

TOWN OF STOW  
PLANNING BOARD

Minutes of the September 29, 2020 Planning Board Meeting

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

Voting Associate Member: Mark Jones

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

**Discussion of Meeting Minutes**

**Minutes of September 22, 2020**

*Karen Kelleher moved to approve the minutes as amended.*

*John Colonna-Romano seconded.*

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

**Member's Updates**

Megan Birch-McMichael introduced the Planning Board to Pam Kavaleski, a prospective associate member. Pam Kavaleski said that she has planning experience from work with the towns of Westborough and Hudson.

Margaret Costello said that she is concerned that at the Board's meeting of September 22, 2020, Bob Collings associated the excavation at the Collings Foundation with FAA flight path clearance regulations, a statement that the Board did not respond to.

Megan Birch-McMichael said that StowTV would like to have Town Boards and Committees' virtual meetings live-streamed to increase accessibility of open meetings, as is currently done for the Board of Selectmen.

**Correspondence**

John Colonna-Romano noted correspondence from Toll Brothers and the Regency at Stow condo association a dead tree along Ridgewood Drive. John Colonna-Romano said that Toll Brothers should replace the dead white pine at Regency at Stow. After visiting the site, John Colonna-Romano said it is clear that landscaping is needed there, though due to a lack of light the tree should be replaced with a shade tolerant species. The Planning Board agreed the tree should be replaced.

**Public Input**

Ken Duchi, 209 Hudson Road, expressed his concern for a large scale development off Athens Lane. Lori Clark stated that the developer has only shared concept plans and that the proposal is not currently allowed by zoning, adding that the Board agrees the scale of the development is too large.

Ken Duchi asked for a definition of multifamily housing. The Board said that multifamily housing could include condo units, duplexes, or triplexes. The Board plans to host public forums on the bylaw revisions.

**Planner's Report**

*Temporary Outdoor Dining License*

A letter has been sent out to restaurants and land owners advising them of the opportunity to apply for a temporary outdoor dining license.

#### *Lower Village Zoning*

A letter will be sent out in the coming days to residents and businesses in Lower Village to alert them to the rezoning initiative and how to stay informed on the process.

#### *Lower Village Traffic Safety Project*

Jesse Steadman said the materials for the infiltration system will be delivered to the Lower Common next week.

#### *Shared Streets and Spaces Grant*

Jesse Steadman said the grant application has been submitted to the State. The application requests funding for signage in Town Center, Lower Village, and Gleasondale Village.

#### *Spring Hill Estates*

Jesse Steadman said the applicant has submitted an extension request for the project, which will be on an upcoming agenda.

#### *Donation of Land*

Jesse Steadman prepared a letter to Habitech, Inc. requesting that they initiate a Phase 1 environmental assessment related to the donation of a parcel of land in Lower Village. The donation of the land is an alternative to constructing a sidewalk at Pilot Grove.

#### *79 Edgehill Road Escrow*

Jesse Steadman said the Board's signatures are needed on the escrow agreement for 79 Edgehill Road.

#### *Municipal Vulnerability Preparedness Action Grant Award*

Jesse Steadman said the Lake Boon Commission's grant application was approved. The grant will fund a two year assessment of the nutrient dynamics of the lake.

#### *124 Great Road*

The former Mobil Station is on the market. The agent has indicated interest in selling the parcel to a used car dealership or to Dunkin Donuts. Jesse Steadman stated that the Zoning Bylaw does not allow drive-through service nor businesses whose principle method of operation includes sale of food and beverages in disposable containers.

#### *Regency at Stow Walkway*

Jesse Steadman said that Toll Brothers has agreed to install recycled asphalt paving (RAP) for pedestrians to walk from the site to Minuteman Airfield. The trail through the woods to access the path has also been re-routed. Margaret Costello said that the location and construction of the conservation trails on the property should be verified as well.

#### **Debrief of Athens Lane Concept Plans and Active Adult Neighborhood Bylaw Update**

The Board discussed the September 8, 2020 discussion with Habitech, Inc. regarding concept plans for land off Athens Lane and proposed revisions to a draft letter to Habitech. The letter describes positive and negative components of the concept plan and the Board's goals related to the AAN zoning updates. Positive components include landscaping, varied architectural designs, diversity of housing types, reduction of parking, and reuse of existing structures on site. Negative components include the scale of the development and the fragmentation of proposed open space.

The Board discussed whether mixed use should be included in the bylaw revision, though it is not included in the concept plan for the parcels off Athens Lane. Len Golder stated that he feels including a café or deli would be a benefit to the neighborhood and the entire community. Lori Clark noted that the bylaw revision would cover all parcels in the Industrial district, and traditional mixed use would not make sense in all of those areas. The Board discussed continuing to focus business uses in the Lower Village.

The Planning Board spent time discussing and aligning on the bylaw goals stated in the letter. The Board discussed the inclusion of affordable housing, agreeing that moderate income units could be waived if the developer were to commit to constructing the affordable units. Ray Morel, a resident of Regency at Stow, stated that as an owner of a moderate income unit, attention should be paid to language in the deeds of those units, as he is experiencing considerable difficulty in creating a trust. Jesse Steadman said the Stow Municipal Affordable Housing Trust is working on a solution, which would be incorporated into a future regulatory agreement.

The Board agreed they do not propose that Habitech, Inc. come forward with another concept plan as the Board's focus should continue to be on the bylaw revision.

Meeting Adjourned.

Respectfully Submitted,  
Valerie Oorthuys