

TOWN OF STOW
PLANNING BOARD

Minutes of the February 16, 2016 Planning Board Meeting

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

Voting Associate Member: Mark Jones

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

Discussion of Meeting Minutes

Meeting Minutes of 2.9.2016

Ernie Dodd moved to accept the minutes of February 9, 2016.

Len Golder seconded.

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

Member Updates

Margaret Costello reported that the Gleasondale Neighborhood group will be meeting on February 24 to discuss forming an official committee. Margaret Costello said they hope they can create subcommittees for different issues that members would like to address.

Margaret Costello said that she will be leaving the country for the summer beginning May 3rd and returning in September.

Steve Quinn asked what was happening at Hemenway Farm and asked that since the area that had been dedicated for the required affordable units is the area of the site that is contaminated, could the required affordable be built on Town owned land.

Correspondence Update

The Board discussed correspondence in the packets regarding frequently asked question about Americans with Disabilities Act access on trails developed in conjunction with Planned Conservation Developments. Jesse Steadman said the FAQ document provides several criteria for when ADA access would not be required, including common scenarios around the development of primitive trails. Jesse Steadman added that after talking with other planners and engineers on the topic, it appears that as long as a town is pursuing ADA accessible recreation opportunities, such as the town's work at Pine Bluff and 323 Great Road, not every trail needs to be built to the standards.

Planner's Report

PCD

The Board discussed the potential May Town Meeting presentation for the PCD update, commenting that it would be good to note past projects and show comparisons between the PCD and regular subdivisions. Lori Clark said it is going to be important to educate residents on the current PCD bylaw as well to be sure that people know what it is they would be voting for.

Jesse Steadman noted that while he believes the lot yield formula provides consistent results, he is concerned that the complexity of the process will cause voters to doubt its effectiveness. The Board discussed that to ease potential concerns, a proof plan could still be required, although the Board would have the right to waive the requirement.

The Board discussed the use of the word condominium, agreeing that the term common ownership would catch more of the potential legal structures associated with PCDs.

Mark Jones noted some hesitancy in allowing the 20 foot setback to be reduced further. Jesse Steadman noted that in the bylaw, the setback can be reduced provided it is to protect a secondary conservation resource. Lori Clark said that with this new design process, the Planning Board will gain the benefit of having more ability to design the open space, and that flexibility with the setbacks is less about giving up control, and more about designing a plan that coincides with the open space goals of the property. Len Golder said he likes the idea of the Board being able to permit smaller or larger setbacks. Steve Quinn said he agrees.

The Board directed staff to continue updating the PCD and begin the process of sharing with other Boards.

Conceptual Subdivision Plan for the Purpose of Creating an Agricultural Preservation Restriction at Applefield Farm

Ernie Dodd said they could approve a paper road with the construction requirements waived, as long as they have the necessary frontage to create the lots. If they ever want to develop the property beyond servicing one dwelling unit, said Ernie Dodd, the owners would then have to come back and design the road to current standards.

Lori Clark said in the spirit of what the applicant is trying to accomplish with the creation of an agricultural preservation restriction, she believes the Board could provide waivers, as long as they have some certainty that the road could not be used for further development. The Board agreed that a covenant similar to that required on Bluebird Lane would suffice. The Board noted that they would need to modify the Hammerhead Special Permit.

Meeting Adjourned.

Respectfully Submitted,

Jesse Steadman