

TOWN OF STOW
PLANNING BOARD

Minutes of the November 14, 2017 Planning Board Meeting

Planning Board Members Present: Lori Clark, Ernie Dodd, Len Golder, Karen Kelleher

Absent: Margaret Costello, John Colonna- Romano (Voting Associate Member), Mark Jones (Associate Member)

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

Discussion of Meeting Minutes

Minutes of November 7, 2017

Ernie Dodd moved to approve the minutes as amended.

Karen Kelleher Seconded.

VOTED: 3-0 Unanimously in favor (Lori Clark, Ernie Dodd, Karen Kelleher-Yea).

Correspondence

None.

Public Input

None.

Member Updates

None.

Planner's Report

Spring Hill Estates Quitclaim Deed

Jesse Steadman said that he verified that the deed reference to the acreage of Open Space on Parcel A is correct.

Wheeler Road Hammerhead

Jesse Steadman said that a site visit would be conducted to respond to concerns from a neighbor citing runoff issues from a hammerhead lot on Wheeler Road.

Municipal Vulnerability Preparedness (MVP) Program

Jesse Steadman said that a Request for Qualifications has been drafted and will be sent out to certified providers for the MVP program. Jesse Steadman said that members of the Climate Adaptation Working Group will likely meet in December to review consultant responses.

Complete Streets Prioritization Plan

Jesse Steadman said that the Complete Streets forum may be scheduled for early December, and that within the next week the Complete Streets WikiMap will be available for residents to comment on. The comments posted to the WikiMap will inform some of the discussion at the public forum.

Lower Village Zoning Enforcement

Jesse Steadman said that the Zoning Enforcement Officer responded to complaints of zoning violations in Lower Village, and found several violations. Jesse Steadman said that most of the violations cited concern related to internally illuminated signs, such as open signs. Jesse Steadman said that the Zoning Enforcement Officer also found violations related to outside display of goods which impact ADA accessibility standards. Lori Clark noted that the Zoning Bylaw could be amended to separate storage of materials and the display of materials while still covering the intended concern. Jesse Steadman said that the Zoning Enforcement Officer will send out letters to business owners notifying them of any violations found.

Subdivision Approval Not Required (ANR) Plan- 111 Kingland Road

Present:

Dan Beaudette, 111 Kingland Road

Linda Telfer, 109 Kingland Road

Dan Beaudette said that in 2006, he discovered that a 1960 plan representing this ANR had not been recorded, and an attempt to correct this was incorrect.

Len Golder arrived.

Jesse Steadman said that both 109 and 111 Kingland Road are nonconforming lots, and this plan does not create any new nonconformity. As such, the ANR plan includes a note describing a few parts of Section 2 of the Subdivision Rules and Regulations that aren't applicable.

Karen Kelleher moved to approve the Approval Not Required plan dated November 10, 2017 and authorized Jesse Steadman to sign.

Len Golder Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Len Golder, Karen Kelleher-Yea).

Recreational Marijuana Zoning discussion

The Planning Board discussed recent documents regarding recreational marijuana from the Massachusetts Municipal Lawyers Association.

Jesse Steadman said that Stow is a 'yes' community, meaning that the Town voted to allow recreational marijuana use on the statewide ballot. Jesse Steadman said that as a 'yes' community, were the Selectmen to propose a ban, there would need to be a ballot measure.

Karen Kelleher said that it may be best to model recreational marijuana zoning off of the medicinal marijuana zoning.

Massachusetts Downtown Initiative- Technical Assistance Grant application

Jesse Steadman provided an overview of a grant narrative to gain funding for a business district assessment and market analysis for the Lower Village business district.

Lori Clark noted that the grant narrative discusses mixed use zoning in Lower Village, and questioned whether this would appeal to this particular grant opportunity, as there are other zoning changes the Planning Board has discussed as options in Lower Village. Jesse Steadman said that the State is focused on housing solutions, though the grant narrative could be amended to include language regarding village design standards.

Jesse Steadman said that at their next meeting, the Economic Development and Industrial Commission will have an opportunity to review the grant narrative and consider partnering with the Planning Board on this effort.

Endorsement of Erosion Control Special Permit and Site Plan Approval, 77 White Pond Road

The Board endorsed the decision for 77 White Pond Road. The public hearing for the application was held on September 26, 2017.

Definitive Subdivision Plan and Planned Conservation Development and Erosion Control Special Permit and Site Plan Approval, Joanne Drive- Decision review and approval

The Board discussed a partial draft of the decision for Joanne Drive.

The Board discussed the requested waiver from installing a sidewalk along Joanne Drive and the Forest Road extension. Lori Clark noted that a Homeowners Association should not be referenced, since the applicant may choose not to create one. The Board agreed that the waiver should be granted, provided the applicant provides either a fee in lieu of sidewalk construction, pedestrian access to open space, or sidewalk construction elsewhere in Town. Karen Kelleher added that a finding should be added to state that drainage calculations would need to be revised and resubmitted should the applicant choose to construct the sidewalk on site.

The Board discussed the requested waiver to allow a cul-de-sac length of 973 feet. Karen Kelleher suggested that the waiver should be addressed when the applicant comes forward to address the possibility of public riverside access.

The Board discussed the location of the catch basin at the Forest Road extension. Jesse Steadman said that he would confirm the Fire Chief's suggestion.

Lower Village Traffic Improvement Project

Jesse Steadman said that the project is ready to move forward once the Notice to Proceed is received from the State. Jesse Steadman said that he had looked into using Chapter 90 funds so that work can begin, though this did not appear to be the best option.

Jesse Steadman said that E.T.&L. Corp marked some boundary lines, which helped with a final easement discussion.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys