

TOWN OF STOW
PLANNING BOARD

Minutes of the February 19, 2019 Planning Board Meeting

Planning Board Members Present: Lori Clark, Margaret Costello, Len Golder, John Colonna-Romano, Karen Kelleher

Voting Associate Member: Megan Birch-McMichael

Associate Member: Mark Jones

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

Public Input

None.

Member Updates

Margaret Costello said she feels the zoning for the business district in the Town of Harwich is tastefully thought out and the Board should consider Harwich's design standards and zoning bylaws when considering improvements in Lower Village.

Planner's Report

Golf Course Zoning

Jesse Steadman stated that he received an inquiry into agricultural and residential development at Stow Acres Golf Club. Jesse Steadman said that he and Valerie Oorthuys have drafted a memo to Town Boards and Committees requesting attendance at an upcoming joint boards meeting of the Planning Board.

Pilot Point

Jesse Steadman reported that Habitech will likely be submitting a Modification to the Pilot Point Definitive Subdivision to resolve the unfinished sidewalk construction at the site and request release of the performance bond being held for the project.

Administrative Assistant Applications

Jesse Steadman noted that the Planning office has received at least three applications for the Administrative Assistant position open until the end of the month.

Regency Middle Income Units

Jesse Steadman updated the Board on Stow Municipal Affordable Housing Trust's (SMAHT) recent meeting with Sean Griffin of Regency at Stow. SMAHT agreed to consider waivers of the Town's Regulatory Agreement prohibiting the transfer of middle income units into trusts, provided that certain criteria are met and specific clauses are added to the deeds of the units. SMAHT will be providing a letter detailing the information that such a waiver would require. Jesse Steadman said he and the Chair of SMAHT agreed that the units should be monitored formally by the Town's Housing Services consultant.

Executive Session in Accordance with M.G. L. Ch.30A s.21(a)(3) for the purpose of discussing strategy with respect to possible litigation

Lori Clark stated that she finds an open discussion would have a detrimental effect on the Board's litigating position.

Karen Kelleher moved to enter into Executive Session to discuss contract concerns and potential litigation and to reconvene the regularly scheduled meeting of the Planning Board thereafter.

Margaret Costello seconded.

Roll Call Vote: Lori Clark- Yea; Margaret Costello- Yea; Karen Kelleher- Yea; John Colonna-Romano- Yea; Len Golder- Yea.

The Planning Board concluded the Executive Session and returned to the regularly scheduled meeting.

Public Hearing

Hallocks Point Road Definitive Subdivision and Erosion Control Special Permit

Lori Clark stated that the Board is in receipt of a request from the applicant to continue the public hearing without testimony to March 19, 2019 at 7:30pm.

Karen Kelleher moved to continue the Public Hearing for the Hallocks Point Definitive Subdivision and Erosion Control Special Permit without testimony to March 19, 2019 at 7:30pm.

Margaret Costello seconded.

Voted: 5-0 Unanimously in favor (Lori Clark, Margaret Costello, Len Golder, John Colonna-Romano, Karen Kelleher- Yea).

Joint Boards Executive Session with the Board of Selectmen in Accordance with M.G.L. Ch. 30A s.21(a)(3) for the purpose of discussing strategy with respect to possible litigation

Lori Clark stated that she finds that an open discussion would have a detrimental effect on the Board's litigating position.

Karen Kelleher moved to enter into Executive Session with the Board of Selectmen, Town Administrator, and Town Counsel to discuss contract concerns and potential litigation and to reconvene the regularly scheduled meeting of the Planning Board thereafter.

Len Golder seconded.

Roll Call Vote: Lori Clark- Yea; Margaret Costello- Yea; Karen Kelleher- Yea; John Colonna-Romano-Yea.

The Planning Board concluded the Joint Boards Executive Session and returned to the regularly scheduled meeting.

Vote and Approval of Stiles Farm Definitive Subdivision Minor Modification

Len Golder recused himself as an abutter to Stiles Farm.

The Planning Board provided comments on the decision for the Stiles Farm Definitive Subdivision Minor Modification. The Board agreed that language should be added to clarify the reasoning for the determination that the request constitutes a minor modification and that the 2019 Agricultural Preservation Restriction (APR) provides greater protection of the land.

Mark Jones requested clarification from Counsel of whether the decision should note a revision of the Covenant or a release and reissuance of a Covenant.

Karen Kelleher moved to approve the decision for the Stiles Farm Definitive Subdivision Minor Modification as amended.

Margaret Costello seconded.

Vote: 4-0 Unanimously in favor (Lori Clark, Margaret Costello, John Colonna-Romano, Karen Kelleher- Yea; Len Golder abstained).

Executive Session in Accordance with M.G. L. Ch.30A s.21(a)(3) for the purpose of discussing strategy with respect to possible litigation

Lori Clark stated that she finds an open discussion would have a detrimental effect on the Board's litigating position.

Karen Kelleher moved to enter into Executive Session to discuss contract concerns and potential litigation and to adjourn the regularly scheduled meeting of the Planning Board thereafter.

Len Golder seconded.

Roll Call Vote: Lori Clark- Yea; Margaret Costello- Yea; Karen Kelleher- Yea; John Colonna-Romano- Yea; Len Golder- Yea.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys