

# **TOWN OF STOW PLANNING BOARD**

Minutes of the February 12, 2008, 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 7:00 p.m.

## **PLANNING BOARD MEMBERS UPDATES**

Pervious pavers - Members noted an email from Bruce Fletcher concerning pervious pavers and agree with his concern about the impacts of treating snow and ice with salt. However, all agreed that there are appropriate situations, such as overflow parking, for the use of pervious pavers.

Affordable Housing – Ernie Dodd suggested that the houses on Sudbury Road, which the Teskas plan to raze, could be moved to Town-owned land to be used as affordable units. He suggested the school lot and the Kane well site lot in Gleasondale. Steve Quinn said it would probably be less expensive to put in a duplex pre-fab than to move the structures.

## **ANR PLAN – Boon Road (R-14 # 3A)**

Members reviewed an ANR Plan, filed by Jay Martin, creating one 1.5-acre building lot and one 2.9-acre parcel. It was noted that the reference to the Assessors Map is incorrect. The plan referenced Map R-14, Parcel 3. The correct reference should be Map R-14, Parcel 3A.

*Laura Spear moved to approved the ANR Plan, entitled “Plan of Land in Stow, Massachusetts, dated January 2, 2008, prepared by Ducharme & Dillis Civil Design Group, Inc., contingent upon a plan modification to reflect the correct Map and Parcel as Map Sheet R-14, Parcel 3A, and to authorize Kathleen Willis or Karen Kelleher to endorse the Plan on behalf of the Planning Board. The motion was seconded by Steve Quinn and carried by a unanimous vote of five members present (Ernie Dodd, Laura Spear, Kathleen Willis, Len Golder and Steve Quinn).*

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

Karen Kelleher reported that Lew Halprin asked if the Board wants tomorrow night’s public forum for the proposed Lower Village Mixed Use Overlay District to be televised. Laura Spear suggested that tomorrow night could be a dry run for the presentation. At a future date, the Board could tape a presentation specifically for Stow TV.

Steve Quinn said he spoke with Rich Presti about the proposed bylaw. Rich is unable to attend the meeting tomorrow night but did note concern about a “requirement” for a residential use. Steve explained to him that he has the option of following the underlying district bylaw or the Mixed Use Overlay District Bylaw. Mr. Presti has no immediate plans, but he would like to put something nice there at some point.

Members reviewed the PowerPoint presentation, prepared by Laura Spear, and agreed to minor changes. It was also agreed to provide the following handouts:

- Proposed Bylaw Language
- Mixed Use Zoning – A Citizens Guide
- Proposed Lower Village Mixed Use Overlay Summary
- Proposed Lower Village Mixed Use Overlay Uses

Ernie Dodd will make the presentation. Laura Spear and Kathleen Willis will be late for the meeting as they have other commitments.

### **ADJOURNMENT**

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Karen Kelleher  
Planning Coordinator