

8/3/16

Stow Planning Board Monthly Meeting Minutes for August 3, 2016

Attendees: Cliff Brown, Michael Mendonca, Anthony Higgins, Melvin Peterson Guests: Bill Bailey, Jim Wilfong, Richard Meserve

Old Business:

- A. Minutes Approval: June 7, 2016 meeting minutes was reviewed and approved.

New Business:

- A. Bill Bailey Conditional Use Permit – Ronnie McAlister brought to Cliff’s attention that there have been some complaints (2) about Bill’s business at his residence and that he thought Bill needed a conditional use permit. The complaints have been about all the equipment setting in his property that possibly warranted a permit. Bill spoke on his behalf. Melvin read from our ordinances (Land Use pg. 15-16). Bill stated that his business garage was 24’ x 28” (less than 2000 sq. ft.). Michael spoke in Bill’s behalf saying that Bill is trying to keep his home business tidy and functional. Melvin and Cliff spoke saying that he does not qualify in the small business category. Bill further stated that the state approved his business operation in his collection and dispensing of hazardous material. It was moved, seconded, and voted to allow Bill to continue his home residence business without a conditional use permit since his operation does not qualify as a small business; and that he continue to make every effort to appease his surrounding neighbors.
- B. Jim Wilfong’s Town Vision Sharing – Jim began the discussion by asking what can we all do to help get citizens more involved with the town vision, administration, etc. Discussion reverted to the town’s history of road development – 3 rod vs 4 rod roads. The Barbour Road and development on it centered the discussion. Jim suggested that there might be a need for legal counseling concerning the development on the Barbour Rd. The idea of a road association might also be needed. After much discussion, everyone recognized many issues need to be addressed, such as: ordinance contradictions, past building permits allowances, and backlot/non-conforming lots/proper frontage not adhered to or overlooked. These problems have allowed the town to be somewhat “out of control” in ordinance understanding and compliance. Members and guests agreed that more discussion is needed (with legal guidance) in hopes of redefining and clarifying necessary changes to the ordinances, while respecting the existing town road/subdivision/dwelling unit development. Members moved, seconded and voted to approve Richard to arrange a PB/Appeals board meeting with our town lawyer present in mid-September to discuss the above and get legal guidance in making necessary changes to our town ordinances and board(s) procedures.

The meeting adjourned at 8:15 pm. Next meeting is scheduled for: Sept. 6, 2016.

Respectfully submitted by:

Michael Mendonca