

TOWN OF STOW
PLANNING BOARD

Minutes of the December 20, 2016 Planning Board Meeting

Planning Board Members Present: Lori Clark, Ernie Dodd, Len Golder, Steve Quinn,
Margaret Costello

Voting Associate Member: Mark Jones

Lori Clark called the meeting to order at 7:00 pm

Discussion of Meeting Minutes

Minutes of December 13, 2016

Ernie Dodd moved to approve the minutes as amended.

Len Golder Seconded.

**VOTED: 5-0 Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Len Golder,
Margaret Costello-Yea).**

Public Input

None.

Member Updates

None.

Planner's Report

Regency at Stow- Inspections

Consultant at Places Associates has done construction inspections at sites such as Arbor Glen, and would like to know if these inspections are something the Board would like to see done at Regency at Stow as well. The Board agreed that these inspections are typical and should be done at Regency at Stow.

Easement Requests for Lower Village Improvement Project

Jesse Steadman provided an update on easement requests in the Lower Village.

Gleasondale Mill

Jesse Steadman said that he received some communication with an interested buyer, and intends to make sure the current owners and any prospective buyers know that the Planning Department is interested in helping to answer any questions and discuss any progress made.

Stiles Farm Subdivision Plan Endorsement

Vote on Regency at Stow Minor Modification

Mark Jones recused himself as an abutter to Regency at Stow.

Len Golder moved to accept the decision for the Regency at Stow Active Adult Neighborhood, Erosion Control and Exterior Lighting Special Permit Minor Modification 9 as written.

Ernie Dodd seconded.

VOTED: 4-0 Unanimously in favor (Margaret Costello abstained; Lori Clark, Ernie Dodd, Steve Quinn, Len Golder- Yea).

Public Hearing

Jillian's Lane Definitive Subdivision Modification Continuance, 113 Walcott Street

Present: *Greg Roy, P.E., Ducharme and Dillis*

Greg Roy responded to comments from Places Associates, Inc. regarding drainage, erosion control, and landscaping. Greg Roy stated that he conducted a groundwater mounding calculation and forwarded the results to Places Associates, Inc. Greg Roy mentioned that the concern with the construction of catch basin 5 and erosion control blankets at slopes of 3:1 can be handled as conditions of the decision. The plan title boxes will be altered as recommended for clarity.

Greg Roy maintained that the landscaping requirements are up to the discretion of the Board, and added that landscaping shown on the modification is consistent with the plans for the previous permit. Places Associates' peer review noted that there are few trees around the cul-de-sac and common drive, and that trees would provide increased erosion control.

The Board agreed that the landscaping has not changed from the original permit, and that landscaping along the driveway is the owners' decision.

Ernie Dodd moved to close the Public Hearing for a Definitive Subdivision Modification and Erosion Control Special Permit.

Len Golder Seconded.

VOTED: 5-0 Unanimously in favor (Margaret Costello abstained; Lori Clark, Ernie Dodd, Steve Quinn, Len Golder, Mark Jones (Voting Associate Member)- Yea.).

Discussion of Howard Stein Hudson Proposal for Lower Village Improvements

The Board discussed an updated proposal from Howard Stein Hudson regarding design and engineering services for Lower Village improvements, along with bidding and administration services for construction.

Budget Vote- FY 2018

Jesse Steadman presented a revision of the Planning Department budget and highlighted the Lower Village Complete Streets project, consulting, and neighborhood and town wide improvement projects.

*Ernie Dodd moved to approve the preliminary budget for the Planning Board as proposed.
Steve Quinn Seconded.*

VOTED: 5-0 Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Len Golder, Margaret Costello- Yea).

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys