

02/21/17

Stow Planning Board Monthly Meeting Minutes for February 21, 2017

Attendees: Cliff Brown, Melvin Peterson, Tony Higgins, Steve Dupuis, Michael Mendonca

Old Business:

A. Minutes Approval: Nov. 1, 2016 meeting minutes were reviewed approved.

B. Town Vision and Land Use/Ordinances/Road Classifications –

1. Cliff asked if everyone received and read the letter addressed to the town selectmen (forwarded also to the planning board) from the HastingsMalia office concerning the Barbour Road. Members all did receive the letter. Discussion ensued about the intent of the letter. The issue of easements is unclear and members felt the letter does not properly address the concern of future access and development (refer. Land use zoning ord. pg.7-8, G.2,f.). Members agreed that the CEO, Ronnie McAlister, needs to be aware of the letter, and Cliff will request he come to our next PB meeting.
2. Before discussing and answering the questions in the Nov. 1 meeting, the board felt it necessary to clarify conflicting definitions in the Land Use and Street Acceptance ordinances. It was moved and seconded to research the below drafted amendments.
 - a. Amend. 1 - Street ord. driveway definition (pg.1) too vague and needs to line up with the Land Use ord. def. (pg.4).
 - b. Amend. 2 - Driveway starts from an approved road or easement or r.o.w. to a single dwelling unit.
3. Questions in Nov. 1, 2016 meeting will remain as open business.

How do we make frontage for buildable lots on old town (private) roads as classified as abandon or discontinued?

What would be the construction requirements for such a road?

Should easements be required on these private old town roads? Yes...according to town ordinances (refer. Land use zoning ord. pg.7-8, G.2,f.; Street accept. ord. pg.14, 16.1, a.-g.)

How do we protect the town from taking over these private old town roads?

Should these roads be required, according to town ordinances, to form an association?

The meeting adjourned at 7:30 pm. Next meeting is scheduled for: Mar 7, 6 pm

Respectfully submitted by:

Michael Mendonca