

TOWN OF STOW
PLANNING BOARD

Minutes of the February 19, 2014 Planning Board Meeting

Planning Board Members Present: Lori Clark, Ernie Dodd, Mark Jones, Len Golder, Steve Quinn

Non-Voting Associate Member: Dan Beaudette

Lori Clark called the meeting to order at 7:10 pm

Discussion of Meeting Minutes

Minutes of February 12, 2014

Ernie Dodd moved to accept the minutes as amended.

Steve Quinn seconded.

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

Correspondence Update

None.

Member Updates

Ernie Dodd said the board met with CDR Maguire as part of the Lower Village traffic proposal. Ernie Dodd said the team had a good proposal and answered many of the questions during their presentation.

Mark Jones said that Jamie Eldridge sent a letter to the Board of Selectmen regarding transportation. Mark Jones said that it would be helpful to have a chance to express an opinion on the matter.

Planner's Report

Collings Foundation

Karen Kelleher reported that in reviewing the Zoning Bylaw, it appears that Mr. Collings will need an Erosion Control Special Permit for his proposal on the former Maynard Sand and Gravel property as well as the proposal for a new 66,000 sq. ft. building.

Gleasondale Project

Karen Kelleher reported that she has received the draft report from UMass on the Gleasondale Phase II project at the same time that students have begun work on Phase III. The Architecture Students will be in Stow on Friday to take photographs, building measurements, and other terrain dimensions. Karen Kelleher said they also asked if they could gain access to inside the mill buildings. Karen sent a request to the Mill owners with one owner allowing them to enter so far.

Lower Village Proposals

The Selection Committee conducted an interview with CDR Maguire this afternoon Karen Kelleher said. Hoyle, Tanner & Assoc. will be interviewed on Friday and Green International, Howard/Stein-Hudson Assoc. and CHA will be interviewed next week.

Wheeler Road Hammerhead Lot Special Permit

Karen Kelleher reported that the Applicant's Engineer submitted a request to continue the public hearing to March 12 to allow the Applicant time to finish the final house plans which is necessary to complete the drainage design. He will need at least 4 weeks said Karen Kelleher.

CPTC Conference – March 15

Karen Kelleher called attention to a schedule for the CPTC Conference in the Planning Board packets. Karen Kelleher advised to let she or Jesse Steadman know if the Board is interested in attending, as well as the choice of workshops so staff can send in registrations.

Lori Clark, Ernie Dodd and Dan Beaudette and Mark Jones may attend.

Medical Marijuana

Karen Kelleher said planning staff will be putting out a press release about the Medical Marijuana Bylaw and also notifying property owners who are located in the proposed overlay district.

Public Hearing to consider zoning amendments

Karen Kelleher said that Stow TV asked if the Board would allow them to broadcast the Public Hearing on the proposed zoning amendments.

The Planning Board approved the recording of the public hearing only.

Voting Associate Member Discussion

Present: Dan Beaudette

Lori Clark asked Dan Beaudette why he is interested in joining the Planning Board? Dan Beaudette said he has moved back to Town after growing up in Stow and has been back for 14 years. He said he is interested in learning more about the planning process and how he can contribute to the Town.

Mark Jones asked if there was anything Dan Beaudette was looking to learn more about? Dan Beaudette said that at the moment nothing particular comes to mind.

Lori Clark asked which topics pique his interest? Dan Beaudette said he is most interested in the Natural Resource Protection Zoning issue and how it can impact the neighborhoods in Town.

Wheeler Road Public Hearing Continuance

The Board reviewed a letter from Scott Hayes, the applicant's engineer, dated February 14, requesting permission for the hearing to be continued until the applicant has finished house plans that will aid in preparing the drainage calculations.

Lori Clark opened the public Hearing.

Ernie Dodd moved, at the request of the applicant, that the hearing will be continued until March 19th, 2014 at 7:30pm.

Steve Quinn seconded.

VOTED: (5-0) Unanimously in favor (Lori Clark, Ernie Dodd, Len Golder, Mark Jones, Steve Quinn).

Town Meeting Warrant Articles

Medical Marijuana

The Board discussed preparing a brief presentation regarding medical marijuana. Lori Clark suggested stressing the fact that without a bylaw, the use could be located anywhere in town. The Board discussed aspects of the bylaw, including retail use, but are awaiting the public hearing before coming to any firm decision.

Wetland Floodplain District

Karen Kelleher explained that although it outside the purview of the floodplain wetland district, Kathy Sferra is concerned about the language in the bylaw that excludes wetlands from the 50 foot circle that must pass within the property lines without passing through a wetland. Karen Kelleher said that enacting such a bylaw would be an issue for ANR lots since the language would require conservation commission approval prior to an ANR.

Mark Jones asked how you could make a defensible wetland map? The Board agreed it would cost a lot of money and would need to be updated through time as wetlands can change.

The Board agreed to including some visuals and maps to aid in the presentation for the public hearing.

Mark Jones said he would like to put the issue on a future agenda.

Natural Resource Protection Zoning

The Board agreed that the joint board meeting with the Open Space Committee was helpful and productive. Ernie Dodd said most of the items discussed can be accommodated.

The Board discussed the duality of incentivizing more diverse housing types and then requiring more open space for each of the units. The Board expressed concern that section 8.11.8.3 would create the perception of more dense development.

Lori Clark said the primary purpose of the bylaw is having a say in the open space location and use and housing is a secondary issue. Len Golder believes that the housing issues are just as important. Lori Clark said in order to gain a diversity in housing there needs to be a balance of incentives.

Lori Clark said that the mix of dwelling unit types should be outlined in a table.

Steve Quinn said that in some instances building a duplex can bring more of a profit.

The Board discussed whether FAR should be used to balance the structures against the size of the building lots.

Steve Quinn asked whether the PCD can be tweaked rather than offering an entire new bylaw. Len Golder agreed. Lori Clark suggested a side by side comparison between the two bylaws, perhaps through a table.

Lenny Golder motioned to adjourn.
Mark Jones Seconded.

Meeting Adjourned

Respectfully Submitted,

Jesse Steadman