

## TOWN OF STOW PLANNING BOARD

Minutes of the December 18, 2007, Planning Board Meeting.

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

Associate Member: Bruce E. Fletcher (Voting Associate)

Planning Coordinator: Karen Kelleher

The Meeting was called to order at 7:05 p.m.

### **POMPOSITTICUT STREET SIDEWALKS**

Members reviewed the cost estimate, prepared by Mike Clayton, Superintendent of Streets, for sidewalks along Pompositticut Street

Karen Kelleher reported that there is \$200,0000.00+ in the Sidewalk Fund Account. Members suggested that the Highway Department consider hiring temporary workers for this project so it will not interfere with the Highway Department's regular work plan. Karen Kelleher will advise Mike Clayton of this suggestion.

***Kathleen Willis moved to approve expenditure of funds from the Sidewalk Account up to \$16,500.00 for construction of sidewalks along Pompositticut Street. The motion was seconded by Steve Quinn and carried by a unanimous vote of four members present (Ernie Dodd, Laura Spear, Kathleen Willis and Steve Quinn).***

Len Golder arrived at this point in the meeting.

### **ACCESSORY APARTMENT SPECIAL PERMIT DECISION – 242 HUDSON ROAD**

Members reviewed the Draft Special Permit Decision for an Accessory Apartment at 242 Hudson Road.

Karen Kelleher advised that typically the Board requires the Decision be recorded prior to issuance of a Building Permit. The Petitioner asked that the recording not take place until prior to issuance of an Occupancy Permit. Karen Kelleher noted concern about this request, especially in this type of case where the main house is already occupied, because it may be too easy for someone to occupy the apartment prior to recording. As a compromise, the decision was drafted to include a condition that requires the Special Permit be recorded at the Registry of Deeds upon issuance of building permit and prior to commencement of work.

***Len Golder moved to Grant the Special Permit for an Accessory Apartment at 242 Hudson Road, subject to Findings and Conditions of the Decision, as drafted and amended. The motion was seconded by Kathleen Willis and carried by a unanimous vote of five members present (Ernie Dodd, Kathleen Willis, Laura Spear, Len Golder and Steve Quinn).***

### **PROPOSED CHAPTER 40B REGULATORY AMENDMENT – 760 CMR 56.01**

The Selectmen's office mailed a letter to DHCD, expressing concerns over the proposed Chapter 40B Regulatory Amendment – 760 CMR 56.01. Because it was not possible for

Boards and Committees to meet and vote prior to the deadline for comments, the letter was from individuals. Planning Board Members Ernie Dodd, Laura Spear and Steve Quinn and Planning Coordinator Karen Kelleher were included in the letter.

#### **LOWER VILLAGE MIXED USE OVERLAY DISTRICT BYLAW**

Members reviewed the updated Draft Lower Village Mixed Use Overlay District Bylaw and agreed to the following changes:

Section 5.5.7.2 – insert the words “in the opinion of the Board” to read as follows:

5.5.7.2 Minimum Front Yard depth - 10 feet. Note that this depth is to allow minimal-setback structures where appropriate in the District, **in the opinion of the Board**; it is not meant for all portions of the District, where additional front yard landscaping would be an appropriate amenity. The required front yard shall be measured from the nearest exterior line of the street in question.

Section 5.5.8.1 – Vehicle Parking requires 1.5 spaces per unit. Steve Quinn questioned how this would apply to units under condominium ownership.

Section 5.5.8.2

Long-term bicycle parking should be a defined term.

Third paragraph – insert words “on a lot” to read as follows:

At least one bicycle parking or storage space shall be created for each residential unit created. However, no bicycle parking is required for residential units where there are fewer than four residential units created **on a lot**.

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Karen Kelleher  
Planning Coordinator