

TOWN OF STOW PLANNING BOARD

Minutes of the Monday January 4, 2010 Planning Board Working Meeting.

Present: Planning Board Members: Kathleen Willis, Leonard Golder, Steve Quinn, Ernest Dodd and Lori Clark

Planning Coordinator: Karen Kelleher
Administrative Assistant: Kristen Domurad

The meeting was called to order at 7 P.M.

The Planning Board met to discuss their agenda and plan for their meeting with Senator Eldridge.

Karen notified the Board that Marcia and Don Rising, Donna Jacobs, Cara Minar from Harvard, Ellen Sturgis and Laura Spear from the Board of Selectmen and Kate Hogan will be attending for the January 5, 2010 meeting with Senator Eldridge.

The Board decided on the main concerns with the two bills, Land Use Partnership Act (LUPA) and Community Preservation Act II) CPAII.

Steve Quinn left early in the meeting to attend the School Building Committee meeting.

The main concerns they will discuss with Senator Eldridge are;

1. Taking away home rule
 - This would have a large impact on all towns by taking away their control.
 - Losing control of the character of the town
 - no off-site mitigation
2. Requiring Compliance ("Opt. In Communities" in order to obtain benefits)
 - LUPA would be treating towns/cities differently who cannot comply
 - Realities of Local government
 - Local politics makes it very difficult to approve an entire master plan at a town meeting- not to mention the time and money it takes to write it
 - Changing 2/3rds vote to majority vote is dangerous and makes it easy to stack meetings to pass articles
 - Should not just change grandfathered protection rights for Opt-in Communities, but should change this for all communities
3. Costs
 - Creating new costs to the town monetarily or through needed resources.
 - Development impact fees instead of off-site mitigation would require more staff and under LUPA mitigation fees cannot be used towards the things that are impacted the most such as schools and police.
4. Required Housing Growth of 5%
 - Currently the town builds around 25-30 houses a year and this number has remained the same over the past few years.

- The Town would not be able to support this, because of lack of infrastructure
- The 5% does not include 40Bs or AANs; this is where most of Stow's housing stock has come from in the last few years.
- Developers decide what to build based on the market, mandating growth will not be effective

5. General Bias toward developers

The meeting was adjourned at 8:25 P.M.

Respectfully submitted,

Kristen Domurad
Administrative Assistant