

TOWN OF STOW
PLANNING BOARD

Minutes of the October 11, 2016 Planning Board Meeting

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

Absent: Len Golder

Voting Associate Member: Mark Jones

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

Public Input

None.

Member Updates

Mark Jones gave an update from the School Committee, saying that they have started the process to consider beginning a preliminary analysis of a new building. Once they find consensus, the committee would potentially submit a statement of interest to the Massachusetts School Building Authority. Mark Jones said that the student population in the Nashoba school district is currently decreasing modestly, though subdivision building in surrounding towns may change this.

Discussion of Meeting Minutes

Minutes of October 4, 2016

Ernie Dodd moved to approve the minutes as written.

Steve Quinn Seconded.

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

Executive session- for the purposes of discussing ongoing litigation

Ernie Dodd moved to enter into Executive Session to discuss ongoing litigation and resume the regularly scheduled meeting of the Planning Board thereafter.

Steve Quinn Seconded.

Roll Call Vote: (Lori Clark – Yea; Margaret Costello – Yea; Ernie Dodd – Yea; Steve Quinn – Yea).

Planner's Report

Arbor Glen Landscaping

Jesse Steadman said that residents from Arbor Glen will present their landscaping proposal at the Planning Board meeting on November 1st.

Lot 7 Maple Street

Jesse Steadman said that on November 15th, Mark Bobrowski and Matt Jackson will attend the Planning Board meeting to discuss conceptual plans for Lot 7 on Maple Street.

Jillian's Lane

Jesse Steadman said that the Public Hearing for the Jillian's Lane modification to the subdivision is scheduled for November 15th.

Cap on Adult Active Neighborhoods

Jesse Steadman said that Brian Ahearn will attend the December 6th Planning Board meeting to discuss raising the cap on the number of units allowed at AANs.

577 Great Road

Jesse Steadman reported that an interested buyer for Stow Gardens said his bank is looking for confirmation that the 2 acre property is a legal non-conforming use. Jesse Steadman let the prospective buyer know that the use is allowed in the residential district of Stow. There are no Special Permits on file.

Gates Lane

Jesse Steadman provided the Board with the concept Proof plan for Gates Lane.

Regency at Stow Active Adult Neighborhood Special Permit Decision Deliberation

Mark Jones recused himself as an abutter to Regency at Stow.

The Board discussed the inclusion of low voltage down-lighting on the proposed community entry sign. It was noted that the applicant stated preference for this lighting. Lori Clark stated concern for precedence regarding new subdivisions and illuminated exterior signs. The Board discussed the use of lighting such as a ribbon of LED lights around the perimeter or top of the entry sign. Lori Clark asked that a finding show that direct abutters said during the public hearing that they prefer lights as a safety measure. The Board agreed on the inclusion of a condition that states that any illuminated sign would need to be proposed to and agreed upon by the Board, and that temporary signs shall not be lit.

The Board discussed temporary signage used to advertise sales of the units. Lori Clark asked that a finding should be added to state that the parcel is zoned in the Industrial District and that the proposal does not meet the bylaw. The Board agreed that the Petitioner should provide a lighting plan to show the lighting details for all community areas as well as the lumen output.

In discussing the parcel proposed for donation to the Town, Lori Clark and the Board agreed that the modifications do not significantly alter the traffic pattern of the area, and that the original decision took into consideration a traffic study with comment from the Board's consulting engineer and the Town's Highway Department.

The Board discussed the timing of the open space conveyance and agreed that the proposed alterations do not alter the proposed level of service, as stated in past proposals. Margaret Costello requested to amend a finding to state that increasing the right of way for future improvements is recommended by the Highway Superintendent, and that the parcel should not be accepted, subject to their statement of intent.

The Board discussed the stated plan modification for the construction of a public walking path extending towards Minuteman Airfield, agreeing that final plans should be submitted to the Board for approval prior to the endorsement of the plan. A finding should state that the Board is unsure of the safety and design of the path.

The Board discussed findings and conditions for the Landscaping plans, clarifying that any future tree replacements shall comply with the Tree Warden and the Conservation Commission's Order of Conditions.

The Board discussed the selective clearing viewing corridor, deciding that the Petitioner should come forward with a modified limit of clearing, to be included in the plan, and to be maintained as shown by the homeowners.

The Board agreed to continue with deliberation at a future Planning Board meeting.

Pompositticut Community Center Minor Modification Endorsement

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys