

TOWN OF STOW
PLANNING BOARD

Minutes of the February 6, 2018 Planning Board Meeting

Planning Board Members Present: Lori Clark, Ernie Dodd, Margaret Costello, Karen Kelleher

Voting Associate Member: John Colonna- Romano

Associate Member: Mark Jones

Absent: Len Golder

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

Discussion of Meeting Minutes

Minutes of January 16, 2018

Ernie Dodd moved to approve the minutes as amended.

Karen Kelleher Seconded.

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

Public Input

None.

Member Updates

Mark Jones said that the Zoning Board of Appeals closed the public hearing for a Comprehensive Permit on Pine Point Road.

Planner's Report

Regency at Stow

Jesse Steadman said that said inspections for Occupancy Permits took place today, and that Toll Brothers are preparing to close on the first three units by the end of next week. Jesse Steadman said that the Board of Health is expected to approve the wastewater treatment system this week, and that the DEP has approved the public water supply.

Lori Clark said that the Homeowners Association documents should include proportioned fee requirements for affordable and market rate units and the fee should be noted in the deeds.

Mark Jones stated that he would like the Planning Board to object to language in the Homeowners Association documents that bans clotheslines.

Mark Jones said that the timing of when the Homeowners Association is handed over to the owners from the developers should be discussed. The Planning Board agreed that the Active Adult Neighborhood Arbor Glen would provide a good example of this.

Economic Development and Industrial Commission

Jesse Steadman reported that the EDIC is planning to join the Planning Board next week to discuss their recommendations regarding the Sign Bylaw.

Joanne Drive

Jesse Steadman said that he will meet next week with the engineer to discuss plan modifications and other particulars ahead of the Board's endorsement of the plan.

Recreational Marijuana Zoning

Jesse Steadman said that Planning staff took part in an Adult Use of Marijuana seminar and have since engaged the Police Chief in a discussion regarding partnering for an educational forum on the draft laws, including what the Town can do to prepare for the new use.

Municipal Vulnerability Preparedness Program

Geosyntec, Inc. has been chosen as the Town's provider for the Municipal Vulnerability Preparedness program. The Planning Department is in the process of finalizing the contract with the consultants.

Jillian's Lane

Jesse Steadman said that he received a complaint regarding work starting too early, and he sent a reminder to the contractor to share with everyone on-site regarding hours of operation.

Gun Shop

Jesse Steadman noted that a recent article in the Stow Independent has sparked a lot of discussion over the permitting process as it relates to gun sales and how this particular use fits in with the overall plan for Lower Village. Jesse Steadman said that he drafted a response to share on the Planning Board's page on the website that discusses the permitting process.

Bicycle Tourism Seminar

Jesse Steadman said that he and Valerie Oorthuys recently attended two seminars regarding bicycle tourism and its impact on local economies. Valerie Oorthuys said that Jim Salvie provided a comprehensive presentation that he may be willing to share with interested groups in Stow.

Subdivision Approval Not Required (ANR) Plan- 79 Edgehill Road

Present:

Bill Chiarchiaro, 79 Edgehill Road

Bill Maxfield, 89 Walcott Street

Bill Chiarchiaro said that the intent of the ANR plan is to transfer a portion of his neighbor's land to his property, understanding that it won't be buildable. Bill Chiarchiaro noted the existing and proposed parcel lines. Jesse Steadman noted that Planning staff have reviewed the plan and feel it meets the ANR standard.

Ernie Dodd moved to approve the Approval Not Required Plan for 79 Edgehill Road and to authorize Jesse Steadman to endorse.

Margaret Costello Seconded.

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

Endorsement of Minor Modification for Regency at Stow

John Colonna- Romano recused himself as an abutter to Regency at Stow.

Jesse Steadman said that since the minor modification for Regency at Stow was approved at the Planning Board's meeting of January 16, 2018, the Department of Housing and Community Development (DHCD) has agreed to allow the age-restricted affordable units. Jesse Steadman said that he discussed with Toll Brothers, and they have agreed to change the condition to state that prior to the issuance of the 25th Certificate of Occupancy, the Local Action Unit application must be accepted by DHCD and to add language regarding the rate of constructing market rate and affordable units. Jesse Steadman said that this was originally tied to the 10th Certificate of Occupancy, and then changed to the 55th to allow more time to resolve the discussion with DHCD.

Ernie Dodd moved to rescind the previous Regency at Stow Special Permit Minor Modification 12 voted on January 16, 2018.

Karen Kelleher Seconded.

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

Ernie Dodd moved to approve the Regency at Stow Special Permit Minor Modification 12 by amending the original 2007 Special Permit Section 7.36 to allow confirmation of Local Action Unit eligibility for the Town's Subsidized Housing Inventory to be confirmed by the Department of Housing and Community Development prior to the issuance of the 25th Occupancy Permit, and by amending Section 7.35 by adding the condition stating that affordable units shall be constructed on the same schedule as market rate units after issuance of the 25th Occupancy Permit.

Karen Kelleher Seconded.

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

Zoning Bylaw Update

Regarding a revision to the sidewalk policy, Jesse Steadman said that it may be best to wait until the Complete Streets Prioritization Plan is finalized and certified by MassDOT.

Jesse Steadman provided the Board with a draft zoning bylaw for a Registered Marijuana Establishment Overlay District. Jesse Steadman said that it is meant to combine the existing Registered Medicinal Marijuana Dispensary Overlay District. Jesse Steadman recognized that the draft is incomplete, and would need definitions added as well as accompanying rules and regulations.

The Planning Board asked several questions regarding the new law, including the functionality of Medicinal Marijuana Dispensaries considering the legalization of recreational retail sales, involvement from local boards of health, and how a Town could place limitations on uses. The Planning Board discussed public outreach, noting that it would be best to hold two public forums to understand residents' questions or concerns, and that it may be useful to survey residents regarding their thoughts on zoning for recreational use.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys