

TOWN OF STOW PLANNING BOARD

Minutes of the September 8, 2009 Planning Board Meeting.

Present: Planning Board Members: Kathleen Willis, Steve Quinn, Ernest Dodd and Lori Clark
Administrative Assistant: Kristen Domurad

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

REVIEW OF CORRESPONDENCE AND MINUTES

Minutes

August 25, 2009- Ernie Dodd moved to approve the minutes of the August 25, 2009 meeting, as amended. The motion was seconded by Steve Quinn and carried by a vote of four in favor (Ernest Dodd, Steve Quinn, Kathleen Willis and Lori Clark.)

No Public Input

PLANNING BOARD MEMBER UPDATES

Steve Quinn reported on the Elementary School Building Committee's last meeting. The budget and plans have been submitted and the ESBC will be meeting next Monday with the architects to review the line items in the budget, right now the costs are based on square footage.

The ESBC will continue working on public outreach to remind residents of the project. Steve Quinn told the Board that a segment has been made to air on the Stow TV channel discussing the project.

Lori Clark inquired about legal posting timelines for meetings, for scheduling of the first Pedestrian Walkway Subcommittee meeting. Kathleen verified that an agenda needs to be posted 24hrs in advance and meetings need to be posted 48 hours in advance.

The Board commented on a small existing section of sidewalks in Pilot Grove on Boxboro Rd. and the possibility of extending the sidewalk to Taylor Rd. Steve Quinn noted that these sidewalks are nice, but over-grown. Ernie Dodd reminded the Board about the recently approved ANR plan which encompasses an easement for a sidewalk. The Board suggested having the Sidewalk Committee evaluate this area.

Kathleen Willis asked the Board for specific agenda items related to the Board's next meeting on September 15, 2009 with Brian Sullivan from Coler & Colantonio, Inc who will be discussing roundabouts. Steve Quinn suggested addressing traffic congestion during rush hour and the rate at which cars would move through, as well as, potential back up down roads that feed into the roundabout. Lori suggested that Coler & Colantonio could discuss the main concerns that other towns had to deal with, specifically in Norfolk and what they did from a public education standpoint to appease these issues. She also requested the group discuss what other towns had done to raise money to support the roundabouts. Ernie Dodd mentioned that a visual model of the traffic flow might be helpful for citizens. Ernie also suggested having Coler & Colantonio read through our past traffic report and give comments.

Kathleen will check with Coler & Colantonio to see if Karen sent them a copy, if not Kathleen will make sure they receive information on the study. Kathleen will also check with the Lower Village Sub-Committee for further input.

Kathleen opened discussion on the Stow Community Housing Corporation's project and the potential additional affordable housing units being proposed by this corporation. She voiced concerns about committing such a large amount of Community Preservation funds for these projects and would be more in favor of spreading affordable units throughout the town of Stow. She is also concerned about Pilot Grove's survival rate since they do not have any market rate apartments to generate funds for maintenance.

Kathleen discussed the implications of affordable units for elderly with hired out medical assistance verses assisted living, and worries that this might not be the best option for citizens that need consistent and on going supportive services.

Ernie noted that the Planning Board does not have a say in where the money from the Community Preservation fund is spent and suggested further discussion on implementing an independent body to approve or disapprove projects that are funded.

He reassured Kathleen that if land is bought then the Community Preservation Funds can only be used for 25% of the land, given the project is affordable.

LETTER ON LAND USE PARTNERSHIP ACT AND COMMUNITY PLANNING ACT 2

The Board reviewed their letter to Senator Eldridge and Representative Hogan and made their final comments. Kristen Domurad will compile the edits and send the letter.

Ernie moved to enter into Executive Session for the purpose of discussing ongoing litigation of the Stow Recreations Facility and to return to their regular session at the conclusion of Executive Session. The motion was carried by a unanimous roll call vote (Kathleen Willis, Steve Quinn, Ernest Dodd and Lori Clark).

REVIEW OF BUTTERNUT FARM GOLF CLUB NOTES

The Planning Board highlighted the main problems still existing at the Butternut Golf Club site and will send a letter to Mark Burrell with these issues before they schedule their site walk. Kathleen Willis offered to invite Mark Burrell into the office to discuss these issues so they can be taken care of accordingly before the board does their site walk.

The most important issues the Board still has are: a detailed lighting plan, not just a map showing where they are, and plantings completed by September 30th.

DRAFT MASTER PLAN CHAPTERS 5 AND 6 COMMENTS

The Board will email comments to Kristen by this Thursday at 12PM, Kristen will compile the comments for next Tuesday's meeting.

The meeting adjourned at 11 p.m.

Respectfully submitted,

Kristen Domurad
Administrative Assistant