

Minutes
STOW FINANCE COMMITTEE
Public Hearing
October 25, 2007
7:00 PM
Town Building

Call to Order

Charles Kern called the meeting to order at 7:25 pm. Present were, Gary Bernklow, David Walrath, James Salvie, and Elizabeth Tobey, Secretary.

Discussion of Town Warrant articles for December 3, Town Meeting

Article 1 - Rescind October 2005 Vote to Authorize Borrowing and CPA Funds for Cushing Property

There were no comments from the public regarding this article.

Article 2 – Farm Land Use Planning Committee – Non-binding Resolution

It was expressed that the intent is that there will be no land purchased until there is a land use study. If the petition passes then there would be no vote on the Snow property until the land use study is completed.

Article 3 –Purchase Snow Property and Create Recreational Facilities

Bob Wilbur stated that the Community Preservation committee voted unanimously to support the proposal presented by the Recreation Committee. The property has low development costs, flat land, well drained and good access.

When questioned regarding the safety of the agricultural mix with recreational use, it was stated that it will be written into the lease regarding farming and chemicals.

Bob Wilbur stated that he feels this is a good buy for the town. There is a pending grant for up to \$500k from the Urban Self Help Grant which would reduce the funds needed.

The project will have a minimal amount of impact on the tax payers. The tax affect will be approximately \$30 a year for 15 years.

Article 4 – Purchase Snow Property

It was stated that article 3 and 4 are not the same. Article 4 states it is specifically for affordable housing. This article would be all town funds, raise and appropriate.

Article 5 – Repair and Upgrade Fire/Rescue Department Communications

It was asked what this article is all about. Gary stated that when the Police communications equipment was upgraded the Fire Department has suffered. There was no grant to help with the funding.

Article 6 – Establish Agricultural Preservation Fund

Ed Newman asked if this was a revolving fund similar to what we already have.

Kathy stated they would be required to set aside \$10k per usable acre

Article 7 – Accept MGL Chapter 64, Section 16A:Fill Election Officer Vacancies

No comments

Article 8 – Accept MGL Chapter 41, Section 110A: Close Town Building on Saturdays

This article is sponsored by the Town Clerk.

Article 9 – Accept Street as Public Way: Fairway Drive

The Construction was approved by planning

Article 10 – Accept Street as Public Way: Indian Ridge Road

Town counsel suggested they do it again to be sure.

Article 11 – Amend General Bylaw: Animal Control

There is some housekeeping; the major change is the definition of a dog at large. It was after 8pm and is not 24hours a day the dog must be under voice commands. At large is defined as being off premises and not under direct control, meaning a leash or verbal commands. This is not a strict leash law.

Article 12 – Amend Zoning Bylaw: Recreation –Conservation District

This is a change in wording; permit to allow and swampland to wet lands. To make the bylaw consistent with the Massachusetts General Laws.

Article 13 – Amend Zoning Bylaw: Accessory Apartments

Accessory apartments are limited to 700 square feet. The septic would dictate the number of bedrooms. They will have to meet the requirements of title 5.

Article 14 – Amend Zoning Bylaw: Cross-country Ski Uses in Residential District Subject to a Special Permit by the planning Board

There were no comments from the public regarding this article.

Article 15 – Amend Zoning Bylaw: Golf Course Uses in Residential District Subject to a Special Permit by the Planning Board

It was stated that Golf Courses are reduced, considered open space and Restaurant and Club Houses are not.

Article 16

Town Election

Future Meetings

October 25, 2007 Post Public Hearing meeting

November 6, 2007 Joint Boards with Capital Planning

Adjournment

Public hearing closed at 8:02pm.

Respectfully submitted,

Elizabeth A. Tobey,
Secretary

Action Item

In December have Dotty Wilbur come talk to us regarding the recap sheet.