

TOWN OF STOW  
PLANNING BOARD

Minutes of the January 3, 2017 Planning Board Meeting

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

Voting Associate Member: Mark Jones

Absent: Margaret Costello

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

**Discussion of Meeting Minutes**

**Minutes of December 20, 2016**

*Ernie Dodd moved to approve the minutes as written.*

*Steve Quinn Seconded.*

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

**Public Input**

None.

**Member Updates**

Mark Jones mentioned two upcoming special permit variances before the Zoning Board of Appeals, noting that many houses around Lake Boon are within 35 feet of the lake, and that a lot of homes there are being replaced with much larger structures. One variance is for rebuilding a residence at Lake Boon, and the other is a variance from a plumbing restriction above a garage.

**Planner's Report**

**Lower Village Easements**

Jesse Steadman provided an update on temporary and permanent easements needed from owners in Lower Village in order to complete construction on traffic safety improvements.

**Jillian's Lane**

Jesse Steadman said that he notified the applicant of the Jillian's Lane Subdivision that construction may not begin until all legal documents are signed and recorded and erosion control measures are in place and inspected by the Town's consulting engineer at Places Associates, Inc.

### **Jillian's Lane Subdivision Modification Decision Deliberation**

The Board agreed that a condition should be added to the Operations and Maintenance Plan that states that the RAP has to be maintained.

The Board agreed that the conditions referenced in the finding in section 7.12 need more specificity.

The Board discussed the language around steep slopes and agreed that the decision should note where slopes are greater than 10%, rather than a range.

The Board agreed that a finding should be added that states that the legal documents will need to be updated to reflect this modification.

*Ernie Dodd moved to approve the Jillian's Lane Definitive Subdivision and Site Plan Approval Modification as amended.*

*Steve Quinn Seconded.*

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

*Ernie Dodd moved to approve the Jillian's Lane Erosion Control Special Permit Modification as amended.*

*Steve Quinn Seconded.*

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

### **Discussion of Comprehensive Decisions**

Jesse Steadman said that a discussion regarding creating comprehensive decisions was requested, considering that there are decisions that reference numerous modifications, such as Regency at Stow, which could become complicated for future Planning Board members and Planning staff. Would it be more efficient and legal to have the decisions for each modification condensed into one larger, all-inclusive document?

Lori Clark asked the Board to consider any potential burden placed on the applicant. Jesse Steadman said that creating a consolidated decision would function as a decision modification, which would reopen the decision and have it be subject to an appeal period. While the Board has the right to modify, it would not be up to the applicant to pay for the recording of the new decision.

Ernie Dodd and the Board agreed that creating a comprehensive decision would open it up for an appeal, it would have to be recorded again, and evidence would not have been reproduced for the entire decision. Therefore, complications could come up, particularly around the opening or closing of a hearing. Jesse Steadman noted that currently after a

decision is approved, a matrix is created which offers a checklist of plan modifications and conditions split by trigger points so that Town departments can coordinate.

### **Recreational Marijuana Discussion**

Jesse Steadman said that the State Legislature passed a bill to delay licensure of recreational marijuana dispensaries by 6 months, meaning that licenses will not be issued until July 1, 2018. The Board agreed to continue this discussion in the early summer to learn more about what actions the state may take.

### **Discussion of Howard Stein Hudson Proposal for Lower Village Improvements**

Jesse Steadman provided an update on current contract negotiations with Howard Stein Hudson that would cover the project through bidding and awarding services as well as administration services for construction of the Lower Village traffic safety improvements.

The Board discussed the scope of work itemized on the proposal, as well as methods of project tracking and reporting for the remainder of the project.

### **Meeting Adjourned.**

Respectfully Submitted,

Valerie Oorthuys