

TOWN OF STOW PLANNING BOARD

Minutes of the September 19, 2006, Planning Board Meeting.

Present: Planning Board Members: Ernest E. Dodd, Malcolm S. FitzPatrick,
Kathleen Willis and Laura Spear

The Meeting was called to order at 7:00 P.M. with Ernie Dodd, Malcolm FitzPatrick and Kathleen Willis in attendance.

MINUTES

July 25, 2006 – **Malcolm FitzPatrick moved to approve minutes of the July 25, 2006 meeting, as amended. The motion was seconded by Kathleen Willis and carried by a unanimous vote of three members present (Ernie Dodd, Malcolm FitzPatrick and Kathleen Willis).**

August 8, 2006 – **Kathleen Willis moved to approve minutes of the August 8, 2006 meeting, as amended. The motion was seconded by Malcolm FitzPatrick and carried by a unanimous vote of three members present (Ernie Dodd, Malcolm FitzPatrick and Kathleen Willis).**

August 15, 2006 - **Malcolm FitzPatrick moved to approve minutes of the August 15, 2006 meeting, as amended. The motion was seconded by Kathleen Willis and carried by a unanimous vote of three members present (Ernie Dodd, Malcolm FitzPatrick and Kathleen Willis).**

August 15, 2006 Executive Session - **Malcolm FitzPatrick moved to approve minutes of the August 15, 2006 executive session meeting, as amended. The motion was seconded by Kathleen Willis and carried by a unanimous vote of three members present (Ernie Dodd, Malcolm FitzPatrick and Kathleen Willis).**

August 22, 2006 – **Kathleen Willis moved to approve minutes of the August 22, 2006 meeting, as amended. The motion was seconded by Malcolm FitzPatrick and carried by a unanimous vote of three members present (Ernie Dodd, Malcolm FitzPatrick and Kathleen Willis).**

ACTION ITEMS

River Hill Estates Subdivision – Members will ask Planning Coordinator Karen Kelleher to follow up on the following issues to be addressed during the public hearing process:

- Can the Board approve a public way off of a private way?
- Can the property owner remove only a portion of the parcel from Chapter 61B?

Presti Property - Members will ask Planning Coordinator Karen Kelleher to follow up on the Zoning Board Appeals Decision to determine if they approved a Special Permit for used-car lots.

ANR PLAN – Boxboro Road

Members reviewed an ANR Plan for the Minute Man Realty Corp. property off of Boxborough Road.

Kathleen Willis moved to request the following modifications and to authorize Malcolm FitzPatrick or Karen Kelleher to endorse a revised plan with the required changes.

- ***Note 6 on Plan should read: This plan is meant and intended to define the property line of Parcels B-3 and B-4. Also to remove the boundry (should be spelled boundary) lines of Lots B-1 and B-2, both of which will become part of Parcel B-3.***
- ***The Board agreed to waive the requirement of Section 2.1.2.12 of the Subdivision Rules (location of wells and septic systems of abutters)***
- ***The following note should be added to the plan as required by Section 2.1.2.15 of the Subdivision Rules: “This plan is meant and intended to supercede all plans which predate the endorsement.”***

The motion was seconded by Malcolm FitzPatrick and carried by a unanimous vote of three members present (Ernie Dodd, Malcolm FitzPatrick and Kathleen Willis).

SPECIAL TOWN MEETING

Discussion about Town Meeting and zoning changes – schedule as a separate night on week following Annual Town Meeting. Board accepts this concept.

At 8:35 PM, Laura Spear arrived.

MEADOWBROOK ESTATES SUBDIVISION (TREFRY LANE)

Members present reviewed the decision for the Meadowbrook Estates Subdivision. The Board agreed that their position regarding access from/to the Town of Boxborough, on the adjoining property, is consistent with paragraph 10.24 (re: easement) of the decision.

STORMWATER MANAGEMENT

Ernie Dodd presented his suggestions to amend the Subdivision Rules and Regulations based on DEP’s Stormwater Management Policy and Technical Handbooks.

Members present reviewed and discussed his suggestions.

ADJOURNMENT

The meeting adjourned at 10:00 P.M.

Respectively submitted,

Kathleen Willis
Clerk