

TOWN OF STOW
PLANNING BOARD

Minutes of the June 5, 2018 Planning Board Meeting

Planning Board Members Present: Lori Clark, Margaret Costello, Karen Kelleher, John Colonna- Romano

Voting Associate Member: Megan Birch-McMichael

Associate Member: Mark Jones

Absent: Len Golder

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

Discussion of Meeting Minutes

Minutes of May 29, 2018

Karen Kelleher moved to approve the minutes as amended.

John Colonna-Romano Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Margaret Costello, Karen Kelleher, John Colonna- Romano-Yea).

Public Input

None.

Member Updates

Mark Jones reported that the Zoning Board of Appeals continued a public hearing for a Comprehensive Permit for Plantation Apartments II, off Johnston Way. Mark Jones said that the applicant is working through wastewater concerns and issues related to a covenant from Plantation I.

Correspondence

Athens Lane Special Permit

Lori Clark asked for clarification of the purpose of the Public Hearing for Athens Lane on June 26th. Jesse Steadman said that they are coming in for a legal discussion, to determine whether they have legal frontage, whether they need legal frontage, and whether they have the legal right to access.

Planner's Report

Stow Acres

Jesse Steadman said that the owner of Stow Acres would like to have a discussion with Planning Board members regarding rezoning or lifting the Town's cap on Active Adult Neighborhoods (AAN), which could be an opportunity to modernize the AAN Inclusionary Housing regulations.

Joanne Drive

Jesse Steadman said that the applicant has elected to provide a fee in lieu of constructing the sidewalks at Joanne Drive.

Recreational Marijuana Meeting with Board of Health

Jesse Steadman said that members of the Board of Health will attend the Planning Board's meeting on June 19th to review Recreational Marijuana ahead of the June 27th public forum.

Minor Modification for Regency at Stow- Approval and Endorsement

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

Jesse Steadman discussed the decision for the minor modification for Regency at Stow, saying that it includes language regarding nighttime use of the clubhouse's outdoor areas, specifying that any lighting must comply with local bylaws and allowing for the condo association to govern night use of the pool area.

The Planning Board endorsed the minor modification for Regency at Stow.

Jillian's Lane Long Term Stabilization

Jesse Steadman said that the Building Inspector issued a Cease and Desist order last week, as recommended by the Board at their meeting of May 29, 2018. The Cease and Desist was issued for all construction work associated with the site except for the installation of the septic system, the completion of the stormwater detention basins and soil stabilization of the site.

Jesse Steadman provided a letter from MaryAnn DiPinto, of Three Oaks Environmental, stating that she has been retained by the applicant to file the Notice of Intent (NOI) for the detention basin construction.

Jesse Steadman asked the Board to discuss next steps, should the applicant reach compliance before the Planning Board's next meeting of June 19th. The Board agreed that prior to lifting the Cease and Desist, the NOI would need to be approved, and the Board's consulting engineer at Places Associates would need to resume inspections. The Board agreed to review the applicant's progress at their next meeting.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys