

TOWN OF STOW  
PLANNING BOARD

Minutes of the March 23, 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 February 9, 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**

**Minutes of February 23, 2021**

*Karen Kelleher moved to approve the minutes as amended*

*Len Golder seconded*

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

**Correspondence**

Margaret Costello agreed with a letter addressed to the Board from Sustainable Stow and argued that the town needs to be proactive about limiting fossil fuel usage in housing. Margaret Costello further argued that the Town of Stow and the Planning Board should take a more active role in furthering climate resilience.

John Colonna-Romano commented that Stow is an ideal location to build all-electric housing, given low electric rates from Hudson Light and Power. Karen Kelleher commented that the planning department should be interested in furthering such standards.

**Public Input**

N/A

**Planning Board Member Updates**

John Colonna-Romano brought up a proposed noise bylaw in Phillipston and suggested Stow discuss a similar bylaw in the future.

**Planner's Report**

Town Planner Jesse Steadman provided the Board a timeline for presenting proposed changes to the AAN bylaw ahead of Annual Town Meeting. The Board decided to schedule an additional meeting date of March 30 to further discussed the language of the bylaw.

Jesse Steadman indicated he has drafted a letter to Chris Merrill as discussed by the Board and will include the draft in the packet for the Board on 3.30.2021.

Jesse Steadman updated the Board about the final release of the Performance Guarantee Bond for Regency at Stow. Requested trail markers have now been installed, and the resident at 21 Westview has received a response from the Board about their drainage issues, suggesting greater measures be taken by the property manager to alleviate the problem.

Jesse Steadman updated the Board about continued interest from prospective bidders for the Bose property, and will continue to update the Board about incoming proposals.

Jesse Steadman informed the Board that the Planning Department is working on drafting a stormwater bylaw to be presented at Annual Town Meeting. The Bylaw is necessary to meet EPA Municipal Separate Storm Sewer System (MS4) guidelines and will incorporate the existing Erosion Control Special Permit (Section 3.8.1.10 of Zoning Bylaw) without causing issues with existing language.

### **Nan's Market Special Permit Modification – 271 Great Road**

Lori opened the public hearing at 7:32

Present:

All Board members.

Jordan Mackey

Nancy Dickson

David Batsford

Sarah Cleary

T Magnusen

Jon Mascia

Laura Corbin

Joseph Mackey

Bill Byron

Jenna Surwillo

Weston Fisher

Shirly Burchfield

Frederick Meyer

Kelbi Magnusen

Marie Estabrook

Mathew Trombley

Karen Meyer

*Karen Kelleher moved that the reading of the Public Hearing Notice be waived*

*Len Golder seconded*

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

Applicant Jordan Mackey presented an overview of the project and business narrative to date. Provided some longer-term plans. The applicant clarified plans to install eight picnic tables along the northern property bound's fence. The applicant stated that proposed lighting will hang below

the level of the existing screening fence. The applicant further elaborated longer-term plans for development of the yard area of the business, include a stationary trailer bar to serve alcoholic drinks pending a future liquor license application.

Dave Batsford, 159 Crescent; asked if the trailer bar has yet been permitted. The applicant responded that the current application is only for outdoor dining, and that further outdoor amenities would be part of subsequent permit applications. Dave Batsford stated that he believed the outdoor dining permit may lead to future outdoor liquor service on site. Lori Clark explained that the Board has no jurisdiction over liquor, and that the Board could only consider the current permit application according to its own merits rather than any future intent of the applicant. John Colonna-Romano added that the Board could place conditions on an approved permit with the applicant's future intent in mind, but would not reject the permit application on the possibility of further approval by another Board.

Karen Kelleher reminded the attendees that the Select Board will need to host their own public hearing for any liquor license application.

Nancy Dickson, of 133 Crescent St; offered support for the project proposed.

David Batsford asked about the anticipated frequency of outdoor events. The applicant could not provide a definitive answer but suggested that it would be far from every weekend.

Wes Fisher, owner of Nan's property. Offered support for the project. Argued that the applicant is sensitive to the neighbors and will create a business that the whole town can enjoy.

*Karen Kelleher moved to continue the Public Hearing to March 30, at 7:30pm.  
Margaret Costello seconded.*

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

Respectfully Submitted,

Malcolm Ragan