

TOWN OF STOW
PLANNING BOARD

Minutes of the July 14, 2020 Planning Board Meeting

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

Associate Member: Mark Jones

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

Discussion of Meeting Minutes

Minutes of July 7, 2020

John Colonna-Romano moved to approve the minutes as amended.

Margaret Costello seconded.

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

Public Input

None.

Planner's Report

137 Harvard Road

The Building Inspector continues to issue daily fines to the builder, though no response has been heard.

Collings Foundation Erosion Control Special Permit

The Collings Foundation will meet with the Conservation Commission next week for an amended Order of Conditions to alter landscaping requirements at the excavated area. A subsequent request for minor modification of the Erosion Control Special Permit is expected to be received in the next week.

Walcott Street Earth Removal Special Permit

The Planning Department has received an application for an Earth Removal Special Permit related to an Erosion Control Special Permit granted last year for the site. The public hearing will be scheduled for August.

D&D Farms

D&D Farms on Hudson Road is for sale. Several interested parties have been in contact regarding allowed uses and current zoning.

Wheeler Road Contamination

A homeowner on Great Road has informed the Town they have found fecal coliform in their well water, suggesting this is due to pool construction or septic system failure at a home on Wheeler Road.

Lower Village Traffic Improvement

Drainage improvements at 92 Great Road continue to be discussed between the Highway Department, the Board's consulting engineer at Places Associates, and the land owner.

Planning Board Member Appointments

The Board discussed and agreed upon annual appointments of Board members and staff.

Karen Kelleher moved to appoint Lori Clark as Chairman.

John Colonna-Romano Seconded.

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

John Colonna-Romano moved to appoint Karen Kelleher as Vice Chairman.

Margaret Costello Seconded.

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

Karen Kelleher moved to appoint Jesse Steadman and John Colonna-Romano to endorse Subdivision Approval Not Required (ANR) Plans.

Margaret Costello Seconded.

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

Karen Kelleher moved to appoint John Colonna-Romano as Community Preservation Committee Representative.

Margaret Costello Seconded.

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

Karen Kelleher moved to appoint Jesse Steadman as Minuteman Advisory Group on Interlocal Coordination (MAGIC) Representative.

John Colonna-Romano Seconded.

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

Karen Kelleher moved to appoint Jesse Steadman as Liaison to MAPC.

John Colonna-Romano Seconded.

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

Karen Kelleher moved to appoint Lori Clark as Liaison to the Lower Village Revitalization Subcommittee.

John Colonna-Romano Seconded.

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

Karen Kelleher moved to appoint Margaret Costello as Liaison to the Gleasondale Steering Committee.

John Colonna- Romano Seconded.

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

Outdoor Dining Temporary Permits

Jesse Steadman said that at the Board of Health's recent meeting, the Health Agent opined that nothing in the Governor's order changes the way food permits are issued and that the Board of Health does not typically get involved in zoning matters. The Planning Board agreed to ask that the Board of Health adopt a temporary policy to waive Special Permits for Outdoor Dining due to Covid-19. Lori Clark noted that this is the only way that restaurants currently providing outdoor dining may do so without violation, as the Planning Board cannot waive zoning bylaws. The Board questioned whether a temporary outdoor dining permit is significantly different from other event permits.

The Board agreed to ask for Town Counsel's opinion on next steps and to invite the members of the Board of Health to a future meeting to discuss further.

Joint Boards Meeting to Discuss the Chapter 61 Right of First Refusal on the Sale of Land off Hallocks Point Road

Members of the Planning Board attended the Joint Boards meeting, hosted by the Board of Selectmen.

Lori Clark restated the Board's opinion that the property has potential for forwarding the Town's affordable housing and open space goals. The land could offer a second access point to the lake and the Town's purchase could protect the last large undeveloped parcel on Lake Boon and would provide the Town full ownership of the boat launch off Sudbury Road.

The Town's 90 day window to respond does not begin until the State of Emergency has been lifted by the Governor. With the Open Space Committee's interest in considering the opportunity further, the Board of Selectmen agreed to create a Working Group to explore options.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys