

TOWN OF STOW
PLANNING BOARD

Minutes of the November 10, 2015 Planning Board Meeting

Planning Board Members Present: Lori Clark, Ernie Dodd, Len Golder, Steve Quinn,
Margaret Costello

Voting Associate Member: Absent

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

Discussion and Review of Meeting Minutes

Minutes of November 3, 2015

Ernie Dodd moved to approve the minutes of November 3, 2015 as amended

Steve Quinn seconded.

VOTED: (4-0) Unanimously in favor (Lori Clark, Margaret Costello, Ernie Dodd, Steve Quinn).

Len Golder arrived.

Correspondence Update

The Board discussed the letter Gleasondale residents are sending to the Board of Selectmen regarding the construction of trails. The Board agreed that the project would be in keeping with the implementation of the Gleasondale Revitalization Plan and further agreed to send letter of support for the project to the Board of Selectmen.

Planner's Report

MassWorks Infrastructure Grant

Karen Kelleher noted that the Town did not receive funding through the MassWorks program for 2015. It was noted that many of the projects funded including an application for the construction of housing or the creation of jobs through development that are supported by the infrastructure project.

Ridgewood Update

Karen Kelleher said she received an email from Toll Brothers claiming the company is no longer under contract for the purchase of Ridgewood at Stow. Karen Kelleher said she further discussed with Bill Roop, who will be back in touch over the next week to update Karen on the project's status.

Habitech

Karen Kelleher noted that she has been in discussions with Habitech regarding the construction of sidewalks.

Draft Bylaw | *Planned Conservation Development*

Ernie Dodd said he would like to make sure that the PCD would still require a preliminary plan.

The Board discussed the best way to mitigate the impact of future developments from surrounding uses, including whether defined setbacks or screening would be better options.

The Board discussed that Section 6.2 regarding Common Driveway standards should still apply to the PCD bylaw revision.

Regarding the section that deals with conveyance of permanent conservation restrictions, the Board and staff agreed that the language should be clarified to show the intent that if land is under the care and custody of the Conservation Commission, it does not necessarily have to have a Conservation Restriction placed on it as well.

The Board agreed that the HOA details could be relocated to the Rules and Regulations. Len Golder said he would like to be sure that the HOA documents need to be recorded.

Ernie Dodd noted that motorized vehicle should be prohibited from the open land. Lori Clark said that there may be language in other bylaws that the Board could borrow from.

Members noted that language in 8.5.11.8.3 is already mentioned in 8.5.11.8.2.

Ernie Dodd noted that public wells should be noted as permitted uses in the open land.

The Board discussed looking into homeowners fees to determine whether affordability requirements could be infringed upon with condominium fees that rise to high. The Board agreed that the HOA documentation should address affordability issues.

Meeting Adjourned.

Respectfully Submitted,

Jesse Steadman