

TOWN OF STOW
PLANNING BOARD

Minutes of the April 11, 2017 Planning Board Meeting

Planning Board Members Present: Lori Clark, Margaret Costello Ernie Dodd, Steve Quinn

Voting Associate Member: Mark Jones

Absent: Len Golder

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

Discussion of Meeting Minutes

Minutes of April 4, 2017

Ernie Dodd moved to approve the minutes as amended.

Steve Quinn Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Margaret Costello -Yea).

Executive Session Minutes of March 21, 2017

Ernie Dodd moved to approve the minutes as written.

Steve Quinn Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Margaret Costello -Yea).

Public Input

None.

Member Updates

Ernie Dodd said that at a recent Community Preservation Committee meeting, representatives from Plantation 2 came forward with invoice payments, as the CPC had originally given them funds as an affordable housing development. Ernie Dodd said that the committee also held a public hearing for affordable housing at Pine Point Road.

Planner's Report

Athens Lane

Sue Carter of Places Associates is out for the next two weeks and has put John Boardman, also of Places, in charge of Stow matters. Jesse Steadman noted that he will not be able to have Sue Carter review the concept for Athens Lane improvements. Jesse Steadman noted

that the interested parties should likely discuss with Kathy Sferra prior to putting forth an application.

Inclusionary Housing

Jesse Steadman noted that a walk in discussed whether it would be possible to build a smaller home on a separate parcel from an 8 home subdivision. Jesse Steadman said he believes that as long as the home could be verified on the Stow Subsidized Housing Inventory and has a permanent restriction recorded it should be allowed. However, it was noted by the developer that the home would not be an \$800,000 home as the others in the development will be.

AARP

Jesse Steadman noted that staff, the COA and Chair of the COA Board will be attending a discussion on the AARP Age Friendly Communities initiative.

Commercial Solar Photovoltaic Renewable Energy Installation Special Permit and Site Plan Approval Endorsement

The Board reviewed language in the decision around the fire department trainings and the renewal of the special permit.

Jesse Steadman said that once the applicant updates the security, the decision can be endorsed.

Ernie Dodd moved to approve the renewal of the Commercial Solar Photovoltaic Renewable Energy Installation Special Permit and Site Plan Approval.

Steve Quinn Seconded.

VOTED: 5-0 Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Margaret Costello, Mark Jones (Voting Associate Member) - Yea).

Regency at Stow Special Permit Minor Modification 10 Endorsement

The Planning Board endorsed the Regency at Stow Special Permit Minor Modification 10.

Jesse Steadman clarified that the minor modification does need to be recorded.

Associate Member Appointment

Ernie Dodd moved to appoint John Colonna-Romano as an Associate Member.

Steve Quinn Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Margaret Costello -Yea).

Boiler Plate Decision Conditions

The Board reviewed a list of boiler plate decision conditions for subdivisions and special permits, including language around paper roads and common driveways, street acceptance, compliance with state fire code, sidewalks, and as-built plans. The intention of this document is to streamline the permitting process to increase consistency in decisions, and minimize confusion down the line.

Mark Jones suggested that the list of street trees be revisited.

Lori Clark noted that the language around sidewalks could discourage sidewalks in a subdivision where sidewalks are less desirable. Jesse Steadman said that once the Town has a Complete Streets Prioritization Plan, the Board will be able to reference a plan, and the language can be updated to reflect priority areas.

Lori Clark mentioned that Hudson includes a pre-development readiness meeting in their decisions as well as language stating that the Planning Board or a designee has the right to inspect the land.

Mark Jones suggested including a condition around removing any debris or junk from a parcel, specifically with the development of Planned Conservation Developments, or in any case where Open Space is created.

Ernie Dodd said that the condition regarding compliance with MA fire code should state “as determined and modified by the Fire Chief”, as the State code doesn’t include requirements for special access.

Lower Village Traffic Safety Improvement Project

Jesse Steadman said that the Warrant goes to print on April 12th. The Planning Department is in receipt of draft layout plans for all permanent and temporary easements, and the final layout plans will be delivered before Town Meeting, at which point staff will draft motions for the Lower Village project to include specific boundaries of each easement.

Jesse Steadman said that a pre-contract form with MassWorks has not been filed, as consultants don’t expect any work to commence prior to the end of the fiscal year. Jesse Steadman said that he is continuing to discuss an increase in the grant award with MassWorks.

Jesse Steadman said that staff will meet with the Board of Selectmen at their April 25th meeting to further discuss the project.

Jesse Steadman said that the Capital Planning Committee has recommended approval of the Lower Village project, and the Finance Committee is waiting for the updated estimate before deciding whether to recommend the project.

Jesse Steadman said that staff will run through the Lower Village presentation with residents at Meeting House next week, and with the Council on Aging the following week.

The Board discussed a draft of a letter to the editor to be published in the Stow Independent on April 19th.

Executive Session- In Accordance with M.G.L. Ch.30A s.21 for purposes of discussing ongoing litigation

Lori Clark stated that the last agenda item is an executive session, as public discussion would be detrimental to the litigation.

Ernie Dodd moved to enter into Executive Session to discuss ongoing litigation and adjourn the regularly scheduled meeting of the Planning Board thereafter.

Steve Quinn Seconded.

Roll Call Vote: Lori Clark – Yea; Margaret Costello – Yea; Ernie Dodd – Yea; Steve Quinn – Yea.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys