

TOWN OF STOW
PLANNING BOARD

Minutes of the March 8, 2016 Planning Board Meeting

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

Voting Associate Member: Mark Jones

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

Discussion of Meeting Minutes

Meeting Minutes of 3.2.2016

*moved to accept the minutes of February 16, 2016.
seconded.*

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

Correspondence Updates

Member Updates

Planner's Report

March 8, 2016
Planner's Report

Ridgewood at Stow AAN - Staff met with Representatives of Toll Brother's, their engineer, property owner Don McPherson and Conservation Coordinator Kathy Sferra. Toll Brothers has a new agreement with Don McPherson and will be submitting a new plan. The overall road and dwelling layout will be pretty much the same; Don McPherson will be retaining 29.25 acres as Minute Man Air Field property, which was initially dedicated as open space with public access. Don explained that the reason he wants to retain the 29.25 acres is so that he will have access to the back portion of his property. As part of that 29.25 acres is a strip of land along Boxboro Road, which he proposes to deed to the Town for future improvements to Boxboro Road. His goal is to provide for public safety and access, but not as part of the Active Adult Neighborhood development project. The revised plan also shows an onsite public water supply, a strip of land along Boxborough Road to be conveyed to the Town for future safety improvements such as providing a shoulder. They plan to submit an ANR Plan to carve out the 29.25 acres to be combined with the airport parcel. Staff advised that that particular open space, originally part of the Ridgewood AAN area was most important to the Town as it was to be publicly accessible and an important link to the Emerald Necklace, and was the basis of several of the waivers granted in the original

decision. Staff recommended that, when they submit the ANR Plan, they also schedule time for preliminary discussion on the new plan.

White Pond Road - Staff met with the buyer of the 10 acre property off of White Pond Road. The property is split zoned (6.8 acres Commercial and 3.2 acres Recreation-Conservation). He is proposing a landscaping business and also space for other commercial tenants. There is currently a single family residence on the property. We should check with Town Counsel to determine if that residence would still be grandfathered if the remainder of the property were to be developed commercially.

Gleasondale -

We are in receipt of two proposals to survey and stake the bounds of the Kane property (\$4,800.00 and \$3,000.00). We should talk about whether the Planning Board wants to fund this out of the Planning Board Master Plan Account/Consultant Account.

Staff met with representative of Howard Stein Hudson about the overall Gleasondale Planning Project. We discussed the fact that there is cost savings in the survey of the as-built condition of the right-of-way given the fact that DOT will conduct an in-depth survey of the bridge and approximately 300' on either end. We also discussed planning for the mill including challenges with access and parking. They provided a Barry Ganek of Carlisle that has done several mill redevelopments.

Lower Village - Staff talked with HSH about the next MassWorks application and offered their help. They are willing to visit the state office to have a discussion on how to improve our chances for the next funding round. It might be good to ask Kate Hogan to also attend that meeting.

Branding Workshop - Assistant Planner Jesse Steadman will be attending a workshop tomorrow morning on Community Branding and Wayfinding.

Complete Streets - Jesse Steadman attended a Complete Streets Training, which is a requirement for Complete Streets Certification.

Stow Acres Country Club - Stow Acres Country Club announced they "...have a new operator who has pledged to invest 1 million dollars in upgrades to the facility. After taking over on Thursday March 3rd no time was wasted and the first truckloads of bunker sand have already been delivered. In addition to bunkers, many other improvements are planned including irrigation, tree work and cart paths.

Peter Brown, Director of Operations and CFO of Black Swan Management, LLC, met with the Town Administrator to let him know they are the new owners. Mr. Brown wanted the Town to know that Black Swan is successfully experienced at golf course ownership/management and that they intend to properly invest in dressing up both courses immediately in hopes of having a comeback year.

Planned Conservation Development Update

The Planning Board reviewed comments on the Planned Conservation Development Bylaw update submitted by Kathy Sferra, the Conservation Coordinator. The Board reviewed the comments, noting that their intent, is to try to make changes to the PCD bylaw that include more flexible design requirements rather than alter the number of allowable lots. The Board noted that comments from Kathy Sferra, regarding the prohibition or limitation of the use of the open land stormwater infrastructure would alter the ability of the developer to provide 60% open space and retain the number of house lots allowed through conventional subdivision development. The Board agreed that such a scenario would likely push prospective developers toward conventional subdivisions.

Respectfully Submitted,

Jesse Steadman