

TOWN OF STOW
PLANNING BOARD

Minutes of the February 11, 2020 Planning Board Meeting

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

Associate Member: Mark Jones

Absent: Len Golder, Megan Birch-McMichael (Voting Associate Member)

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

Discussion of Meeting Minutes

Minutes of February 5, 2020

Karen Kelleher moved to approve the minutes as drafted.

Margaret Costello seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Karen Kelleher, Margaret Costello, John Colonna-Romano - Yea).

Member's Updates

John Colonna-Romano said the Community Preservation Committee voted to support proposals to reallocate unused design funds towards survey and conceptual design of Track Road as a multi-use path and the Recreation Department's proposal to purchase the Stow Acres Driving Range for use as recreation fields.

Planner's Report

Gleasondale Bridge 75% Design

Jesse Steadman provided a draft letter to MassDOT regarding the 75% design plans for the Gleasondale Bridge. Comments include the inclusion of crosswalks, formalizing access to the Assabet River, construction staging, speed limits, and overhead wire placement.

Complete Streets

Jesse Steadman said the Complete Streets Committee anticipates receiving revised 100% design plans for the Old Bolton Road and Harvard Road projects.

South Acton Commuter Shuttle Pilot Program

Staff are coordinating to draft a budget for the pilot program and organize the use of COA vans to provide residents shuttle service to the South Acton Commuter Rail station.

Public Hearing

Modification of Pilot Point Definitive Subdivision

Lori Clark opened the public hearing for a modification of the Pilot Point Definitive Subdivision.

Karen Kelleher moved to waive the reading of the public hearing notice.

Margaret Costello seconded.

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

Present:

George Gallagher, Habitech Communities, Inc.

George Gallagher said the subdivision decision called for the installation of a sidewalk along Boxboro Road though around 300 feet of sidewalk was not installed due to wetlands in the area. George Gallagher noted the Town approached Habitech to provide land elsewhere in lieu of constructing the sidewalk.

Margaret Costello asked if the sidewalk easement would remain along the Pilot Point frontage on Boxboro Road. George Gallagher said it would.

Public Input

Charlene Walkup, 42 Boxboro Road, agreed that the area is very wet and asked for clarification around the construction of a sidewalk. Lori Clark said the applicant is proposing to not construct the sidewalk in favor of providing the Town with a parcel of land in Lower Village.

Karen Kelleher noted that the higher priority for pedestrian connectivity is Lower Village. Lori Clark noted the shoulder is wide enough for pedestrian use at that section of Boxboro Road.

Mark Jones asked for clarification that the subdivision is complete and all other conditions of the permit have been met. George Gallagher confirmed the subdivision is complete aside from the sidewalk construction.

Karen Kelleher moved to close the public hearing for a modification of the Pilot Point Definitive Subdivision.

John Colonna-Romano seconded.

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

Active Adult Neighborhood (AAN) Bylaw Update

The Planning Board briefly reviewed the discussion at their meeting of February 5th regarding increasing the cap on AAN units. The Board agreed a revision to the Active Adult Neighborhood bylaw would need to provide a mix of housing types, an increase in the affordable housing requirement, and site planning that emphasizes open space.

Lower Village Working Session

The Planning Board received a revised version of the draft zoning bylaw for the Lower Village Business District, written to clarify lingering questions for a consultant's review.

The Planning Board's discussion included the goals of the bylaw, use provisions, residential district buffers, the inclusion of mixed-use residential development, and dimensional requirements.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys