

TOWN OF STOW  
PLANNING BOARD

Minutes of the February 9, 2021 Planning Board Meeting

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

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

**Discussion of Meeting Minutes**

**Minutes of January 26, 2021**

*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; Len Golder- Yea.**

**Correspondence**

Karen Kelleher brought up the letter from Maura Healy, Attorney General, Commonwealth of Massachusetts, Re: Stow Annual Town Meeting of June 22, 2020 – Case #9886 Warrant Article #43 (General) Warrant Articles #41 and 42 (Zoning). Karen Kelleher commented that it was an unusually detailed response. Lori Clark commented on the effect of the COVID issues.

**Public Input**

Leigh Hilderbrandt asked if there was an updated plan for the House of Pizza application. Lori Clark explained the Applicant typically provides a revised plan adhering to any conditions, after the decision is approved.

**Planning Board Member Updates**

N/A

**Planner's Report**

Jesse Steadman updated the Planning Board on the status of various department projects.

**Appointments | Discussion| Action Items**

**Public Hearing Continuance**

**Stow House of Pizza Outdoor Dining Special Permit**

*Present:*

Dorothy Flood - Granat, 11 White Pond Road

Leigh Hilderbrandt, 196 Great Road

Youfei Chen, 12 Lanes End

Robert and Jean DiBatista, 4 Lanes End

Werner Fritz

Jesse Steadman explained the applicant's engineer for Stow House of Pizza submitted a letter of withdrawal today. Jesse Steadman contacted Steve Poole, the engineer with Lakeview Engineering Associates and advised that the withdrawal letter does not absolve the applicant of responsibility for mitigating the site. The Planning Board agreed that there are site impacts that resulted from the

work that took place without a permit and a letter would be sent to the Applicant providing them with the options they have for gaining zoning compliance.

The Planning Board discussed the permitting process with residents in attendance for the Hearing.

*Karen Kelleher motioned to continue the Public Hearing without testimony for the Stow House of Pizza Outdoor Dining Special Permit to March 2, 2021.*

*Len Golder seconded.*

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

#### **44 Hiley Brook Road Hammerhead Lot Special Permit Deliberation**

The Board reviewed the draft Decision for 44 Hiley Brook Road. Margaret Costello said she wanted to discuss the impact of the driveway and the buffer easements on abutting property owners. Margaret Costello said the impact of the lights shining directly on abutting homes can be disruptive. Margaret Costello emphasized that it makes perfect sense to share a common driveway as it can be easily used by both homes allowing for just one driveway on the road. Karen Kelleher said she would like to wait to hear from Town Counsel regarding the Board's ability to require a Common Driveway and agreed with Margaret Costello's comments.

#### **Merrill Property Site Visit Debrief**

The Planning Board discussed the site visit of the Merrill property attending in late January. The Board agreed that a letter should be sent to the property owner detailing the options he has for developing the property given the existence of the restrictive covenant on the property and the zoning bylaws of the Town.

#### **Lower Village Zoning Comments to Dodson and Flinker, Inc.**

The Planning Board reviewed comments to provide to the consultants assisting with the Lower Village Zoning effort, agreeing to a set of comments provided by the Town Planner.

#### **Massachusetts Office of Business Development | *Regional Pilot Program Grant***

Jesse Steadman described the recently submitted grant application to the Massachusetts Office of Business Development as a shared opportunity between the Towns of Bolton and Stow. The Grant is focused on positioning the Route 117 corridor in Stow and Bolton for the post-pandemic economy by reviewing the existing zoning, infrastructure and transportation opportunities and challenges.

Respectfully Submitted,  
Susan Ostrander