

From: [Valerie Oorthuys](#)
To: [Scott Hayes](#)
Cc: [Chris Franklin](#); [Michael Slagle](#)
Subject: RE: 501 Gleasondale Rd - Planning Board Hearing
Date: Wednesday, January 10, 2024 11:55:00 AM
Attachments: [10.13.23 RE Gleasondale Mill - Special Permit.pdf](#)
[12.05.23 RE 501 Gleasondale Rd - Stow Industrial LLC.pdf](#)
[12.07.23 RE 501 Gleasondale Rd - Stow Industrial LLC.pdf](#)
[12.22.23 RE 501 Gleasondale Rd - Stow Industrial LLC.pdf](#)

Hi Chris and Scott,

At their meeting last night, the Planning Board continued the public hearing to March 12 at 7:15pm. Please note that this will be the last continuance provided if no further information is received by February 27th. This date will give the Board and staff two weeks to review information prior to the March 12th public hearing. Given that the application was first received just under 6 months ago with no further information as requested, it is unfair to the public to continue to follow such a lengthy process. The Board requested specific details at the public hearings of August 15, 2023 and October 3, 2023 and granted continuances without testimony on December 5, 2023 and January 9, 2024. In the meantime, staff have provided email correspondence reiterating the specific items still needed, with no response.

If the Board does not receive further information (such as a Site Plan and response to questions detailed in the public hearings of August 15 and October 3 and my emails of October 13, December 5, December 7, and December 22) by February 27th, your options are to either **1)** formally withdraw the application and resubmit at a time when you are ready with further information, or **2)** the Board will close the public hearing and make a decision based on the information at hand.

Thank you,

Valerie Oorthuys, AICP

Planning Director | Town of Stow

Stow Planning Department
380 Great Road
Stow, MA 01775
P: 978-897-5098
www.stow-ma.gov

From: Scott Hayes <scott@foresite1.com>
Sent: Tuesday, January 9, 2024 1:49 PM
To: Valerie Oorthuys <planning@stow-ma.gov>
Cc: Chris Franklin <filterkleen@gmail.com>; Michael Slagle <planning2@stow-ma.gov>
Subject: 501 Gleasondale Rd - Planning Board Hearing

Hi Valerie,

Planning Board hearing continuation request for 501 Gleasondale Road site plan application (Stow Industrial LLC) attached here (PDF).

Please continue this to 1/23 or, if no meeting 1/23, then 2/6. Site plan is forthcoming, will get that over to you as soon as it's ready to submit, shooting for the end of this week or first of next.

Scott Hayes, PE

FORESITE Engineering
16 Gleasondale Road, Suite 1-1
Stow, Massachusetts 01775

Phone (978) 461-2350

Email scott@foresite1.com

From: [Valerie Oorthuys](#)
To: [Scott Hayes](#); [Michael Slagle](#)
Cc: [Chris Franklin](#)
Subject: RE: 501 Gleasondale Rd - Stow Industrial LLC
Date: Thursday, January 4, 2024 11:22:00 AM

Hi Scott and Chris,

Just checking in after the holidays. Is there any additional information I may share with the Planning Board for the public hearing scheduled for January 9th at 7:15pm?

Thank you,
Valerie

From: Valerie Oorthuys
Sent: Friday, December 22, 2023 2:10 PM
To: Scott Hayes <scott@foresite1.com>; Michael Slagle <planning2@stow-ma.gov>
Cc: Chris Franklin <filterkleen@gmail.com>
Subject: RE: 501 Gleasondale Rd - Stow Industrial LLC

Hi Scott and Chris,

I'm writing to see if there are any updates on this project for the Board to review ahead of their meeting on the 9th?

Thank you,
Valerie

From: Valerie Oorthuys
Sent: Thursday, December 7, 2023 9:29 AM
To: Scott Hayes <scott@foresite1.com>; Michael Slagle <planning2@stow-ma.gov>
Cc: Chris Franklin <filterkleen@gmail.com>
Subject: RE: 501 Gleasondale Rd - Stow Industrial LLC

Hi Scott and Chris,

I'm writing to let you know that the Planning Board continued the public hearing to January 9 at 7:15pm. I'll note again that in order to formalize the request to remove the gun businesses from the application, we will need a signed letter stating as such directed to both the Planning Board and Town Clerk.

In addition to the Site Plan, the Board will be looking for more information as we've previously discussed. Please see the attached email I sent over in October itemizing the narrative information the Board is looking for. Please let me know if there are any questions.

Thank you,
Valerie

From: Scott Hayes <scott@foresite1.com>
Sent: Tuesday, December 5, 2023 1:31 PM
To: Valerie Oorthuys <planning@stow-ma.gov>; Michael Slagle <planning2@stow-ma.gov>
Cc: Chris Franklin <filterkleen@gmail.com>
Subject: 501 Gleasondale Rd - Stow Industrial LLC

Public hearing continuation request for 501 Gleasondale Rd attached.

Scott Hayes, PE

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16 Gleasondale Road, Suite 1-1
Stow, Massachusetts 01775

Phone (978) 461-2350

Email scott@foresite1.com

From: [Valerie Oorthuys](#)
To: [Scott Hayes](#); [Michael Slagle](#)
Cc: [Chris Franklin](#)
Subject: RE: 501 Gleasondale Rd - Stow Industrial LLC
Date: Friday, December 22, 2023 2:09:00 PM

Hi Scott and Chris,

I'm writing to see if there are any updates on this project for the Board to review ahead of their meeting on the 9th?

Thank you,
Valerie

From: Valerie Oorthuys
Sent: Thursday, December 7, 2023 9:29 AM
To: Scott Hayes <scott@foresite1.com>; Michael Slagle <planning2@stow-ma.gov>
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To: Valerie Oorthuys <planning@stow-ma.gov>; Michael Slagle <planning2@stow-ma.gov>
Cc: Chris Franklin <filterkleen@gmail.com>
Subject: 501 Gleasondale Rd - Stow Industrial LLC

Public hearing continuation request for 501 Gleasondale Rd attached.

[Scott Hayes, PE](#)

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Stow, Massachusetts 01775

Phone (978) 461-2350

Email scott@foresite1.com

From: [Valerie Oorthuys](#)
To: [Scott Hayes](#); [Michael Slagle](#)
Cc: [Chris Franklin](#)
Subject: RE: 501 Gleasondale Rd - Stow Industrial LLC
Date: Thursday, December 7, 2023 9:29:00 AM
Attachments: [Gleasondale Mill - Special Permit.pdf](#)

Hi Scott and Chris,

I'm writing to let you know that the Planning Board continued the public hearing to January 9 at 7:15pm. I'll note again that in order to formalize the request to remove the gun businesses from the application, we will need a signed letter stating as such directed to both the Planning Board and Town Clerk.

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Valerie

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Sent: Tuesday, December 5, 2023 1:31 PM
To: Valerie Oorthuys <planning@stow-ma.gov>; Michael Slagle <planning2@stow-ma.gov>
Cc: Chris Franklin <filterkleen@gmail.com>
Subject: 501 Gleasondale Rd - Stow Industrial LLC

[Public hearing continuation request for 501 Gleasondale Rd attached.](#)

[Scott Hayes, PE](#)

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16 Gleasondale Road, Suite 1-1
Stow, Massachusetts 01775

[Phone \(978\) 461-2350](#)

[Email \[scott@foresite1.com\]\(mailto:scott@foresite1.com\)](#)

From: [Valerie Oorthuys](#)
To: filterkleen@gmail.com
Subject: RE: 501 Gleasondale Rd - Stow Industrial LLC
Date: Tuesday, December 5, 2023 1:36:00 PM

Hi Chris,

Thank you for having the letter from your engineer forwarded. We will also need a signed letter from you stating that you wish to withdraw the request to locate 10 gun businesses from the application currently in front of the Board.

Thank you,
Valerie

From: Scott Hayes <scott@foresite1.com>
Sent: Tuesday, December 5, 2023 1:31 PM
To: Valerie Oorthuys <planning@stow-ma.gov>; Michael Slagle <planning2@stow-ma.gov>
Cc: Chris Franklin <filterkleen@gmail.com>
Subject: 501 Gleasondale Rd - Stow Industrial LLC

Public hearing continuation request for 501 Gleasondale Rd attached.

Scott Hayes, PE

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16 Gleasondale Road, Suite 1-1
Stow, Massachusetts 01775

Phone (978) 461-2350

Email scott@foresite1.com

From: [Valerie Oorthuys](#)
To: filterkleen@gmail.com
Cc: [Michael Slagle](#)
Subject: Gleasondale Mill - Special Permit
Date: Friday, October 13, 2023 2:16:00 PM

Hi Chris,

I'm writing to follow up with our discussion yesterday regarding the Board's ability to separate the uses into two permits. The only way to separate these is to formally modify your application request to remove one of the uses, allow the Board time to review and issue the Special Permit, and then to reapply for a modification of the Special Permit to allow for the second use. The Board cannot have both uses before them without considering them together.

I'm also including a list of items I had sent over on August 21st (as discussed at the public hearing on August 15) as a reminder of items the Board had requested. This includes a site plan as well as a written description of items 2-10 below.

1. Site Plan: should be inclusive of all typical elements as detailed in the Site Plan Approval Rules and Regs, such as parking spaces, existing landscaping, outdoor storage of materials, lighting, signage, etc
2. Detail of on site activities for current tenants and proposed
 - # and square footage utilized
 - Description of the primary business activities for each business type
 - Description of secondary activities (e.g. retail sales)
 - Current and proposed hours of operation
 - Description of whether there are any anticipated events and the frequency and other expectations around those events (such as open studios)
3. Overall Security measures existing and proposed
4. Stormwater management (including disposal of hazardous materials)
5. Information on traffic and onsite traffic circulation, including any information to help forecast vehicle volume. This could include the # of tenant spaces, square footage of all buildings, # of existing parking spaces, and information to show that the entrance/egress is adequate
5. If any anticipated, details around newly proposed signs
6. If any anticipated, details around newly proposed lighting, indicating how the fixtures will meet existing town bylaws
7. Insurance information as discussed on Tuesday, understanding that the Stow PD cannot enforce insurance requirements
8. Any information related to noise or noise mitigation
9. Payment of back taxes
10. Review of the LLC with the Secretary of the Commonwealth

Please let me know if you have any questions.

Thank you,

Valerie Oorthuys, AICP

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