

11/3/15

Stow Planning Board Monthly Meeting Minutes for November 3, 2015

Attendees: Sam Nesbitt, Melvin Peterson, Michael Mendonca, Anthony Higgins, and Cliff Brown

Guests: James Layne and Jayne Britton

Old Business:

- A. Minutes Approval: The October 20, 2015 meeting minutes was approved after amending a spelling error and an insertion.
- B. SMRPC – Cliff reported that he had not heard anything yet from Mr. Lee J. Freeman concerning an estimate to update our 1996 CP. Michael agreed to call Mr. Freeman to get an update and to stress that having the estimate would be needed for a special town meeting being scheduled later this month.
- C. Layne Lot Division Proposal – The board discussed that approval demands answers to the questions submitted to Ms. Britton on Oct. 21<sup>st</sup> via email. Jayne and James submitted the following information to the board: (1) a map of the approximately 210 acres original parent lot; (2) property of Jim Layne Map Lot 9 consisting of 5 combined lots purchased 1957-1960; (3) a letter stating Suzanne E. Layne's lot building intentions; (4) copy of the warranty deed to Jim Layne; (5) rights of way document granted by Jim Layne in 1979 and 1981. Much discussion occurred and the board went to executive session to internally prepare the appropriate new questions for Ms. Britton and Mr. Layne.

Upon public meeting return, the board recognized and stated that the line adjustment requested was within their rights to do so. The board also recognized that they still needed to know whether or not their lot division proposal would violate zoning ordinances concerning 66' frontage and right of way concerns. Suggestions were made that a new deed stating new right of way provisions might be necessary and that the lot-division proposal resembled a non-conforming back lot, which was not what exactly is being requested. Therefore, the board stated that it needed more time to research above before a definitive answer could be provided. Ms. Britton would be contacted as soon as possible once this research is completed.

New Business: (Michael had to leave at 7:05 am for an appointment)

- A. Planning Board Stipends – Michael reported to Cliff that Richard Meserve contacted him saying the town does not have enough money to pay for this year's stipends for being on the Planning Board. He requested a realistic number be provided so it could be presented at the special town meeting tentatively slated for Nov. 21<sup>st</sup> or Dec. 5<sup>th</sup>. Michael would look at this year's meeting attendance and provide this number to Richard, after board concurrence.

The meeting adjourned at 7:45 pm. Next meeting is scheduled for: December 1, 2015

Respectfully submitted by: Cliff Brown & Michael Mendonca