

TOWN OF STOW
PLANNING BOARD

Minutes of the April 9, 2019 Planning Board Meeting

Planning Board Members Present: Lori Clark, Margaret Costello, Len Golder, Karen Kelleher, 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 April 2, 2019

Len Golder moved to approve the minutes as amended.

John Colonna-Romano seconded.

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

Public Input

GH Gledhill, Cemetery Superintendent, said he has received several complaints from the Historic Commission, Council on Aging, the Cemetery Committee, and from residents, regarding vehicle parking and pedestrian access at the Lower Village Cemetery. GH said he is currently driving over the curb and partially constructed sidewalk to park onsite for maintenance, though visitors would like to have a designated parking area. Prior to construction, visitors would pull onto the grass along Great Road. The Planning Board agreed to hold a site visit and to meet with the Cemetery Department.

Member Updates

Megan Birch-McMichael said the Lower Village Revitalization Committee is still working on a draft of the final report, and will postpone their presentation to another meeting of the Planning Board.

Mark Jones said that Minuteman Airfield applied through the Zoning Board of Appeals to pave an emergency landing extension of their runway.

Planner's Report

Municipal Vulnerability Preparedness Action Grants

Jesse Steadman said the State is requesting proposals from MVP- designated communities, such as Stow, for funding to further priority recommendations. The Planning Department is working with Geosyntec on a proposal for a water supply vulnerability assessment to better understand the nature of our aquifer and how the town could better respond to drought conditions.

Spring Hill Estates

Jesse Steadman said the subdivision recently sold through public auction, and it is expected the new owner will discuss plans for completing construction soon.

Golf Course Planning

Jesse Steadman said a public forum is being planned for late May, to gather public input on development scenarios.

Athens Lane Auction

Jesse Steadman said the public auction for land off of Athens Lane is coming up at the end of the week.

Joint Board Executive Session with the Board of Selectmen in Accordance with M.G.L. Ch.30A s.21(a)(3) for the purpose of discussing strategy with respect to possible litigation

Lori Clark stated that she finds an open discussion would have a detrimental effect on the Board's litigating position.

Karen Kelleher moved to enter into Executive Session to discuss contract concerns and potential litigation and to reconvene the regularly scheduled meeting of the Planning Board thereafter.

John Colonna-Romano seconded.

Roll Call Vote: Lori Clark- Yea; Margaret Costello- Yea; Karen Kelleher- Yea; John Colonna-Romano- Yea; Len Golder- Yea.

Vote to Accept Performance Guarantee, Jillian's Lane

Jesse Steadman said the applicants have not been successful in finding a bank willing to grant a bond for a subdivision without a licensed developer, though he has discussed the situation with Town Counsel and Places Associates who feel there may be a creative solution. Jesse Steadman said the applicant's proposal, dated April 8, 2019, is included in the packets. The applicants are proposing the Town hold the Certificate of Occupancy for Lot 2 and the applicant will provide a reduced performance guarantee for the Town to hold in an escrow account, in the amount of \$25,300. Jesse Steadman noted the Planning Board typically asks for 150% of the estimate to be held in the account, bringing the total to \$37,500. Len Golder expressed his concern with requesting the applicant to deposit this amount of money, as he feels \$25,300 would be sufficient for the Town to complete the construction if necessary. Karen Kelleher said she is inclined to apply the standard 150%, because if the Town were needed to complete the construction, it would cost more.

Margaret Costello noted that the meter bank should be included in the next site inspection, as there is evidence of erosion. Margaret Costello said soil has eroded between the pipes coming out of the meter socket, which could freeze and break. Jesse Steadman said this would be communicated to Places Associates.

Karen Kelleher asked why the estimate for the paving of the common drive was not included in this estimate. Jesse Steadman said it was removed after recommendation by Places Associates, as Sue Carter didn't believe it was under the jurisdiction of a performance guarantee.

The Planning Board agreed that Lot 2 should not receive a temporary or permanent Certificate of Occupancy until all site work is complete and that all four owners must sign the escrow agreement.

Karen Kelleher moved to require an escrow deposit in the amount of \$37,500 for the remaining work for the Jillian's Lane subdivision as listed in Sue Carter's estimate of April 5, 2019, to withhold the Certificate of Occupancy for Lot 2 without the option of receiving a temporary occupancy permit, and to authorize Jesse Steadman to finalize the details of the deposit to be signed by all four parties. Margaret Costello seconded.

VOTED: 4-1 in favor (Lori Clark, Margaret Costello, Karen Kelleher, John Colonna-Romano-Yea; Len Golder- Nay).

Wedgewood Pines Erosion Control

Present:

Joe Pittorino, Wedgewood Pines

Joe Pittorino addressed the issue of flooding from Wedgewood Pines Country Club, affecting residents on Harvard Road. Joe Pittorino said they have been using a pipe for around 20 years to convey water from the course. The pipe recently began to fail because it was wrapped in roots, meaning that 600 feet of pipe needed to be replaced. Joe Pittorino said he began to replace the pipe, though would like to keep the excavated area as an open trench. Joe Pittorino said the project was halfway complete when the ground began to thaw, causing the flooding. The trench was partially filled with stone, and the swale was retrenched so that the water flows back on site. Joe Pittorino said he repaired his neighbor's driveway at 185 Harvard Road. Jesse Steadman provided the Board with a map of the trenching from the Conservation Commission.

John Colonna-Romano asked if the trench is a long term solution. Joe Pittorino confirmed it is.

John Colonna-Romano asked if this work alters the erosion control plans for the site. Jesse Steadman said that the site plan was approved in 1991, and was modified due to a construction related erosion control concern, rather than long term drainage solutions. Karen Kelleher noted that the zoning bylaw states that pre development water runoff rates and volumes may not increase.

Joe Pittorino said he intends to complete the work in the coming weeks.

The Planning Board agreed to revisit the concern if there are further problems once the trench is complete and to have Planning staff and the Highway Superintendent take a look at the area of 153 Harvard Road.

Lower Village Traffic Safety Improvement Project

Jesse Steadman said it is anticipated that the preliminary cost estimate will come in on April 17th, meaning that a more accurate number would be able to be discussed at the Lower Village public forum.

Mark Forgues, 1 White Pond Road, asked how the project cost can be estimated without final plans. Jesse Steadman said the firm is providing input on design alternatives for core design issues, such as the slope and grade of the pavement. The estimated cost will weigh benefits of various design alternatives. Lori Clark added that the firm has reviewed the original plans, and had met with Planning staff and the Town's consulting engineer. Once the engineering firm has estimated the cost, E.T.&L. Corp will review them as well.

Katie Fisher, 1 White Pond Road, noted that flooding is occurring on both sides of the driveways. Jesse Steadman said this would be flagged out to the engineers and reviewed.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys