

TOWN OF STOW
PLANNING BOARD

Minutes of the December 3, 2014 Planning Board Meeting

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

Voting Associate Member: Margaret Costello

Lori Clark called the meeting to order at 7:00 pm

Planning Board Minutes of November 12, 2014

Ernie Dodd motioned to approve the minutes of November 12, 2014 as written.

Steve Quinn seconded.

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

Correspondence Update

Steve Quinn asked about the CPA trust fund match. Ernie Dodd said it was \$220,000.

Member Updates

Mark Jones said that the Superintendent of Nashoba Regional School District is still planning to continue to build support for a new school.

Mark Jones said that the ZBA seemed confused about the jurisdiction of the lighting bylaw for the Planning Board. Mark Jones said they had a discussion about some of the parking issues noted in the Planning Board memo. Mark Jones said that the ZBA approved a special permit at Hale Road.

Planner's Report

Spring Hill Estates

Revised plans were submitted on Tuesday, November 25. Because Places Associates did not have sufficient time to review the plans for tonight's hearing, the Applicant requested that the Public Hearing be Continued without testimony.

Collings Foundation

Karen Kelleher said that the Hudson Planning Board Public Hearing was held December 2 and continued.

Lower Village

Karen Kelleher reported that Bill Wrigley, Town Administrator put Rich Presti in touch with Dick Kilhart of the Massachusetts Rural Water Association and Roy Angel of

MassDevelopment to see if he could help the Lower Village Property owners in their plans for a Public Water Supply.

It appears that Mass Rural Water Association has the more advantageous programs said Karen Kelleher. Although they would not be eligible for “grant money” due to Stow’s median income, they would be eligible for 100% financing at a fixed rate long term financing (up to 40 years). The rates are based on income levels, which are currently around 4%. MassDevelopment is geared more toward larger projects, said Karen Kelleher.

Town Center Planning

UMass Students will be touching base with department heads and proponents for 323 Great Road. John Mullin also inquired about a phase 2 project. It seems that the phase 2 is needed because phase 1 seems to be more focused on 323 Great Road. He provided a proposed phase 2 project which seemed to include many of the same objectives as phase 1. Karen suggested an amendment to the phase 1 agreement with clear deliverables before requesting funds for phase 2.

The Planning Board said that it would be helpful to have high level view of the Town Center with a focus on 323 rather than 2 projects. Specifically, it would be good to address how the three institutional buildings could be used.

Rules and Regulations

Karen Kelleher updated the Special Permit and Site Plan Approval Rules and Regulations for the Board’s review before scheduling a public hearing for modification.

Economic Development

Karen Kelleher said the Selectmen are in receipt of 7 applications for the Economic Development Committee and will be discussing appointments on December 9.

Ridgewood at Stow

Karen Kelleher said it appears that the Ridgewood Active Adult Neighborhood may be moving forward, said Karen Kelleher. Bill Roop advised that they are working with someone who has expertise and financial backing. Karen Kelleher said Roop originally requested time on tonight’s agenda but asked to postpone to a later date to allow time to firm up their agreements.

Permit Team Meeting

The December Permit Team meeting was held this morning. Karen Kelleher said staff discussed the Pompo Fire Station/Community Center Plan, Minuteman Airfield, Collings, Crescent Street lot, State Fire Code Updates and a Complete Streets Policy.

Rules and Regulations

Karen Kelleher notified the Planning Board that their Packets include proposed amendments to the Special Permit, Site Plan Approval and Subdivision Rules – mostly housekeeping issues. Karen Kelleher asked Board members to review the documents and let staff know if they should schedule a public hearing to formally amend the documents.

Special Permit and Site plan approval

- Number of copies of plan and application
- Reference Stormwater Management Policy

Subdivision Rules

Housekeeping amendments that didn't get carried over from last update.

Spring Hill Estates Public Hearing Continuance

Lori Clark opened the continuance for the 117 Walcott Street Subdivision and Erosion Control Special Permit public hearing for Spring Hill Estates.

Ernie Dodd moved to continue the meeting without testimony to January 14th at 7:30pm.
Len Golder seconded.

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

Highgrove Estates Covenant:

Regarding the holding back of a building permit to ensure that the common driveway is constructed to standards, Karen Kelleher said she would see a clearance slip that the applicant has not yet complied with the conditions of the Special Permit and could therefore have the Building Inspector hold back the building permit until the project was in compliance.

Mark Jones asked if there are any milestones the developer could meet that would act as a threshold? Karen Kelleher said that Sue will be doing inspections on the driveway prior to release of the Building Permit.

The Planning Board did not see any problems with the draft covenant.

Tuttle Lane Approval Not Required Plan

Ernie Dodd moved to authorize Karen Kelleher or Steve Quinn to endorse the ANR Plan for Tuttle Lane.

Len Golder seconded.

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

Meeting Adjourned