

PLANNING BOARD  
September 13, 2011  
7:00 PM

Members Present; Pat Rice, Louis Rieg, J. Phil Strand, Richard Johnson, John Warner

Others Present; Don McCord, Brad Lawson

Mr. Rice opened the meeting and Zoning Officer, Mr. Lawson reported the zoning office has received approximately the same amount of building permits thus far this year as last though it seems they are smaller projects; a home located at 2678 Open Meadows Road will be demolished and a modular home will replace it, a letter of violation was sent to a property owner on Steinhoff Road and though they have complied with a portion of the violation there are portions of the violation that still need attention.

Mr. Warner questioned Mr. Lawson about a cabin located on Carpenter-Pringle Road that has been built on pillars; he had safety concerns about the pillars rotting over a period of time. Mr. Lawson said using pillars meets zoning requirements; however he said that most architects and engineers do not use them.

Mr. McCord stated that he discussed the property maintenance code with Mr. Stapleton and agreed to add a sentence to town law #268, the sentence states that everything will be treated as a misdemeanor. Mr. McCord said that once the corrections are made to the final draft the recommendation will be to be sent to the town board.

The board discussed the commercial district around Stow that the board began working on in 2007. They discussed the Dudley Breed's sketches, the draft the planning board worked on and the comprehensive plan and Mr. McCord stated that after his review of all components, the board may want to consider several highway districts. Together the board and Mr. McCord reviewed and discussed the uses for the areas outlined in Mr. Breed's sketches as well as the comprehensive plan. Because the board agreed that they need time to complete the work they have begun in the areas defined in Dudley Breed's sketches they discussed a moratorium for that area.

**MR. RIEG MADE A MOTION TO RECOMMEND TO THE TOWN BOARD THAT THEY APPROVE A 6 MONTH MORATORIUM FOR ALL DEVELOPMENT IN ALL AREAS IN AND AROUND STOW DEFINED AND OUTLINED IN THE DRAWINGS OF DUDLEY BREED FROM 2008, MR WARNER SECONDED THE MOTION AND ALL WERE IN FAVOR.**

The next regular meeting is scheduled for October 11, 2011 at 7:00 PM

The meeting concluded at 8:45 PM

Respectfully Submitted,  
Planning Board Clerk,  
Penny Best

