

TOWN OF STOW
PLANNING BOARD

Minutes of the September 17, 2013 Planning Board Meeting

Planning Board Members Present: Lori Clark, Steve Quinn, Len Golder
Ernie Dodd – Absent;

Voting Associate Member: Mark Jones
Non-Voting Associate Member: Absent

Lori Clark called the meeting to order at 7pm

Discussion of Dunster Drive Lot Release:

Mark White of Bentley Building Inc. introduced his request for a release of Lot 24 at Dunster Drive. He said that the road improvements outlined will be complete before the final house is finished. He added that the top coat of pavement will be added to Dunster Drive the second week of October, weather permitting, and that he will be seeking street acceptance for the May 2014 Town meeting.

Mark White said he will not be coming before the board to seek a bond reduction until after the road has been completed.

Steve Quinn said the Planning Board may want to review the policy of holding one lot to be released, perhaps instead withholding a building permit to ensure that in the future a buyer will not be lined up by the time the Board or developer realize there is another step. Lori Clark said the policy was enacted as leverage against those developers who may lose incentive to finish their work.

Mark White said due to the excess costs the town adds to the bond to cover for the difference in public labor costs, the town is actually requiring significantly higher amounts than the work costs at the private sector level. He added that it is sort of like double dipping to add in the withholding of a lot release.

Len Golder said that may be true, but it underscores the fact that the Town does not want to be in the business of building roads.

Steve Quinn said perhaps in the future they can better flag the lot to avoid missing it.

Steve Quinn motioned to release lot 24 and maintain the bond of \$113,678 until the completion of the remaining road work.

Len Golder seconded.

VOTED: (3-0) Unanimously in favor (Lori Clark, Steve Quinn, Len Golder)

Meeting adjourned 7:30PM

Respectfully Submitted,

Jesse Steadman