

TOWN OF STOW
PLANNING BOARD

Minutes of the February 9, 2016 Planning Board Meeting

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

Absent: Steve Quinn

Voting Associate Member: Mark Jones

Lori Clark called the meeting to order at 7:05 pm

Discussion of Meeting Minutes

Meeting Minutes of 1.20.2016

Len Golder moved to approve the minutes as amended.

Margaret Costello Seconded.

VOTE: 3-0 Unanimously in favor (Lori Clark, Margaret Costello, Len Golder).

Correspondence Update

None.

Planning Board Member Updates

Mark Jones noted that he feels there is an opportunity to provide a memorandum from the Planning Board describing where the ZBA regarding financial information that is required from the developer, related to affordable housing for the Villages at Stow. The Board discussed what they should include in the memo, such as outstanding issues after issuing a permit, including annual financial reporting obligations. The Board agreed it would be worth drafting a memo to the Zoning Board of Appeals.

Lori Clark notified the Board that she will be out the 15th and 22nd of March. The Board will meet March 2nd and 8th and 29th.

Planner's Report

Mong APR Subdivision Plan

Karen Kelleher reported that Applefield Farm is seeking to create a subdivision plan for the purpose of putting an APR on the property. Len Golder said he will need to recuse himself due to his abutter status.

Housing Production Plan Survey

Karen Kelleher noted that SMAHT and planning staff have been working with Nathan Robinson of MetroWest Collaborative Development to develop a survey for the Housing Production Plan. Karen Kelleher said they are working to be sure the survey will be helpful for upcoming Master Planning as well.

Annual Town Meeting

Karen Kelleher said that the budget meeting went well with some requests for further information on salaries and Master Plan Consulting accounts.

271 Great Road

Karen Kelleher noted that the new owners of the Stowaway Inn property are looking to potentially add another addition to accommodate the kitchen space, which staff noted would likely require a public hearing as a modification to the Special Permit.

Gates Lane

Karen Kelleher reported that it is likely a subdivision plan for Gates Lane will be delivered shortly.

Quirk Property

Karen Kelleher noted that it appears the Quirk property has two potential buyers, neither of which are pursuing a residential use at this time. Currently they are proposing a landscaping yard with some horticultural component. The Building Inspector noted that the eventual buyers will be able to take advantage of uses allowed in the Recreation/Conservation district.

Gleasondale Neighborhood Committee Formation

Karen Kelleher noted that Margaret Costello and Eve Fischer met with staff to discuss an upcoming meeting for the residents to begin formation of an official Committee, including mission statement writing and letter of interest requests.

At Risk Affordable Units

Karen Kelleher noted that a unit at Elmridge and Villages at Stow are both at risk of foreclosure. Metrowest Collaborative Development and town counsel are working to be sure that in the event of a foreclosure the directives for the process in the deed restriction are followed.

Planned Conservation Development Bylaw Update Review

Lori Clark briefed the Board on where they left off in the review process.

Ernie Dodd joined the meeting at 8pm.

The Board discussed the need for open space access for the residents and connections to abutting open spaces. The Board discussed use and ownership of open space, as well as the pros and cons of a frontage buffer to proposed PCD's.

Meeting Adjourned.

Respectfully Submitted,

Jesse Steadman