

**TOWN OF STOW  
PLANNING BOARD**

Minutes of the April 10, 2006, Planning Board Meeting with MAPC for Village District Zoning.

Present: Bruce Fletcher, Planning Board and Lower Village Sub-Committee Member  
Ernest E. Dodd, Planning Board and Master Plan Committee Member  
Kathleen Willis, Planning Board Member  
Laura Spear, Planning Board and Lower Village Sub-Committee  
Marcia Rising, Board of Health and Master Plan Committee  
Karen Kelleher, Planning Coordinator, Lower Village Sub-Committee and  
Master Plan Committee Member  
Mark Racicot, MAPC

The Meeting was called to order at 9:30 AM.

Lower Village Mixed Use Overlay District Bylaw

Mark Racicot reviewed the updated Draft (2) Lower Village Mixed Use Overlay District Bylaw.

Marcia Rising noted concern about lot size, noting that 10,000 sq. ft. lots will not support a private well and septic systems. Members noted that alternatives for water and sewer will be necessary for development under the proposed bylaw.

Architectural Guidelines – Mark Racicot agreed to provide copies of architectural guidelines from other Towns. It was agreed to include design standards in the Rules and Regulations.

Water Resource Protection District – It was agreed that the Bylaw should provide for some flexibility allowing the Planning Board to authorize the 10% impervious surface limitation to be exceeded when a development meets water quality standards.

Members agreed to the following amendments to the Draft Bylaw:

Page 6

Ground floor uses (third bullet) – Change the word “instance” to “example”

Page 7

Maximum Height of Structures – Add language “as defined in Section 4.2.2 of the Zoning Bylaw”

Page 8

Setbacks and Yard Regulations for Buildings – (first full paragraph on page 8, last line) change “newly-widened” to “newly-established”.

Page 9

Vehicle Parking (second paragraph) – Delete “ Motor vehicle parking shall not be located directly between the building and the street alignment.”

Page 11

Possible alternative language based on proposed Canton Bylaw – DELETE

Page 13

Sustainable Building and Site Design – Change “shall comply” to “including compliance” and format with bullets.

Page 13

Amendments – Change second sentence to read: “It shall be a finding of the Planning Board whether a requested amendment is deemed to be major or minor; this finding is not subject to dispute by the applicant.”

Gleasondale Mixed Use Overlay District Bylaw

Mark Racicot noted that the Gleasondale Mill is 45’ high and the existing bylaw has a 35’ height limitation and asked members how they feel about allowing a height of 45’ in the Gleasondale Overlay District. Members agreed to allow a height up to 45’ on the Gleasondale Mill site only provided there is adequate fire fighting support.

Members also noted the need for a sidewalk plan and consideration for safe access and egress to the Gleasondale Mill Site.

Mixed Use Zoning – A Citizens’ Guide and Technical Appendix

Mark Racicot provided copies of a Citizens’ Guide to Mixed Use Zoning prepared by MAPC and MAGIC.

**Next meeting**

The next meeting is scheduled for May 1, 2006 at 9:30 AM.

Respectfully submitted,

Karen Kelleher  
Planning Coordinator