

TOWN OF STOW PLANNING BOARD

Minutes of the April 24, 2007, Planning Board Meeting.

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

Planning Coordinator: Karen Kelleher

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

RIVERHILL ESTATES SUBDIVISION

Members discussed a draft decision for the Riverhill Estates subdivision:

Open Space

Members discussed configuration of the open space and whether or not the Open Space should be owned by a Homeowners Association and if a Conservation Restriction should be placed on the Open Space.

Fire Pond

Malcolm FitzPatrick moved that the Decision include the following findings and conditions:

Finding: This Decision is based upon revised plans for the Riverhill Estates 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.

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.

Finding: The Planning Board will accept the decision of the Conservation Commission as to whether the fire pond is approved or disapproved.

The motion was seconded by Kathleen Willis and carried by a vote of three in favor (Ernie Dodd, Malcolm FitzPatrick and Kathleen Willis) and one abstention (Laura Spear).

Members agreed, if the Conservation Commission disapproves the Fire Pond, the Plan shall be modified to show a 30,000-gallon cistern meeting the requirements of the Fire Department.

Members agreed to complete its review of the draft decision at its meeting scheduled for this evening (April 24, 2007) at 7:30 PM. The following issues need further discussion:

- Open Space Configuration

- Ownership of the Open Space (retained by a Homeowners Association with a Conservation Restriction or deed to the Town?)
- Fire Pond
- List of waivers

Respectfully submitted,

Karen Kelleher
Planning Coordinator