

TOWN OF STOW
PLANNING BOARD

Minutes of the February 25, 2020 Planning Board Meeting

Planning Board Members Present: Lori Clark, Karen Kelleher, Margaret Costello, Len Golder, John Colonna-Romano

Voting Associate Member: Megan Birch-McMichael

Associate Member: Mark Jones

Lori Clark called the meeting to order at 7:00pm.

Discussion of Meeting Minutes

Minutes of February 11, 2020

Karen Kelleher moved to approve the minutes as drafted.

Len Golder seconded.

VOTED: 5-0 Unanimously in favor (Lori Clark, Karen Kelleher, Margaret Costello, John Colonna-Romano, Len Golder- Yea).

Member's Updates

Karen Kelleher said the Complete Streets Committee will meet next week to review an additional services proposal from the engineers responsible for the projects at Old Bolton Road and Harvard Road.

Mark Jones said the Zoning Board of Appeals will meet next week. One item up for discussion is whether and how to amend the covenant with Plantation Apartments I.

John Colonna-Romano said that while the Community Preservation Committee voted to support the Recreation Department's proposal to purchase the Stow Acres Driving Range for use as recreation fields, though they haven't seen results of engineering studies yet.

Planner's Report

Boxmill Bridge

Jesse Steadman provided the Board with comments on the 25% design of Boxmill Bridge that were sent to MassDOT. MassDOT will hold a public hearing on the 25% design plans at a future date.

Municipal Separate Storm Sewer System Permitting (MS4)

Staff recently met to continue to coordinate responsibilities related to the new MS4 permitting. A stormwater bylaw will likely be a component of the permit requirements.

Track Road Design

Jesse Steadman said the Community Preservation Committee approved \$70,000 for pre-engineering services for Track Road.

Collings Foundation Erosion Control

Jesse Steadman asked if the Collings Foundation site walk should be discussed at the Board's meeting of March 10th. Members of the Board agreed they would like to include a review of the

2015 Site Plan. A couple of members agreed they would need to see greater detail of the modification proposal to better understand the request.

Stow Acres

Jesse Steadman said the owner of Stow Acres shared that he is considering the sale of the North Course to Toll Brothers for the development of an Active Adult Neighborhood (AAN). The parcel is not within the AAN Overlay, so this request would require a change of zoning and an increase of the cap on AAN units.

Subdivision Approval Not Required (ANR) Plan – 152 Walcott St

Present:

Scott Hayes, Foresite Engineering

Scott Hayes said that this ANR is related to the 152 Walcott Street Hammerhead Lot Special Permit approved by the Planning Board on November 2019. The ANR was previously withdrawn on October 16, 2019 and reapplied for after the Hammerhead Special Permit was approved.

*Karen Kelleher moved to approve the ANR plan titled “Plan of Land on Walcott Street in Stow, Massachusetts”, dated September 24, 2019 and to authorize Jesse Steadman to endorse.
Len Golder seconded.*

VOTED: 5-0 Unanimously in favor (Lori Clark, Karen Kelleher, Margaret Costello, John Colonna-Romano, Len Golder- Yea).

Subdivision Approval Not Required (ANR) Plan – 441 Great Rd

Present:

Scott Hayes, Foresite Engineering

Scott Hayes said the ANR Plan is intended to divide One Stack Farm to provide parcels to neighbors. The land is protected under Chapter 61 for agricultural purposes and will not be withdrawn as part of this transfer. The ANR also provides legal frontage to bring 453 Great Road into conformity.

*Karen Kelleher moved to approve the ANR plan titled “Plan of Land on Great Road and Packard Road in Stow, Massachusetts”, dated February 17, 2020 and to authorize Jesse Steadman to endorse.
Len Golder seconded.*

VOTED: 5-0 Unanimously in favor (Lori Clark, Karen Kelleher, Margaret Costello, John Colonna-Romano, Len Golder- Yea).

Deliberation – Special Permit and Site Plan Approval, 108-118 Great Rd

The Board received a draft Special Permit and Site Plan Approval decision, to be reviewed at a future Planning Board meeting.

2020 Town Meeting Warrant Articles

The Planning Board reviewed Town Meeting Warrant Articles related to Shared Housing Services, Pre-Engineering Services for Track Road, and Outdoor Dining as an Allowed Use in the Business District.

*Karen Kelleher moved to support the warrant article for Shared Housing Services, as revised based on budget ownership.
John Colonna-Romano seconded.*

VOTED: 5-0 Unanimously in favor (Lori Clark, Karen Kelleher, Margaret Costello, John Colonna-Romano, Len Golder- Yea).

Karen Kelleher moved to support the warrant article for Pre-Engineering Services for Track Road as drafted.

John Colonna-Romano seconded.

VOTED: 5-0 Unanimously in favor (Lori Clark, Karen Kelleher, Margaret Costello, John Colonna-Romano, Len Golder- Yea).

Karen Kelleher moved to support the warrant article to allow outdoor dining as drafted.

John Colonna-Romano seconded.

VOTED: 5-0 Unanimously in favor (Lori Clark, Karen Kelleher, Margaret Costello, John Colonna-Romano, Len Golder- Yea).

Lower Village Traffic Safety Improvement Project

The Board reviewed a proposal from Green International for design, bid, and construction phase services for completing the infiltration system under the Lower Common.

Karen Kelleher moved to accept the proposal from Green International subject to any amendments to be made in consultation with Places Associates and the Highway Department.

Len Golder seconded.

VOTED: 5-0 Unanimously in favor (Lori Clark, Karen Kelleher, Margaret Costello, John Colonna-Romano, Len Golder- Yea).

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys