

TOWN OF STOW PLANNING BOARD

Minutes of the May 7, 2007, Planning Board Meeting.

Present: Planning Board Members: Ernest E. Dodd, Laura Spear, Kathleen Willis and Leonard Golder

Associate Member: Bruce E. Fletcher (Voting Associate)

Planning Coordinator: Karen Kelleher

The Meeting was called to order at 9:00 a.m.

WARRANT ARTICLES

ARTICLE 61. Zoning Bylaw Amendment – Bed and Breakfast Establishment

Laura Spear moved to recommend a change in the proposed Amendment to the Bed and Breakfast Establishment by replacing the word “rent” with the words “daily rate”. The motion was seconded by Kathleen Willis and carried by a unanimous vote of three members present (Ernie Dodd, Kathleen Willis and Laura Spear).

ARTICLE 61. Zoning Bylaw Amendment –Lighting

Laura Spear moved to recommend changing the terms “Emergency Lighting Fixtures” and “Lighting Fixtures” in the Table of Exemptions, from upper case to lower case, as they are not defined terms. The motion was seconded by Kathleen Willis and carried by a unanimous vote of three members present (Ernie Dodd, Kathleen Willis and Laura Spear).

Len Golder arrived at this point in the meeting

RIVERHILL ESTATES DECISION

Members reviewed the draft Decision for the Riverhill Estates Subdivision.

Low Impact Development - It was agreed the decision should include a condition that the deed for each lot shall include a notice of the need for erosion control and protection of the LID stormwater system and any alteration, debasement or siltation shall be rectified by the Homeowners Association.

Plans - It was agreed that the Decision should include a finding that it is based upon plans including the Definitive Subdivision Plans, revised through 2-23-07, Sheets 1-8 and 1-12; the Notice of Intent Plans, revised 2-06-07; and documentation regarding the determination of the 50-year drought for the fire pond volumes. It is strongly recommended that the Notice of Intent plans be incorporated into the subdivision plans so that there is only one “official” “approved” set of plans for the site contractor to use during construction. In addition, any plans related to the fire pond should be part of the Definitive Subdivision set, as the fire pond is specifically required as part of the subdivision.

The finding should also include a statement that any plan modifications made after the close of the Public Hearing cannot be considered for purposes of this Decision, as they were not available for interested parties to review as part of the public hearing process.

Remaining Land – It was agreed that the Decision should include a condition:

In order to allow future consideration of impacts from any further development, a Restrictive Covenant shall be placed on the remaining land of Collings. This Restrictive Covenant shall be a legal binding agreement between the Town and the Applicant, to run with the ownership of the land and shall identify the need to comply with the inclusionary zoning provisions of the bylaw and allow further review of the roadway construction and drainage, depending on the location, extent and intensity of development and reconsideration of the waivers granted by this Decision. Alternatively, the Plan shall be modified to comply with requirements of Section 7.8.2 of the Rules, which limits the length of a cul-de-sac street to 500 feet in length and a new subdivision plan shall be submitted to the Board for approval.

Respectfully submitted,

Karen Kelleher
Planning Coordinator