

TOWN OF STOW
PLANNING BOARD

Minutes of the May 2, 2019 Planning Board Meeting

Planning Board Members Present: Lori Clark, Len Golder, Karen Kelleher

Voting Associate Member: Megan Birch-McMichael

Absent: Margaret Costello, John Colonna-Romano, Mark Jones (Associate Member)

Lori Clark called the meeting to order at 6:00pm.

Vote to Accept Performance Guarantee, Jillian's Lane

Present:

Nancy Allen-Scannell, Applicant

Jesse Steadman said the applicant has requested a reduced bond amount of \$23,500, which accounts for 150% of the estimate to be held in the account. The cost of procuring as-built plans and installing property bounds has been removed from the estimate. Jesse Steadman clarified that the estimate is not impacted by the enforcement order issued by the Conservation Commission.

The Board discussed whether the as-built plans may be excluded from the estimate, as the plans have not been paid for in full and they cannot be completed until the project is finished. The Board acknowledged that withholding the second Certificate of Occupancy provides the Town leverage to have the work completed, and recognized that this subdivision is unique in its scale.

*Karen Kelleher moved to accept the bond reduced from \$37,500 to \$23,500, with the understanding that a deposit has been made to Ducharme & Dillis, that Ducharme & Dillis will install the property bounds, and the Certificate of Occupancy will be held for Lot 2 until the work is completed.
Len Golder seconded.*

Vote: 3-0 Unanimously in favor (Lori Clark, Len Golder, Karen Kelleher- Yea.)

*Len Golder moved to authorize one Board member to sign the escrow agreement.
Karen Kelleher seconded.*

Vote: 3-0 Unanimously in favor (Lori Clark, Len Golder, Karen Kelleher- Yea.)

Lower Village Traffic Safety Improvement Project

Present:

Tom Bigelow, Green International Affiliates

The Planning Board reviewed the revised draft Design Basis Report and additional scope of services proposal from Green International, as well as Places Associates' comments on the report. The Board discussed Green's findings and recommendations for the closed drainage system, roadway grading, and impacts to abutting properties. The Board agreed that the Article 34 request at Town Meeting should be updated to \$137,500 to reflect funds needed to complete the design phase of the

project and other incidental costs such as peer review and legal fees, with a follow-up Special Town Meeting to be scheduled for June to request the needed construction funds.

Public Forum: Lower Village Traffic Safety Improvement Project

Present:

Tom Bigelow, Green International Affiliates

Sue Carter, Places Associates

Jesse Steadman and Tom Bigelow provided a presentation detailing the history of the project, the technical analysis of roadway drainage and abutter impacts completed by Green International, the steps needed to complete the project, and the Town Meeting process.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys