

TOWN OF STOW PLANNING BOARD

Minutes of the May 9, 2007, Planning Board Meeting.

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

Planning Coordinator: Karen Kelleher

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

RIVERHILL ESTATES – DECISION

Members reviewed the draft decision and document prepared by Ernie Dodd (draft issues for Riverhill Estates).

Members noted that the remaining land contains a barn and should be indicated on the plan.

Members agreed that parcels EE, B, F and G shall be combined with parcel 1 and shall not be considered a building lot.

Members agreed that the Decision should include a finding concerning the existing flight path on the property:

Members discussed the fact that this subdivision is unique in that the Applicant intends only to develop the road and related infrastructure, and possibly construct a single family dwelling on Lot 5. The remaining four lots will be conveyed individually and therefore, may not be developed in the near future. Therefore, the Board agreed that the Decision shall include a condition to require that the Lot Owner shall post a bond to cover any damage to the road as a result of lot development.

It was agreed that the decision shall include a condition that all legal documents shall meet the approval of Town Counsel.

Members noted that Section 4.2.17 of the Rules requires that the road and associated utilities shall be completed and installed within the time so specified in this Decision. The Applicant estimates completion of the Subdivision within two years from the latter of two dates: 1) Planning Board Approval; 2) Selectmen's waiver of Rights of First Refusal under Chapter 61B. It was noted that the Selectmen waived their Right of First Refusal. Therefore, it was agreed that the Decision should include a condition that the road and storm water management system shall be completed within two years from the date of this Decision.

Kathleen Willis moved to approve the Riverhill Estates Subdivision with conditions, as discussed. The motion was seconded by Malcolm FitzPatrick and carried by a vote of four in favor (Ernie Dodd, Malcolm FitzPatrick, Kathleen Willis and Len Golder). Laura Spear abstained from voting as she was not in attendance during all sessions of the Public Hearing.

Karen Kelleher will prepare a revised draft decision for the Board's review.

RIDGEWOOD AAN

Members discussed the potential for affordable housing on the abutting lot, under agreement by the Petitioner.

The meeting adjourned at 2:00 p.m.

Respectfully submitted,

Karen Kelleher
Planning Coordinator