

TOWN OF STOW

Notes Taken for the Community Preservation Committee by Deb Seith

Date: December 3, 2009

Location: Town Building

Stow Community Housing Corporation **Topic: Pilot Grove II Project**

On December 3, 2009 the Stow Community Housing Corporation (SCHC) held a meeting (as requested by the Community Preservation Committee – CPC) to present updates to the proposed Pilot Grove II expansion project. The SCHC invited all abutters to the project and several Town organizations.

Bill Byron from the CPC attended.

Discussion Notes:

- Pilot Grove II (P2) is a 30 unit complex with a mix of 2 and 3 bedroom apartments.
- P2 will use the current driveway from Pilot Grove 1 (P1) and add a cul-de-sac off to the right.
- P2 will work with the grade of the hill as much as possible.
- P2 will minimize the site disturbance as much as possible.
- Updated plans show different roof planes and flats (2 bedroom apartments that a partially built into the hill).
- The diagrams are still very conceptual and are expected to change.
- The tree growth by the road is dense but young, the architects tried to keep the buildings as far back and up road as possible.
- Plans show 2 story apartments above the “flats”.
- The architects have not explored 2 story buildings because they are trying to minimize site disturbance and be cost effective.
- There are architectural options to make a more pleasing visual impact. The architects did change the roof planes & can consider other suggestions; such as using earth tones for siding colors.
- Some suggestions from attendees were: a playground area for children, sound proofing and noise considerations, making private patios for residents, and sidewalks – possibly linking P1 and P2.
- 30 units were decided upon based on: the market study results, appropriateness for Stow, and financially feasibility.
- Each unit will have its own laundry hook-up.
- There will not be any common areas.
- Each unit will pay for its own heat and water.
- The developers will beat the National Standard of Energy by at least 20%.
- Air Conditioning is undetermined at this time.
- An engineer will look at run-off, storm water pollution prevention, local erosion control bylaws, etc.
- The SCHC walked the site with the Stow Historical Commission (SHC) and the SCHC does not believe anything of historic value was found. They are waiting for confirmation from the SHC.
- This is considered a 40B and is not subject to the full local bylaws – however; the SCHC is hoping to work as much as possible within local bylaws, although they know some waivers will be necessary.
- P2 will require tying into the proposed water line from Assabet Water Company.
- 5% of the units must be ADA accessible (the flats will cover this requirement).
- Next Steps: The SCHC plans to go before the Zoning Board of Appeals sometime in January.