

TOWN OF STOW
PLANNING BOARD

Minutes of the August 2, 2016 Planning Board Meeting

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

Voting Associate Member: Mark Jones

Absent:

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

10 Birch Hill Road Lot Release

Ernie Dodd moved to endorse a lot release for 10 Birch Hill Road.

Steve Quinn Seconded.

**VOTED: 4-0 unanimously in favor (Len Golder absent; Lori Clark, Ernie Dodd,
Margaret Costello, Steve Quinn- Yea).**

Len Golder arrived.

Discussion of Meeting Minutes

Minutes of July 20, 2016

Ernie Dodd moved to approve the minutes as amended.

Steve Quinn Seconded.

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

Minutes of July 27, 2016

Ernie Dodd moved to approve the minutes as amended.

Steve Quinn Seconded.

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

Public Input

John Colonna- Romano, 233 Boxboro Road asked whether the Regency at Stow development would create affordable units, or if the applicant would offer a fee in lieu of. Ernie Dodd said that the applicant could ask for a modification, and the approved plan includes 4 affordable units and a fee in lieu of the remaining 4.5 units, as calculated from 150% of the remaining 3 units, their requirement for the AAN. Ernie Dodd pointed to Section 8.9 of the current zoning bylaw that determines that the fee in lieu of the construction of each unit of affordable housing is determined to be 3 times 80% of the median income for a household of four, as reported through the most recent information made available from either HUD

or DHCD. Jesse Steadman said that the applicant can build the affordable units on site, on comparable land off site, or offer a fee in lieu of.

Member Updates

Mark Jones attended the Town of Maynard's Downtown Street Improvement Pilot Project kickoff on July 29th. The project helps residents visualize the scope of complete streets improvements that would make the area safer for bicyclists and pedestrians, while activating underutilized public spaces through the installation of temporary parklets. Mark Jones noted Senator Eldridge's attendance.

Planner's Report

Regency at Stow

Greg Roy, of Ducharme and Dillis Civil Design Group, is actively pursuing a deal with the Stow Conservation Trust to accept the Open Land associated with Regency at Stow, and is therefore curious as to what other trigger points exist regarding the timing of the recording of the Conservation Restriction, as this process can take up to a year.

The Historic Commission suggested the road created through the Regency plan be called Mackey Way.

Stiles Farm

The documents required by the Decision have been sent to Town Counsel and we are awaiting their comments.

National Fire Protection Association Standards

As it may be beneficial to incorporate new standards into the zoning bylaw, Joe Landry will attend an upcoming Planning Board meeting to discuss.

Gleasondale School Lot

Jesse Steadman is working to determine if the School Lot, owned by the Conservation Commission, is protected by Article 97 and whether improvements suggested by a group of residents would warrant a Community Preservation Commission proposal.

Historic Sign

Residents in Gleasondale are planning to create village signs, similar to the one in the Lower Village which cost \$3,500 for creation and installation.

Lower Village

Jesse Steadman sent a letter to Howard/ Stein-Hudson to determine Lower Village sidewalk easements at Rich Presti's site.

Athens Lane

A Manufacturing and Parking Special Permit application is expected to be delivered in the coming days. The Board noted that they may want to have a site visit at Athens Lane.

Assabet River Rail Trail

Jesse Steadman said that conversations around building Rail Trail connections in Stow are moving forward, with Michelle Ciccolo looking into connecting the Assabet River Rail Trail with the MA Central Rail Trail.

Approval Not Required Plan- 241 Boxboro Road Discussion

Jesse Steadman noted that the current plans for 241 Boxboro Road includes updates from both Stamski and McNary and Town Counsel and meets ANR standards.

Ernie Dodd moved that the Planning Board vote to endorse the plan dated July 7, 2016, scale 1"= 40' prepared for Susan Winkler as not requiring approval pursuant to the Subdivision Control Law with the condition that a note be added to the plan stating that "Parcel X" on said plan is subject to the provisions of G.L. c61A et seq., and authorized Jesse Steadman to sign.

Steve Quinn seconded.

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

Jillian's Lane Subdivision and Erosion Control Special Permit Deliberation and Endorsement

The Board discussed the language regarding the Homeowner's Association documents, ensuring that these are inclusive of the HA bylaws and agreements and that the Planning Board is able to review them.

The Board agreed that parking in the cul-de-sac should be restricted and referenced on the deeds.

The Board discussed the application of the Sidewalk Policy and agreed that the Road Improvement Plan offers sufficient right of way for any potential sidewalk, walkway, or path, thereby fulfilling zoning bylaw requirements.

The Board agreed that language should be added to the decision to include detention basins and swales in the covenant for maintenance of the road.

The Board agreed that the decision should clarify ownership of the land surrounding the proposed lots as well as ownership of the road. The Board agreed that any easement would be subject to the review and approval of the Board prior to being written into the deed.

The Board agreed that language should be added to the decision to state that prior to the issuance of an occupancy permit, drainage basins and culverts should be installed.

Len Golder moves to approve the Decision as amended.

Steve Quinn seconded.

VOTED: 5-0 Unanimously in favor (Mark Jones abstained; Lori Clark, Ernie Dodd, Margaret Costello, Steve Quinn, Len Golder – Yea).

Meeting Adjourned.

Respectfully Submitted,
Valerie Oorthuys