

TOWN OF STOW  
PLANNING BOARD

Minutes of the December 4, 2018 Planning Board Meeting

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

Voting Associate Member: Megan Birch-McMichael

Associate Member: Mark Jones

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

**Discussion of Meeting Minutes**

**Executive Minutes of November 15, 2018**

*Karen Kelleher moved to approve the minutes as amended.*

*Len Golder Seconded.*

**VOTED: 3-0 Unanimously in favor (Lori Clark, Karen Kelleher, John Colonna-Romano – Yea; Len Golder and Margaret Costello Abstained).**

**Minutes of November 27, 2018**

*Len Golder moved to approve the minutes as amended.*

*John Colonna-Romano Seconded.*

**VOTED: 3-0 Unanimously in favor (Lori Clark, Len Golder, John Colonna-Romano – Yea; Karen Kelleher and Margaret Costello Abstained).**

**Executive Minutes of November 27, 2018**

*Len Golder moved to approve the minutes as amended.*

*John Colonna-Romano Seconded.*

**VOTED: 3-0 Unanimously in favor (Lori Clark, Len Golder, John Colonna-Romano – Yea; Karen Kelleher and Margaret Costello Abstained).**

**Public Input**

None.

**Member Updates**

Megan Birch-McMichael said that at an upcoming Lower Village Revitalization Subcommittee meeting, the group will discuss the draft Lower Village Business District Assessment and Market Analysis received from the consultant this week. Megan Birch-

McMichael said that the consultant will present the report at the Planning Board's meeting on December 11<sup>th</sup>. Megan Birch-McMichael said she feels the report highlights the impact of not having a public water supply in Lower Village, the need for flexibility in the Sign Bylaw, and the benefits of improving the streetscape.

John Colonna-Romano said WBUR reported that the Attorney General may not approve other Towns' recent requests to extend Moratoria on Recreational Marijuana Establishments.

Margaret Costello said she feels some momentum has been lost with working towards constructing public walking trails on the Kane Land in Gleasondale.

Margaret Costello said the Gleasondale Neighborhood Historic Subcommittee will continue their work on surveying neighbors' opinions of establishing a Local Historic District. Margaret Costello said Bolton recently enacted a few historic neighborhoods.

Mark Jones said that the Zoning Board of Appeals recently considered an application from an owner of an undersized lot for a side yard setback variance. Mark Jones said it may be interesting for the Planning Board to consider downzoning in some areas where residents may not have space to put a shed or a porch because of side yard setback restrictions.

### **Public Hearing**

#### **Erosion Control Special Permit, Collings Foundation**

Lori Clark said that the Planning Board received a request from the applicant to continue the public hearing without testimony until the first opportunity in January, to allow the applicant time to respond to comments from Places Associates. As one member is unavailable on January 15, the Board agreed to continue to January 22, 2019. The Board agreed it may be beneficial for one or two members to attend the Collings Foundation's public hearing with the Conservation Commission on January 15<sup>th</sup> in order to learn more about the commission's perspective.

*Len Golder moved to continue the public hearing without testimony to January 22, 2018 at 7:30pm.*

*Margaret Costello seconded.*

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

### **Joanne Drive Legal Documents and Definitive Subdivision Endorsement**

Valerie Oorthuys said the applicant will continue to work to finalize the legal documents for Joanne Drive and will likely attend the Board's next meeting.

The Board agreed it would be helpful to ask Town Counsel whether a previous subdivision application for Joanne Drive should be rescinded to clarify the affordable housing requirement for the current Definitive Subdivision application.

#### **Lower Village Traffic Improvement Project**

Valerie Oorthuys said that E.T.&L. Corp has completed much of the planned winterizing of Lower Village. The area from Bradley Lane to the Post Office has been paved, the berm has been installed along the shoulders of the road throughout the corridor, and the structures have been lowered. Valerie Oorthuys said that the medians and pedestrian refuge islands have been temporarily removed in order to make the road safer during the winter.

The Planning Board agreed that redesigning the project is not needed other than ensuring proper drainage of the road and public safety.

The Board discussed a letter from the Cemetery Department that details their wish for parking both for maintenance and for visitors along Great Road in front of the Lower Village Cemetery. The Board agreed on the importance of taking pedestrian and bicycle traffic into account

The Board agreed to send a letter to the Cemetery Department to describe the need for pedestrian and bicycle safety as well as the ADA requirement to not block sidewalks with vehicles. The Board recognized that there was no official parking lot prior to construction and the design of the road does not solve parking. The Board agreed to discuss further with the Cemetery Department at an upcoming meeting to brainstorm alternative solutions and to hear more about the concern of water entering the Cemetery off of Pompositticut Street.

#### **Executive Session- In Accordance with M.G.L. Ch.30A s.21 for the purposes of discussing ongoing litigation**

Lori Clark stated that she finds that an open discussion would have a detrimental effect on the Board's litigating position.

*Margaret Costello moved to enter into Executive Session to discuss litigation and to adjourn the regularly scheduled meeting of the Planning Board thereafter.*

*John Colonna-Romano seconded.*

**Roll Call Vote: Lori Clark- Yea; Len Golder- Yea; Margaret Costello- Yea; Karen Kelleher- Yea; John Colonna-Romano-Yea.**

**Meeting Adjourned.**

Respectfully Submitted,

Valerie Oorthuys