

TOWN OF STOW
PLANNING BOARD

Minutes of the April 16, 2014 Planning Board Meeting

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

Absent:

Non-Voting Associate Member: Eve Fischer

Lori Clark called the meeting to order at 7:05 pm

Correspondence Update

None.

Discussion of 4.9.2014 Meeting Minutes

Ernie Dodd moved to approve the minutes as amended.

Steve Quinn seconded.

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

Member Updates

None.

Correspondence

MAPC Assessment

Len Golder said that he wishes MAPC would have provided a little more information about where the assessment comes from. Steve Quinn says he does not support the increase in assessment. The Board agreed that the increase would be about \$1000 dollars. Lori Clark said she is neutral on the subject, deferring to Town staff. Mark Jones said it is nice to have informed planners to call on with questions. Lori Clark said what is difficult is that a lot of what MAPC does is for urban areas. Len Golder and Ernie Dodd said they are in favor of the assessment raise. Lori Clark asked if Staff would put together a custom letter of support identifying MAGIC and the need for more support and focus on smaller communities.

Member Updates

Mark Jones said that he went to the Conservation Commission meeting the previous night and the Adams Drive Proposal has now become a 3 lot plan with two ANR lots and a Hammerhead lot.

Planner's Report

Karen Kelleher reported on the changes to the Adams Drive PCD to two conventional lots and a Hammerhead Lot Special Permit. Karen Kelleher said that the Town Administrator is

in discussion with the developer about buying the lot or possibly the tank. Karen Kelleher said aside from the water tank, the three lot plan seems to be a better plan. Len Golder discussed whether there was potential to support a variance to save the tank. Karen Kelleher said that staff have worked with the applicant and the four lot PCD was just not able to work.

Steve Quinn said the water tank would be a benefit to the Town, but at what cost? Karen Kelleher said that staff worked with Joe Landry, the Fire Chief and understood that there are some other town owned lots in the area where a cistern may be feasibly placed.

Delaney Street Solar Project

Karen Kelleher said that Syncarpha is putting together an as-built plan and noticed that part of a concrete pad on the site is 2.5 feet into the setback. Eric Aubrey is looking into applying for a variance with the Zoning Board of Appeals.

Collings Foundation

Karen Kelleher said that several people have been coming into the Planning Department office to inquire about the Collings Foundation Earth Removal Plan. Steve Quinn said he believes there does need to be more inquiry into the safety requirements the applicant alludes to in the creation of the "safety zone."

Sylvan Drive

Karen Kelleher said that a resident of Sylvan Drive is looking to a land swap with a neighbor due to odd lot line shapes. The two property owners have homes that are set to make it seem like they own property which they do not. Karen Kelleher suggested using an easement format to provide confidence of a perpetual solution.

Subdivision Inquiries

Karen Kelleher said that a few developers have come to the Planning Department including Frank Lundy with property off Sudbury Road and Tom Sheedy, interested in a 40b application at the Kunelius property. Karen Kelleher said that there is only a small area on that property that is developable due to floodplain.

Karen Kelleher said that another developer was asking about lots that have frontage in Stow, with the bulk of the lots in Bolton. Karen Kelleher said that she instructed the developer to talk with the Bolton Planning Board to figure out whether there would be a requirement for frontage from Bolton.

Gleasondale Final Presentation

Karen Kelleher said the UMASS students would like to present their final plans on May 7 or 8th. Karen Kelleher mentioned that residents of Gleasondale are anxious to get trails developed at the Kane well site. Steve Quinn asked if CPC could pay for it? Ernie Dodd said to be careful about using CPC as it can restrict any potential affordable housing.

Town Meeting Warrant Articles

The Board agreed that the Marijuana discussion can be short and to the point. The Board agreed that Conservation Commission can do a better job at detailing the location of wetlands than an indefensible wetland zoning map.

Ernie Dodd said that the Board can go over some of the more likely questions to discuss if the issues come up.

NRPZ

Purpose section

Lori Clark said that the focus of the PCD update is to increase the Town's input in where the conservation of open space takes place and that focus should be better reflected in the PCD bylaw.

Steve Quinn asked why the update should be by-right. Karen Kelleher said that the Town has had a good record using the PCD as a Special Permit. Mark Jones said that development pressure is ramping up and 495 is the fastest growing corridor in the state which is making development pressure rise even further.

Lori Clark said that she wants to be sure the Town comes out of the update to PCD with further ability to have a say in the location of the open space. Len Golder asked what we would give away if we were to go with a by-right development. Lori Clark said the most important factor is giving input on the open space and adding the yield to avoid the proof plan.

The Board discussed the need for a minimum lot size despite the ability to be flexible.

Steve Quinn said the Yield is important and having a mechanism to find the best open space will be an improvement. The Board agreed that having the PCD update as a Special Permit will make it easier to understand going forward.

Adjourned at 9:13pm