

TOWN OF STOW
PLANNING BOARD

Minutes of the January 22, 2019 Planning Board Meeting

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

Voting Associate Member: Megan Birch-McMichael

Associate Member: Mark Jones

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

Executive Session in Accordance with M.G.L. Ch. 30A s.21(a)(3) for the purpose of discussing strategy with respect to probable litigation

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

Karen Kelleher moved to enter into Executive Session to discuss contract concerns and potential litigation and to reopen the regularly scheduled meeting of the Planning Board thereafter.

Len Golder seconded.

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

The Planning Board concluded the Executive Session and returned to the regularly scheduled meeting.

Public Hearing

Erosion Control Special Permit, Collings Foundation

Lori Clark said the Board has received an extension request from the applicant.

Len Golder moved to continue the public hearing without testimony to March 12, 2019 at 7:30pm.

Margaret Costello Seconded.

VOTED: 4-0 in favor (Lori Clark, John Colonna-Romano, Len Golder, Megan Birch-McMichael (Voting Associate Member)-Yea; Karen Kelleher and Margaret Costello abstained).

Executive Session in Accordance with M.G.L. Ch. 30A s.21(a)(3) for the purpose of discussing strategy with respect to probable litigation

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

Karen Kelleher moved to enter into Executive Session to discuss contract concerns and potential litigation with representatives of Howard Stein Hudson and Places Associates and to reopen the regularly scheduled meeting of the Planning Board thereafter.

Margaret Costello seconded.

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

Public Input

None.

Member Updates

Margaret Costello said the Gleasondale Neighborhood Area Subcommittee and the Planning Department have drafted a survey tool to gauge interest in a Local Historic District. Members will take the survey door to door in Gleasondale.

Megan Birch-McMichael said the Lower Village Revitalization Subcommittee meets this week to discuss the Market Analysis and Business District Assessment and zoning updates.

Mark Jones said the Community Preservation Committee is interested in participating in discussions of development opportunities and rezoning of the golf courses.

Planner's Report

Support Letter for Plantation Apartments I and II

Jesse Steadman said that the Stow Elderly Housing Corporation is compiling their application for the Department of Housing and Community Development, now that the Zoning Board of Appeals has filed their decisions. A support letter from the Planning Board will be part of that package.

Stiles Farm Agricultural Preservation Restriction

Jesse Steadman said that the applicant is putting together a letter describing the federal denial of the Agricultural Preservation Restriction (APR) for Stiles Farm and the reasoning for modifying the decision and covenant. This topic will likely be taken up at the Planning Board's meeting of February 5th.

Regency at Stow

Jesse Steadman said Toll Brothers has raised lighting concerns at the entrance to the Regency at Stow development and has proposed new lighting fixtures for the Board to approve. Representatives at Toll Brothers also want to discuss creating a guest parking area near the entrance of the development and questions around the unsold middle income units. These topics will likely be taken up at the Planning Board's meeting of February 5th.

J. Melone & Sons, Inc. Erosion Control Special Permit

Jesse Steadman said the drainage system at the Melone's failed, and they are looking to update their Order of Conditions with the Conservation Commission. Jesse Steadman said the Planning Department will contact them shortly to see if this requires a modification of their Erosion Control Special Permit.

Golf Course Zoning

Jesse Steadman said Town Boards and Committees should be notified that the Board would like to get a group together to discuss long term goals and visioning for the golf courses. Jesse Steadman

said there may be grant opportunities to help facilitate these efforts. For example, the Regional Housing Services group may look to use grant funding from MAPC to better understand the need for age restricted housing.

Lower Village Zoning Updates

Jesse Steadman said the grant to update zoning in Lower Village will expire at the end of June 2019, and the Lower Village Revitalization Subcommittee will discuss drafting a Request for Proposals for this work.

Pilot Point Subdivision Update

Jesse Steadman said Habitech, Inc., the developer of the Pilot Point Subdivision, has requested the Town either release or diminish their bonds held. Jesse Steadman said approximately 100 feet of sidewalk was never constructed, despite a condition of the subdivision decision. Jesse Steadman said this may provide an opportunity for the Board to modify the requirement to fulfill pedestrian infrastructure priorities in Lower Village, as Habitech, Inc. owns land there as well. The Board agreed that the Lower Village parcel leaves options for inter-lot connections, a trail to Town Forest, and potential water supply piping areas. Jesse Steadman said Habitech, Inc. will bring this question to the Board at a future meeting.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys