

TOWN OF STOW PLANNING BOARD

Minutes of the November 13, 2007, Planning Board Meeting.

Present: Planning Board Members: Ernest E. Dodd, Kathleen Willis, Len Golder and Steve Quinn

Planning Coordinator: Karen Kelleher

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

PLANNING BOARD MEMBERS' UPDATES

Recreational Fields

Kane Property - Ernie Dodd reported that he, Kathleen Willis and Karen Kelleher met with Roger Kane about his property located off of Gates Lane. Selectman Steve Dungan was also present. The property contains 130 acres with frontage off of Great Road and Gates Lane. Roger Kane said he heard that the Town is in need of ball fields and thinks he and the Town could work out a plan for him to develop a portion of the property and donate land for ball fields. Although Roger Kane is not ready to develop the property at this time, Ernie suggested a lease arrangement. A wetlands crossing would be required.

Minute Man Air Field Property - Ernie Dodd also noted that Don McPherson stated that he would entertain a 99-year lease for fields on his property.

Snow Property – Members discussed the proposed plans for recreation fields at the Snow Property and wonder why the estimated construction costs are so high.

COORDINATOR'S REPORT

Karen Kelleher reported on ongoing activities in the Planning Department.

Regulating Pesticides

Karen Kelleher spoke with Brad Mitchell of the Department of Agriculture concerning the proposed Zoning Bylaw Amendment to require a permit from the Board of Health for application of pesticides at Golf Courses. He confirmed that Chapter 132B, Section 1 of the General Laws of the Commonwealth were amended in 1994 to exclude municipalities from regulating pesticides. The reason for the amendment was because many municipalities had different standards and to ensure a uniform set of regulations throughout the Commonwealth.

He did not want to advise how Zoning should be written, but cautioned that the Attorney General would question a bylaw that regulates application of pesticides. The Department of Agriculture requires the filing of an annual use report. A detailed record must also be kept on-site.

They respond to every complaint that is filed and sometimes conduct use observation checks to ensure the records are kept on-site.

Karen said she told Brad Mitchell that Planning Board's intent is to ensure that a report is actually filed. Although he didn't seem to object to a requirement for a copy of the use report to be filed with the Town, he recommended that, rather than a bylaw amendment; we work with the property owners to address the Town's concerns. The Department of Agriculture is more than willing to work with the Town and property owners to address any concerns that come up.

Taylor Road PCD

The Conservation Commission received a complaint about clear cutting the open space area next to the Cataldo property. Karen will contact Developer.

PUBLIC INPUT

Linda Hathaway asked if the Planning Board will make a recommendation on the proposed Warrant Article for the Snow Property. The Board is not prepared to take a position. Ernie Dodd said he is concerned that the Community Preservation Commission is not following the proper process because they don't have firm quotes.

Len Golder arrived at this point in the meeting.

Members noted concern that costs for both the property and construction are too high. There is no firm quote for construction costs. Ernie Dodd does not feel the Town has done their due diligence in investigating other properties.

Linda Hathaway said she is not sure Town Meeting will be done in one night.

Ernie Dodd said he thinks the Community Preservation Committee needs a protocol requiring firm votes before moving forward to Town Meeting on projects.

Len Golder, speaking as an abutter, feels the key issue is cost.

Linda Hathaway asked if the Board is aware of any discussion relative to access, noting that Apple Field Farm has a dangerous entrance and questioned if it would need to be reconfigured. Len Golder said he didn't have a problem with the access road for Digital Equipment Corp. on Old Bolton Road.

LOW IMPACT DEVELOPMENT – BEST MANAGEMENT PRACTICES

Donna Jacobs gave a PowerPoint presentation on Low Impact Development and Best Management Practices.

She will also forward a Stormwater Management Resource Guide for the Board's review.

WILDLIFE WOODS

Members reviewed a letter from Mark White of Bentley Building Corp. requesting an extension of the paving deadline to November 21, 2007 in the event of bad weather.

Kathleen Willis moved to grant Bentley Building Corp. an extension to the paving deadline subject to the recommendation of the Board's Consulting Engineer and the Superintendent of Streets. The motion was seconded by Steve Quinn and carried by a unanimous vote of four members present (Ernie Dodd, Kathleen Willis, Len Golder and Steve Quinn).

FAXON FARM FENCE

Members discussed the requirement for the developers of Faxon Farm to install a granite post and rail fence required by the Decision for Faxon Farm. The Developer did not install the post and rail fence, as required by the Decision, and offered to install a granite post and rail fence in accordance with the standard adopted by the Planning Board in a location elsewhere in Lower Village.

Kathleen Willis moved to advise the Lower Village Committee that the Developers of Faxon Farm owes 160' of fence to be completed by July 1, 2008. The motion was seconded by Len Golder and carried by a unanimous vote of four members present (Ernie Dodd, Kathleen Willis, Len Golder and Steve Quinn).

LOWER VILLAGE MIXED USE OVERLAY DISTRICT

Members reviewed the Draft Lower Village Mixed Use Overlay District. Steve Quinn suggested doing a site plan for a few properties to see how the bylaw works.

The meeting adjourned at 9:45 p.m.

Respectfully submitted,

Karen Kelleher
Planning Coordinator