January 10, 2024

Dear Planning Board Chair, Members, and Staff,

I would like to follow up with my comments at the meeting of 01/09/2024 regarding 63-65 White Pond Road, the Bransfield property.

The traffic on White Pond Road has grown considerably since 2017. Had Mr. Bransfield complied with the Special Permit issued on September 13, 2016, allowing him the use of 1-1/2 acres the traffic would not be to the extent it is today. Clearing 5.2 acres and allowing multiple businesses to move it without the Planning Boards approval should have initiated a stop work order and possible fines. Out of sight, out of mind is how thing seem to work in Stow. I have personally counted 125 commercial vehicles going up and down White Pond Road in one day. I did this for 2 days and this is not the peak season. Mr. Bransfield’s states it will increase approximately 75 trips per day but is that future or from 2016 before he increased the uses. In my opinion the planning board should require a traffic study that includes all the traffic since you cannot compare today with the future as he has already implemented businesses on the property and the use has already been increased without any traffic study. Keep in mind that if more businesses open down on White Pond Road that will mean more traffic. Even though nothing is planned it is possible. Malone was forced to but a road in to avoid large vehicles travelling on White

Pond Road and not we see tractor trailers and large noisy equipment all day long.

In fairness to Mr. Bransfield there is a lot of traffic at the old crane company property which also has changed since most of the cranes have moved out of town and the Board should look at their Special Permit requirements to see if they are in compliance.

The other concern I have is that the plan does not show where the workers who will be using the 6 container units on the property will park. Will they be required to park in the containers? How would this be enforced? There should be an impervious parking area for each of the 6 units. If landscapers are using these containers there will be multiple workers needing places to park as they show up to get their trucks and equipment to work for the day. Leaving parked vehicles on unprotected surfaces creates an opening for leakage into the ground water. Parking should be required for each unit. The way it is set up now Mr. Bransfield can move these unit around and add more containers at anytime. Limits on how many tenants should also be required.

Look at the Porsche dealership on Hudson Road and how awful that looks and it is not in compliance with its Special Permit through the Zoning Board.

All roads, driveways and parking spaces also need to be on impervious surfaces and reground asphalt does not do this according to the Zoning Enforcement officer. This should be a requirement. Letting a leaking vehicle travel or park across surfaces that will allow oil, gasoline, pesticides, or other chemicals should not be allowed. This is not allowed in other cities and towns why should Stow allow it.

I believe a public water supply is also required for the use of this property. The need of approximately 20 parking spaces on the front and side of the large building. The idea of 6 containers and 7 tenants on the property plus customers and delivery drivers going in and out will surely exceed the requirements for a public water supply. The Board should require proof of who will be and has been working from his business and the tenants and how often deliveries will occur should be required. I am positive there will be more than 25 people actively using the property above the public water requirements.

The Board has discussed over the years how difficult it is to enforce the Zoning Bylaw’s and this is the opportunity for the Board to make a difference and make someone who has not complied with the Special Permit requirements and now wants forgiveness. None of this plan of his may have been allowed if he hadn’t cleared the property without permission. An example is how you are now taking extreme measures with Stow Pizza including not allowing the issue of a new business license but Mr. Bransfield has been out of compliance for years without any consequences.

Please attach my correspondence to the next meeting that is open to the public input. I believe it is the March 12, 2024, meeting. As most residents don’t follow the Boards progress, I do.

Thank You

Mark D Forgues

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