

TOWN OF STOW PLANNING BOARD

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

Present: Planning Board Members: Laura Spear, Kathleen Willis, Steve Quinn and Leonard Golder.

Planning Coordinator: Karen Kelleher

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

PUBLIC COMMENT – NONE

COORDINATOR'S REPORT

Karen Kelleher reported on ongoing activities in the Planning Department:

Linear Retail (Stow Shopping Center)

Linear Retail has plans for a 10,000 sq. ft. addition for Shaws Supermarket and the Liquor Store. They will be filing a request for modification to the existing Special Permit.

Gleasondale Mill

Verizon plans to co-locate on Gleasondale Mill smokestack. A Special Permit is required.

Sweeney Property, West Acton Road

The Conservation Commission will soon be holding a Public Hearing on the wetlands delineation at the Sweeney Property off of West Acton Road. It is expected that a Subdivision Plan will follow shortly after the wetland delineation is established.

Cushing Property, Walcott Street

The Conservation Commission will soon be holding a Public Hearing on the wetlands delineation at the Cushing Property off of Walcott Street. It is expected that a Subdivision Plan will follow shortly after the wetland delineation is established.

Commonwealth Capital Application

Commonwealth Capital Application was filed. The Application requested that 91 points be assigned. The State made a follow up call for clarification on some issues.

PLANNING MEMBERS' UPDATES

Kathleen Willis reported she saw that the Villages at Stow Sign is lit, which is not allowed under the Bylaw. She will send a note to the Building Commissioner.

ARBOR GLEN

Members reviewed the request for Bond reduction from Pulte Homes and the recommendation from Sue Sullivan, the Board's Consulting Engineer.

Request for Bond Reduction

Kathleen Willis moved to authorize a reduction in the Performance Bond for the Arbor Glen Active Adult Neighborhood in the amount of \$1,637,436.00, leaving a balance remaining in the amount of \$1,146,341.00. The motion was seconded by Len Golder and carried by a unanimous vote of four members present (Laura Spear, Kathleen Willis, Len Golder and Steve Quinn).

Regulatory Agreement

Members reviewed the Regulatory Agreement relating to the LIP units at the Arbor Glen project with some changes made to DHCD's standard form of Regulatory Agreement Form, as requested by the Board. Attorney Kristine M. Sheehy, representing Pulte Homes, requested the Planning Board's review and approval before submitting it to DHCD. This is the only outstanding item in connection with the LIP Application.

Board Members agreed to forward the document to Town Counsel for his review and comment. Town Counsel will be advised that the Board agrees, in concept, with the document.

BUTTERNUT FARM GOLF CLUB

Members discussed materials received from DeFalco Engineering Inc.:

- Plan for Permit Modification, dated October 9, 2007
- Plan for Maintenance Barn Permit Modification, dated October 9, 2007
- As-built Plan, dated August 3, 2006
- Drainage Calculations, dated October 9, 2007
- Conservation Restriction, Exhibit A

As requested by letter of October 9, 2007 from the Board to Butternut Farm Golf Club, a formal request for modification and filing fee should also have been submitted to the Board by October 9, 2007.

Members agreed to forward a letter to Butternut Farm Golf Club by Certified Mail, serving as notice of the Planning Board's intent to notify the Building Commissioner to initiate enforcement action, unless within 5 days from the date of this letter, the Planning Board receives a formal request for modification signed by the owner and a filing fee in the amount of \$500.00.

APA - AICP CONTINUING EDUCATION WORKSHOP ON FORM-BASED REGULATION IN MASS

Kathleen Willis will attend a Planning Workshop on Form-based Regulations in Mass at Devens on October 20, 2007.

ZONING BYLAW AMENDMENTS

December 3, 2007 Special Town Meeting

Planning Board assignments to present Zoning Bylaw Amendments at the December 3, 2007 Special Town Meeting:

- Accessory Apartments – Steve Quinn
- Recreation Conservation Uses – Kathleen Willis
- Cross Country Ski Uses – Laura Spear
- Golf Course Uses – Len Golder

Zoning Amendments for upcoming meetings:

Members agreed to focus on the following proposed amendments for the Annual Town Meeting

- Lower Village Mixed Use Overlay District
- Gleasondale Village Mixed Use Overlay District
- Signs
- Housekeeping (reduce setback for sheds to 10' from 25')

ADJOURNMENT

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Karen Kelleher
Planning Coordinator