

TOWN OF STOW  
PLANNING BOARD

Minutes of the March 2, 2021 Planning Board Meeting

Planning Board members present: Lori Clark, Margaret Costello, Karen Kelleher, John Colonna-Romano, Mark Jones, Len Golder

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

**Correspondence**

Margaret Costello asked what action the Board and Town Planner can take regarding correspondence about drainage issues at Regency. Jesse Steadman responded that the issue of driveway drainage at 21 Westview Lane has been brought to the attention of the site engineer, and commented that it is likely any remediation would need to be negotiated between the resident and their housing manager at this time.

**Board Member Updates**

Margaret Costello requested history on the site plan for 108 Great Road in response to site elevation plan changes. Jesse Steadman explained that applicant has scaled back their original proposal to make the site more viable for restaurant tenants, and that the proposed changes are not significant enough to require special permit modification. Margaret Costello requested that the applicant hear design recommendations from the Board's consultant. The Board and the Town Planner discussed the types of potential recommendations that could be provided to the property owner. Jesse Steadman said he will draft a letter to send to the property owner.

**Planner's Report**

**Bose**

Jesse Steadman updated the Planning Board on the status of various department projects, including a conversation with a developer regarding preliminary proposals to redevelop the site of the current Bose campus. Jesse Steadman will provide the Planning Board with further guidance on how to address the potential redevelopment at future meetings.

**Annual Report**

Jesse Steadman asked the Board if they had any feedback on the Annual Report to be submitted later this week.

**Housing Impact Analysis**

Jesse Steadman said he has begun discussion with a consultant that may be able to provide assistance in understanding the most likely demographic to purchase different housing types in the hopes of being able to better estimate the financial impacts of upcoming housing developments.

**Stow House of Pizza Special Permit Continuance**

*Present:*

Lori Clark indicated that Steve Poole, engineer with Lakeview Engineering Associates, nor the owner/Applicant for Stow House of Pizza, Kostas Asprogiannis, was not in attendance for the hearing continuation. Karen Kelleher suggested that the board vote to continue the hearing to a later meeting. Len

Golder suggested this be the final continuance. Jesse Steadman noted that the last the Board has heard from applicant was Feb 9, 2021. The Planning Board discussed that they have the right to deny the permit and issue conditions for the remediation work in the event that the applicant becomes unresponsive.

*Karen Kelleher Motioned to continue the Public Hearing without testimony to March 9, 2021 at 7:30. Len Golder seconded.*

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

### **137 Harvard Road | Response to Applicant**

*Present: Kathy Konno, Kenneth Duchi, Laura Corbin, Nancy Arsenault, Scott Hayes*

The Planning Board discussed the ongoing erosion control issues raised by abutters at the 137 Harvard Road site. Jesse Steadman recounted the argument by the site engineer that no Erosion Control Special Permit is required because neither of the two lots in question exceeds the area threshold specified in the Zoning Bylaw. Jesse Steadman explained that work has been conducted across the entire site, and that the issue of separate ownership of the lots is irrelevant as it is not the subject of compliance in the Zoning Bylaw.

Site Engineer Scott Hayes suggested that site work and development proposals are wholly distinct between the two parcels, and that the parcels proximity is purely coincidental. Scott Hayes indicated he will be looking for a determination from the Zoning Enforcement Officer regarding whether the site meets the area threshold for requiring an Erosion Control Permit. Scott Hayes stated that depending on the outcome of the Zoning Enforcement Officer's findings, the Applicant may seek an appeal to the Zoning Board of Appeals.

Len Golder requested that the Planning Board consult Town Counsel about the matter. Lori Clark suggested a future meeting with the Building Inspector and Planning Board after Town Counsel has had the opportunity to weigh in. The Planning Board requested that the applicant, site engineer, abutters, and board members provide photo documentation of recent erosion issues at the site to the Planning Board for the purpose of allowing staff to prepare a detailed memo of the issues to be addressed.

### **Athens Lane Forum Presentation**

Jesse Steadman explained the plans for an upcoming public forum to discuss potential development proposals in the Active Adult Neighborhood Overlay District. Planning Board members made requests that the presentation include a clear outline of the entire development process, a statement that no permit application has yet been submitted, and the points at which public input could affect the outcomes of the process. Len Golder suggests collecting data from neighboring communities to demonstrate the impacts to property values from similar developments.

Jesse Steadman plans to schedule a public forum about the development proposals for March 16, 2021. Jesse Steadman will provide a draft of the presentation to the Planning Board as it becomes available for review and will set up a website for residents to quickly access information about the proposals.

Respectfully submitted,

Malcolm Ragan