

**TOWN OF STOW
Community Preservation Committee**

Minutes, July 18, 2016 (Amended)

Community Preservation Committee Meeting

Community Preservation Committee members present: Cortni Frecha (chair), Dot Spaulding, Mike Busch, Bill Byron, Vin Antil, Rick Connelly, Ernie Dodd, Paul McLaughlin

Not Present: Bob Larkin

Admin. Assistant: Krista Bracci

Liaison: Brian Burke - not present

Guest Speaker: Bob Wilber

Audience: John Colonna-Romano, Atli Thorareusen

The meeting began with a quorum at 7:36 pm

MINUTES

Only one word change due to a typo (president to precedent).

VOTE: Vin made a motion to approve the minutes of June 27, 2016, Rick seconded. The vote was unanimous. Mike was not present for the vote (arrived at 7:45).

INVOICES

Invoice Discussion:

Ernie is an abutter to Pine Bluffs. He wanted to inform the committee he would only vote on invoices when discussing the Pine Bluff Recreational Area. Mike mentioned that Marino Construction needed to rent a Bob Cat for the work they did.

VOTE: Ernie made a motion to approve an invoice from Greg Patykowski in the amount of \$385.00 associated with the Improvements at Pine Bluff Project, Dot seconded. The vote was unanimous.

VOTE: Vin made a motion to approve an invoice from Marino Construction in the amount of \$6,200.00 associated with the Improvements at Pine Bluff Project, Rick seconded. The vote was unanimous.

STOW CONSERVATION TRUST'S AGRICULTURAL PRESERVATION INITIATIVE

Bob Wilber from Red Acre Road and a member of the Open Space Committee addressed the CPC. He explained he was here representing the Stow Conservation Trust which is completely made up of volunteers. Every cent they spend is to protect land and all their funding is raised through donations and

other contributions. The Stow Conservation Trust has been in effect since 1978. Bob explained that SCT has a new Agricultural Initiative whose purpose is to protect agricultural land in Stow.

Points Made:

- Some lands in Stow that the Trust has helped preserve are, but not limited to: Derby, Mosley and Flagg Hill.
- SCT feels that the farms are an important part of our community.
- Because we have local farms the residents of Stow have access to local healthy food with less carbon footprint.
- Because we have local farms we have cleaner air and water.
- Local farms provide employment opportunities for teens under the age of 16.
- With less land development we have smaller class sizes which increases the quality of education in our schools.
- Only a few farms have been conserved and we are vulnerable that some may be lost.
- Most of the farms in Stow are not very profitable, therefore, the Trust would like to help them if they can.
- The Trust is not interested in buying farms, but would like to remove the possibility of their being developed.

Trust Ideas:

- SCT is going to be launching a video this Fall for the town residents (Save Stow's Farms).
- SCT is in the process of raising private funds and obtaining State and Federal funds. In order to get funding from the State you need a local match.
- SCT has been talking to a number of farms in Stow quietly to see how they can help. They are discussing the State APR program with the owners as well as conservation restrictions.

August 8th Town Meeting: SCT has expressed their intent to donate \$10,000 to the CPC to help with the Boon Road APR Article. Bob mentioned he will be sending something in writing and the CPC was favorable regarding accepting the donation. SCT has also offered to contribute a similar amount toward some future agricultural preservations as they occur.

Bob thanked the CPC for all their work and he feels that this is a very important committee in town.

REVIEW BOXBORO ROAD WARRANT ARTICLE

- Cortni has been working with Mike K from SMAHT and the town attorney (the -7 needs to be removed and the order of the articles).
- Members agreed that some language needed to be changed (to show the purchase price of only a portion of the lot).
- Ernie felt a legal document is needed to define the land.
- Cortni felt it was fine to approve the article with the two small changes.
- Paul requested to be filled in since he missed some meetings. Cortni gave him a recap.

VOTE: Ernie made a motion to approve article #3 with the changes that were discussed, Dot seconded. The vote was unanimous.

ACTION ITEM: Krista will give Maureen the revised article and mention that the order of articles needs to be changed.

VOTE TO ENDORSE CPA ARTICLES TO THE AUGUST 8TH TOWN MEETING

VOTE: Mike made a motion to approve article #2 (Boon Road APR), Ernie seconded. The vote was 7 - 0, with Bill abstaining.

VOTE: Ernie made a motion to approve the new article #4 (Lot Purchase on Boxboro Road), Bill seconded. The vote was unanimous.

TOWN MEETING INFORMATION

Article #2: Kathy Sferra will be doing a presentation and Vin will speak if needed for the CPC

Article #3/4: SMARHT will be doing the presentation and Cortni will speak if needed for the CPC

REVIEW OF PROJECT APPLICATION MATERIAL

The committee reviewed Brian's suggestions and the changes that were made previously. There was some discussion between Mike and Ernie about obtaining hard quotes during the application process.

VOTE: Mike made a motion to approve both the initial and final application material, Vin seconded. The vote was unanimous.

ACTION ITEM: Krista will make the necessary changes and post both application materials on the CPC website.

DISCUSSION ON A STOW CPC GRANT AGREEMENT

Cortni mentioned to the members that this agreement will help projects remain on task and specify that the project applicants keep the CPC up to date on the progress of their project. Krista will make some changes to the Quincy document Cortni suggested and send it out to the members to review. The CPC will then review these changes at a future meeting.

DISCUSSION ON THE AFFORDABLE DEED RESTRICTION PROGRAM

Cortni explained to the committee about this existing project:

- Utilize CPA funds to purchase deed restrictions on homes (Seniors in Stow).
- The home owner would have money in hand to help keep them in their homes in return for a perpetual affordable deed restriction.
- With a deed restriction on a home it guarantees that some homes will remain small/affordable in Stow.
- The DCDH does not currently recognize these homes as Affordable units. This does not mean they will not in the future.

- Without this program then people may need to leave Stow.
- There is currently \$250,000 sitting and waiting. It was already voted on and approved at a past town meeting.

Comments/Questions from Committee Members:

- We will never reach the 10% Affordable Housing safe harbor, but this is the right thing to do for town residents.
- Terrible if someone can no longer live in Stow who has been here many years.
- What happens if the home is in need of repairs?
- This will keep some smaller homes in Stow small (would need to follow the original footprint if you tear down and rebuild).
- May be able to use CPA funding to do a onetime restoration of a home that is classified as affordable.
- If the house sells with no deed restriction we are vulnerable on who will buy the property. Could be a developer who will put up a huge home or a number of homes.
- Who would implement this plan?
- Taxes in Stow are very high and seniors on a fixed income are having a hard time keeping their homes.
- Cottages on Lake Boon are being torn down and larger homes are being built right to the lot line.
- A nice way to preserve Stow.
- Home owners can defer taxes, but that is humiliating for some people.

PROJECT UPDATES

Pine Buffs: Mike informed the committee that the storage shed has now been painted, signage has been put up, and the parking near the guardrail and turnaround has been completed (it is not black top). More work needs to be done near the bocce courts. He mentioned that the Recreation Commission has been thinking about pavers where grass grows through, but trucks are able to drive on. Cortni mentioned that it needs to be clear on what funds are used and if the work was part of the previous work listed in the project application. Krista will invite Laura to give an update at a future CPC meeting.

NEWS & VIEWS

Discussion on SMAHT: This section came up during the Warrant Article Discussion.

- SMAHT will be receiving additional funds in the future: Walcott Street and Gates Lane
- Walcott Street got held up due to hazardous waste
- Arbor Glen is the only one that has paid in at this time
- SMAHT is part of Town Government
- They are able to own property
- There are some other areas in town they are interested in: Queens Lane and Harvard Road
- There is an RFP on Pine Point
- Ernie - he feels they have done nothing and there needs to be a better way
- Cortni - 1/3 of the construction cost goes into the ground
- The mill building would be a nice spot for affordable housing

- Red Acre Village was the first affordable development in Stow for young professionals just starting out

MEETING SCHEDULE

August 8th - 6:30 - Hale Cafeteria

September 19th

Mike made a motion to adjourn at 9:49 pm, Vin seconded, and approval was unanimous.

Respectfully submitted by: Krista Bracci