

TOWN OF STOW
PLANNING BOARD

Minutes of the April 5, 2016 Planning Board Meeting

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

Voting Associate Member: Mark Jones

Absent: Margaret Costello

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

Discussion of Meeting Minutes

Meeting Minutes of 3.29.2016

Ernie Dodd moved to accept the minutes of March 29, 2016 as written.

Steve Quinn seconded.

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

Correspondence Updates

None.

Member Updates

Mark Jones said that the School Committee will begin interviewing superintendent candidates this week. Mark Jones noted they had 22 applications for Nashoba Regional High School superintendents apply.

Planner's Report

Stepping Stones

Karen Kelleher reported that she and Craig Martin are going to be meeting to discuss the status of the Stepping Stones pre-school property. Karen Kelleher said that although the structure is historic in nature it has been altered significantly over the years, and is unsure if the historic structure special permit would apply for the property. Karen Kelleher said that the Board may want to re-consider business uses in the area for a potential zoning update.

Mark Jones noted he will be out May 4th.

Kane Land Survey Funding

Karen Kelleher said that residents of Gleasondale have been interested in creating a trail system on the Town owned Kane Land in Gleasondale. A survey of the property is a necessary step to moving forward. Karen Kelleher said she has requested 3 bids and Howard-Stein/Hudson came in as the lowest bid.

*Ernie Dodd moved to accept the Kane Land survey Bid of Howard Stein Hudson and to use funds allocated in the Engineering Master Plan account.
Steve Quinn seconded.*

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

Floodplain District Letter to Zoning Board of Appeals

The Planning Board reviewed the letter drafted to the ZBA regarding Minuteman's proposed work in the Floodplain District. Karen Kelleher noted that the Zoning Board of Appeals will be meeting on Thursday at 7pm.

Special Permit Modification Decision Review

Wedgewood Pines Country Club Golf Course

Ernie Dodd said that in regard to the required survey and the information submitted, there were no dates indicating whether the photos and survey of the outside of the West School were taken within the dates that they had hammered ledge. Ernie Dodd noted further concern that the threshold of movement at 1/8" is not a threshold that is supported with any attached literature.

Mark Jones asked who would be the one in town that would be enforcing the terms of the Decision. Karen Kelleher said that the Building Commissioner is the enforcement officer.

Ernie Dodd said he believes the Applicant should comply with the original conditions regarding an exterior and interior survey to be witnessed by the Building Commissioner and the Historic Commission.

Karen Kelleher noted the Certificate of Liability Insurance and asked the Board if they believed it was sufficient. The Board said that the certificate looked appropriate.

Ernie Dodd moved to approve the modification to the decision at Wedgewood Pines Country Club.

Len Golder seconded.

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

Special Permit Public Hearing

South Acton Commercial Solar Photovoltaic Special Permit

Ernie Dodd said that he does not believe that the Planning Board can take any testimony due to the fact that abutters in Acton were not properly notified. Len Golder said that it is up to the abutter to show up, but they do need to be notified. Ernie Dodd said that he understands the Applicant had updated plans.

Steve Quinn said that it would be good to schedule a site visit. Ernie Dodd said that they would need to re-notice the Public Hearing. The Board agreed that abutters in Stow will need to be notified of the new date as well.

David Albrecht asked if the meeting could be continued without testimony.

Lori Clark opened the Public Hearing for the South Acton Solar

Ernie Dodd moved to waive the reading of the Public Hearing.

Steve Quinn seconded.

**VOTED: (3-0) Unanimously in favor (Lori Clark, Ernie Dodd, Len Golder, Steve Quinn,
Mark Jones – Voting Associate Member)**

Ernie Dodd moved to continue without testimony until May 11, 2016 at 7:30pm.

Steve Quinn seconded.

**VOTED: (5-0) Unanimously in favor (Lori Clark, Ernie Dodd, Len Golder, Steve Quinn,
Mark Jones – Voting Associate Member)**

Meeting Adjourned.

Respectfully Submitted,

Jesse Steadman