

TOWN OF STOW
PLANNING BOARD

Minutes of the April 14, 2021 Planning Board meeting

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

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

Planner's Report

Jesse Steadman reported to the Board that he had received comments from many people on the Active Adult Neighborhood (AAN) overlay district amendments draft and that he had included as many of these in the latest draft as possible. Jesse Steadman said that he had also placed several sections of the cottage-style design guidelines into the rules and regulations.

Ernie Dodd commented that making the bylaw overly specific would incentivize developers to go to a Ch. 40B process, and that the Board should instead negotiate specific outcomes in the rules and regulations and permitting hearings.

AAN Update

The Board worked through the draft changes to the AAN overlay district section by section, and made minor adjustments to language and values that will be reflected in the final draft included in the warrant article for Annual Town Meeting and further presented at the public hearing in May.

Jesse Steadman reminded the Board that the public hearing for the AAN changes will be on May 4, and the first notice should be posted in the Stow Independent shortly. The Board discussed options for presenting the changes to the AAN if they are not provided with a projected screen for Town Meeting. Jesse Steadman said that the public hearing about the changes would return to the basic elements of the draft, providing a general overview of the proposed changes, and handle any specifics in the Q&A section. Jesse Steadman said that he wants to have firm answers for the scale of impacts to Town Services in preparation for Annual Town Meeting.

Lori Clark suggested that the Board begin preparing answers to anticipated questions about the AAN draft at the upcoming Annual Town Meeting.

Respectfully submitted,

Malcolm Ragan