was approved. Mike B mentioned that the Recreation Commission may need to request additional funding from CPC to complete the work.

Library Restoration: Kathy mentioned to the members that there are Library design funds left. The Library is going to put out a bid for design services. The bid will include getting a quote for insulation. The Library hopes to request CPA funding in time for the ATM.

MEETING SCHEDULE

November 16th - 6:30 at the Hale Cafeteria prior to STM

December 14th

January 11th

January 25th

Bob made a motion to adjourn at 8:17 pm, Mike seconded, and approval was unanimous.

Respectfully submitted by: Krista Bracci