

Minutes
STOW FINANCE COMMITTEE
Public Hearing
September 17, 2009
7:00 PM
Town Building
Approved

Call to Order

Charles Kern called the meeting to order at 7:05 pm. Present were, David Walrath, Gary Bernklow, James Salvie, Christopher Sarno, Ann Deluty and Elizabeth Tobey, Secretary.

Charlie explained that the purpose of the Public Hearing is to listen to the people on concerns with the Town Warrant. The Warrant had not been approved as of this date.

Discussion of Town Warrant articles for October 19, 2009 Special Town Meeting

Article 10 – Zoning Bylaw Amendment: Planned Conservation Developments (PCD) Open Space

Kathleen Willis from the Planning Board explained that the purpose of Article 10 is to clarify the intent of the definition to mean: Non-Motorized, Non-Commercial, Non-Competitive and little or no modification to the landscape.

There was a discussion between members and the audience regarding the definition of open space and what the uses and non-uses are. She stated that 60% has to remain open space and the rest can be used for passive recreation

Article 11 – Zoning Bylaw Amendment: Wireless Service Facilities

Kathleen Willis explained that the change is a requirement in the bylaw under wireless distribution section. They can restrict height to 35' in residential districts. They have added a third bullet to the article "protection of the Town of Stow" in the general bylaw. The intent is to be responsible to the town's wetlands protection general bylaw.

Article 13 – Zoning Bylaw Amendment: Residential District Use

Kathleen explained this article is to acknowledge Mass General Law 40A Sec Specific Exemptions for Agricultural Uses. They have added that reference and taken out section 3.2.2.5 and added section 3.2.2.8. It will clarify for the Town the agricultural aspect for the bylaw.

Article 9 – Re-Zone Portion of 215 Harvard Road Land for Single Family Home

Kathleen explained that this article is to clarify for the Town as far as the agricultural respect for the Bylaw.

Charlie asked if there were any comments. There were none.

Kathleen Willis exited at 7:40pm

Article 5 – Truck for Building Department

Craig Martin explained that he had been involved in an accident on Rt117 and the insurance company totaled the truck. He now needs a new truck at a cost of approximately \$25,000. He is looking at a Toyota Tacoma and a Chevy Silverado. He is not looking for an off-road vehicle but does need an extended cab and 4 wheel drive.

Charlie asked if there were any comments. There were none.

Craig martin exited at 7:48

Article 6 – Furnace for Highway Department Garage

Mike explained that he is in need of a new furnace (forced hot water) at the cost of approximately \$8,500. The old heating coil burned out from the quality of the old well water. They now have a new well and it won't happen again. The old furnace is well over 12 years.

Mike Clayton exited at 7:52

Article 8– Veterans Day Supplies – Past expense

Charlie explained that the Chairman of the Veterans did not know about the Fiscal Year limitations on payments.

Article 1– Elementary School Building Construction

Ellen Sturgis explained that the Elementary School Building Committee wants to keep the school in the center of the Town. The design team is meeting with E.M. Wood to review the project and it will hopefully be approved. The Board is meeting on the 30th; if it is not approved they will pull the article from the warrant. If there is not an approval they are done for the next decade in terms of a grant from the state. Particularly if the town turns it down. They go to the end of the line if not approved now. After the current set of projects the state will lower the reimbursement to 30%.

The Project Budget for (hard cost) is \$29mil and Administration (soft costs) is \$9mil at a total of \$38mil submitted to MSBA and ESBC. The committee voted to move forward and the Selectmen voted to approve.

The water estimates are without using the water supply from Assabet Water. Assabet water will charge \$323,500 for connection of the school to Crescent Street. They cannot include any cost the Town would incur to connect to the water supply for the Town Buildings.

The management company will follow the project through to the end. They will approve at each design phase. They will follow chapter 149 – pre-qualify for contractors and will be overseen by the ESBC.

Ellen stated that they are hoping to break ground in June 2010 and it may begin before school gets out.

The Fire Department has agreed to turn over the back section of their land on Hartley Road to the school. This will enable them to have the bus pick up and drop off on Hartley Rd rather than Great Road. This will move a lot of traffic off of Great Road near Center School.

The average tax effect will be \$540 to \$560. There is a possibility for 30-year bond rather than a 20-year bond.

All hazardous waste has to be removed. They will not pay for the removal of the floor tiles that are under carpet; the removal should have been done as maintenance was done through the years.

There was a review of the floor plan and questions arose regarding the flat roof. Members questioned the idea of a flat roof. It was explained that the roof is pitched in a way to stop leakage and it is far less expensive and the rubber roof is now heat welded.

The building is being built at 660 student population, the existing space is maxed out now.

The \$2.2mil approved at last town meeting is included in the \$38mil

Ellen Sturgis exited at 9:07pm

Discussion of Tennis Courts

Mike Busch described the tennis courts and playgrounds. He explained if the tennis courts are approved they would put them over the new septic. They will reconsider the article on Monday and will take a vote to remove them from the Warrant.

Mike Busch exited at 9:10pm

Article 4 – Plantation Apartments Supportive Housing and Pilot Grove Expansion

Greg Jones explained that he is requesting funds from the Community Preservation Committee (CPC) to fund his project. If approved he will build 66 units of affordable housing at 2 locations. The funds will not be expended until the project is fully permitted. If not permitted the funds are rescinded and returned to where they came from.

If it is passed the funds won't be expended for a period of time. If completed it would represent 10% of the total project.

To fulfill the CPC requirements they have scheduled two public hearings: September 30, 2009 and October 13, 2009. They will be meeting with the abutters of the property.

The new building at Plantation will have a dining hall for 60 people, that can be used for the towns Mealsite and a nurses station. The building will be 3 stories tall and have elevators

The pilot grove project will be the parcel north and to the corner of Warren Rd as it makes its first turn. There will be 6 different buildings. They are buy 8 acres of land with a 5 or 6% grade. The apartments will be rented by incomes;

\$90k is the area median income:

- Low income housing, the resident must make less than 60% of the median income to qualify.
- Affordable housing, the resident must make less than 50% of the median income to qualify

Greg Jones exited at 9:26pm

Adjournment from the Public Hearing

Public hearing closed at 9:30pm.

A motion to adjourn was made by James Salvie at 9:33 pm. David Walrath seconded the motion. The motion carried unanimously – Kern, Walrath Sarno, Bernklow and Salvie

Respectfully submitted,

Elizabeth A. Tobey,
Secretary