

**MINUTES  
BOARD OF SELECTMEN  
March 8, 2011**

Present at the meeting that was held at the Town Building were Selectmen Stephen Dungan, Charles Kern, Thomas Ryan, James Salvie, and Laura Spear.

Also present was Administrative Assistant Susan McLaughlin. Town Administrator William Wrigley was absent.

Chairman Spear called the meeting to order at approximately 7:00 p.m.

**Public Input**

None.

**Chairman's Comments**

Ms. Spear gave a rundown of upcoming town events.

**Town Administrator's Report**

Mr. Wrigley was unable to be present, so Ms. Spear updated the Board from Mr. Wrigley's status report:

- Status of the Harvard Acres well drilling and loan program
- Based on an increase on local receipts, the FY 12 budget was increased by \$50,000
- Chief McLaughlin's collection of town information for MEMA.

**Meeting Minutes**

**February 22:** Mr. Dungan moved to accept the February 22, 2011 minutes, as submitted; Mr. Ryan seconded; Ms. Spear requested a list of changes. Mr. Dungan changed his motion to accept the February 22, 2011 minutes, as amended; Mr. Ryan seconded; and all voted in favor.

**Senator Jamie Eldridge and Representative Kate Hogan's Annual Visit**

Senator Eldridge opened the discussion by noting that the serious budget gap of several million dollars means that the budget process will dominate the spring legislative agenda. He listed his five priorities, the topmost being to protect local aid. For Stow, the FY12 Governor's budget for local aid showed no reduction in Education funds but roughly \$27,000 less in General Government funding. Meanwhile Stow's assessments will increase by \$1,648.

Representative Hogan then shared her budget priorities: local aid and Chapter 70, and updated the Board on activities of interest to Stow:

- Congratulated all on the Harvard Acres well program, especially Town Administrator Wrigley.
- Announced her first fundraiser for the Maynard Boys and Girls Club planned for March 16.
- Transportation activities: road and bridge repair meeting with the Dept of Transportation; bike and rapid transit in the Mass Central Branch Commuter Corridor; and an upcoming Public Transportation Summit for the 3<sup>rd</sup> Middlesex District and the region.
- Education activities: Chapter 70 and SPED: four bills that she is co-sponsoring on these funding issues and a Public School Safety bill she is developing with Maynard selectmen Nadeau. She explained the differences in tuition payments for regional school, charter school, and school choice and the impact on Nashoba Regional.

- Shared March 7 press release on the unions' proposed compromise health plan to cut costs. The announcement is one day before a legislative hearing on the issue.

Several selectmen commented on the issues and made suggestions. In response to a concern of using state savings to fund operations, Rep. Hogan said that they are now putting Capital Gains back into the Rainy Day/Stabilization Fund.

### **Stow Community Housing Corporation**

Members Greg Jones, Bruce Fletcher, and Jeff Smith updated the Board on the progress of the SCHC's two affordable housing projects: Plantation Apartments II and Pilot Grove II.

The SCHC Board has reorganized: Ellen Cataldo is now President, Mr. Fletcher is Vice President, Mr. Jones is Treasurer, and Jeff Smith and Deb Woods have joined as members.

Mr. Jones said that the ZBA approved the Comprehensive Permit for Pilot Grove and there has been no appeal. They are applying for CEDAC-approved pre-development funding (tax credit funding). However, Plantation has bigger issues. The ZBA approved the Comprehensive Permit and an abutter then appealed the decision. SCHC has retained counsel and the expense of counsel is a drain on the project. However, they hope to find agreement.

"Carving out" the single-family home and selling it to finance part of the Plantation Apartments II project is being considered. The need for expansion is clear, with a waiting list of 48 for the existing Plantation apartments. Any change will require Town Meeting approval.

Early estimates are that each project will cost roughly \$9.0 million. As they pursue funding, the SCHC is negotiating with the Stow Municipal Affordable Housing Trust for a loan. This will require some form of security, such as a bond, like those developers use with the Planning Board, or a letter of credit.

Mr. Smith thanked the ZBA for their good work and decisions.

### **Elementary School Building Committee**

Committee co-chairs Amy Hastings and Ellen Sturgis updated the Board on the construction progress, beginning with a milestone review. As of January 30, 21 percent of the total project was completed.

The co-chairs are meeting with the general contractor and architect to work out some process issues. Ms. Hastings explained how change orders are approved and the use of contingency funds (owner's contingency is for our mistakes; construction contingency is for theirs). She stated that the ESBC is not spending the owner's contingency fund at this time.

Ms. Sturgis said she is very pleased with the design team and especially the Clerk of the Works. She also said that the change control process is working well.

### **Master Plan**

Mr. Dungan and Mr. Salvie divided the Master Plan implementation into categories, first, to see if it helps clarify the work to be done and, second, to get input from other boards. The next action item for the selectmen is to identify the top one or two priorities.

Ms. Spear said she wants the work in "digestible chunks." For the next meeting, members should check the organizational structure and see if the identified board is correct.

**Liaison Reports**

**Public Safety** –Stow is eligible for funds for disaster relief (up to 75 percent of eligible costs) in Federal funds and perhaps SBA loans.

**Planning Board** –The Board is meeting with the Lower Village businesses, working on Shaw’s new signage, and considering zoning for solar farms.

**Conservation** –The commission is considering leasing Tuttle Lane farmland for \$50 per acre per year.

**ZBA** – The decision to deny a cell tower at Wedgewood is being appealed.

**Public Transportation** -- A Stow church is interested in providing parking for the shuttle service to South Acton. Also, the Stow Community Chest survey found a need for more public transportation in Stow.

**Pedestrian Walkways** – The construction plans came in with granite curbing, which doubles the cost. Vertical bituminous is an alternative. A machine to clean and shovel the walkways costs \$100.0k.

**NRSD** – The School Committee passed the superintendent’s budget.

At 9:05 p.m., Mr. Dungan moved to adjourn; Mr. Salvie seconded; and all voted in favor.

Respectfully submitted,

Susan McLaughlin  
Administrative Assistant

Approved as amended, April 26, 2011