

# **TOWN OF STOW PLANNING BOARD**

Minutes of the February 20, 2007, Planning Board Meeting.

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

Planning Coordinator: Karen Kelleher

The Meeting was called to order at 7:00 p.m.

## **PROPOSED ZONING BYLAW AMENDMENTS**

Members agreed to propose the following bylaw changes:

### Sections 1.3.8 and 1.3.9 (Assisted Living)

Change "Assisted Living Residence" to "Independent Adult Living Residence".

### Section 1.3.10 (Bed and Breakfast Establishment)

Delete "owner occupied" and insert "with an on-site manager"

Delete "at least four but not more"

### Section 1.3.11 (Bed and Breakfast Home)

No change

### Section 1.3.16 (Developable Site Area)

Insert the following sentence at the beginning of Section 1.3.16 – BUILDINGS and STRUCTURES shall only be constructed within the Developable Site Area.

### Section 1.3.24 (Floor Area Ratio)

Insert ", including basements"

### Section 1.3.27 (Garage, Private)

Delete Definition

### Section 1.3.42 (Open Space)

Insert at the beginning: "The purpose of Open Space is to facilitate groundwater infiltration and foster the feeling of outdoors."

Insert "wells, drainage and waste disposal systems and municipal wells and waste disposal systems."

### Section 1.3.48 (Recharge Area)

Delete "of high infiltration that eventually reaches"

### Section 1.3.64 (Open Space)

Change "Open Space" to "open area"

### Section 3 (Use Regulations)

Insert introductory paragraph:

"All uses not specifically named in the text of the bylaw are prohibited."

### Section 3.1.1.4 (non-commercial recreation)

Insert "including cross country ski areas, and"

Section 3.1.1.5 (Display and sale or offering for sale)

Change "b and c" to "3.1.1.2 and 3.1.1.3"

Add new Section 3.1.2.6

"Commercial motorized recreational vehicles are prohibited."

Section 3.2.1.8 (Accessory Uses)

Change PRIVATE GARAGES from upper case to lower case.

Section 3.2.1.12 (Accessory Apartment)

Insert "as defined in Section 8.1"

Section 3.2.2 (Uses subject to special permit, granted by the Board of Appeals)

Delete uses and list under Section 3.2.3 (Uses permitted by special permit, granted by the Planning Board).

Section 3.2.3.9 (Veterinary hospitals, stables and kennels, .....)

Add statement that no waivers shall be granted to the 100' setback.

Add New Section 3.2.3.13 (Uses not otherwise permitted in the Residential District)

Section 3.3.1 (Uses Permitted in the Business District)

Change "Permitted" to "allowed".

Add new Section 3.3.1.5

Conservation areas, farming and horticulture, orchards, nurseries, forests and tree farms, display and sale, or offering for sale, of farm produce, all as permitted in the Recreation-Conservation District.

Section 3.3.3 (Uses Permitted, subject to a special permit granted by the Board of Appeals)

Delete uses and list under Section 3.3.2 (Uses permitted by special permit, granted by the Planning Board).

Add New Section 3.2.3.13 (Uses not otherwise permitted in the Business District)

Section 4.3.2.1 (Lot area)

Change last sentence to read "Furthermore, in all districts, at least 50% of the minimum required LOT area shall be Developable Site Area".

Section 8.1.2.3 (Accessory Apartments)

Insert "not including garage space" to the end of subsection 1.

New Definitions:

Insert the following new definitions:

Direct Light

Exterior Light

Full-Cutoff Fixture

Independent Adult Residence

Independent Adult Living Unit

Initial Design Light Output

Public Service Corporation (Karen to research definition)

Streetlight

Members agreed to meet again on February 28, 2007 to continue review of the Zoning Bylaw.

**PRESTI PROPERTY**

Members agreed to alert the Building Inspector of a sign on the Presti property (former Erkkinen property on Route 117) advertising for a contractors yard. The property is located in the Business District and contractor's yards are not permitted.

**ADJOURNMENT**

The meeting adjourned at 10:30 PM.

Respectfully submitted,

Karen Kelleher  
Planning Coordinator