

TOWN OF STOW
PLANNING BOARD

Minutes of the July 27, 2016 Planning Board Meeting

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

Voting Associate Member: Mark Jones

Absent:

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

**Jillian's Lane Definitive Subdivision and Erosion Control Special Permit Decision
Deliberation**

The Board discussed the dimensions of the shared driveway, whether the need for a turnout is eliminated, and whether packed gravel suffices as an all-weather driving surface. The Board noted that they would look to the Fire and Highway Departments for their final recommendations. Lori Clark noted that Subdivision Rules and Regulations assume a narrower road than the 20 foot wide shared driveway in the proposed plans, and this wider road should be viewed as equivalent to a road including turnouts.

The Board discussed the need for an inclusionary zoning statement on the plan and a record on the deed, as the proposed lots are large enough for future subdivision.

The Board discussed the language regarding the responsibilities of the Homeowner's Association. They discussed whether they would ask to see the Homeowner's Agreement as a condition of the permit. The Board decided that there needs to be language in the decision that the Homeowner's Association Operations and Maintenance Plan must include continuous year round access for vehicle traffic.

Lori Clark and the Board agreed that language should be added to the decision to state that other than assumed house lighting, the plan does not show any additional lighting. Therefore, a condition of the permit would include no additional lighting.

The Board discussed the application of their Sidewalk Policy. Ernie Dodd noted that the topography of the site is such that there is not sufficient room for sidewalk installation, especially considering the location of catch basins. The Board agreed that they would consider an easement as the equivalent of a donation.

The Board discussed erosion control, noting that prior revisions of the plan included freeboard, and confirming that culverts will be installed as stated, per peer review.

Meeting Adjourned.

Respectfully Submitted,
Valerie Oorthuys