

TOWN OF STOW
PLANNING BOARD

Minutes of the June 11, 2019 Planning Board Meeting

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

Voting Associate Member: Megan Birch-McMichael

Associate Member: Mark Jones

Absent: John Colonna-Romano

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

Discussion of Meeting Minutes

Minutes of June 4, 2019

Karen Kelleher moved to approve the minutes as amended.

Len Golder seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Margaret Costello, Len Golder, Karen Kelleher-Yea).

Public Input

None.

Member Updates

None.

Planner's Report

Lower Village Project

Jesse Steadman said he is working with MassWorks regarding the \$50,000 of retainage.

Wedgewood Pines Runoff

Jesse Steadman said he spoke with the owner of Wedgewood Country Club, who would like to wait for the upcoming rains to get a first-hand account of what the drainage concern looks like at 153 Harvard Road. After this, staff will discuss next steps.

Joint Boards Meeting with Board of Selectmen- Lower Village Traffic Safety Improvement Project

Present:

Members of the Board of Selectmen: Jim Salvie, Tom Ryan, Don Hawkes, Brian Burke, Cortni Frecha

Bill Wrigley, Town Administrator

Members of the Lower Village Working Group: Ingeborg Hegemann-Clark, Craig Martin, Sue Carter- Places Associates

Jesse Steadman provided an update on the Lower Village design review and alternatives, noting that the Lower Village Working Group continues to meet regularly to discuss any needed decisions. Jesse Steadman said the engineers at Green International Affiliates

(Green) provided the Town and E.T.&L. Corp with a draft pricing set, essentially a 90% design, on June 3rd. Discussions of the design approach have centered around drainage, paving, the intersection of White Pond Road, and abutting property concerns.

Jim Salvie asked if the working group feels the current cost estimate is accurate. Sue Carter said that the Town will learn E.T.&L. Corp's estimate shortly, though the engineer's estimate reflects a comprehensive approach to the design, though there may be unanticipated increases. Sue Carter added that Green has been thorough in breaking down specific costs, which provides additional clarification for items such as paving quantities. Lori Clark noted that there has been an enormous improvement in detail between the former engineer's specifications and those we have received from Green.

Brian Burke asked if there will be a public hearing held ahead of Town Meeting on June 24th. Jesse Steadman said a public forum is scheduled for June 20th at 7pm at the Pompositticut Community Center, with both Sue Carter and engineers from Green in attendance.

Brian Burke asked about the current price estimate. Jesse Steadman said at this point we are looking at the cost estimate from Green and have not received the estimate from E.T.&L. Corp. The Planning Board and Working Group will provide the exact cost estimate at Town Meeting. Bill Wrigley added that the major difference between the estimate provided on June 4 and the estimate provided June 11 is the inclusion of the expansion of the infiltration system and asked whether the Working Group has had the opportunity to meet and review that item. Jesse Steadman said they have not, though a meeting will be scheduled.

Tom Ryan asked why the infiltration system is meant to be expanded from what was installed last summer, noting that prior to construction there was not an infiltration system. Sue Carter said the engineers at Green have accounted for additional impervious areas created through the road widening and how to provide sufficient capacity for a 10 year storm event.

Jim Salvie asked for comments from members of the Lower Village Working Group. Craig Martin said he feels the process has been methodical and Green has satisfied requests for additional detail or rationale. Ingeborg Hegemann Clark said the Working Group has diligently reviewed design alternatives to assess what is necessary, to look for cost savings, and to challenge Green's assumptions. Ingeborg Hegemann Clark said the group has also taken advice from others in Town and actively sought additional information about the project area. Craig Martin said that one example of a cost savings measure is that the Highway Department has offered to complete the loam and seeding of the project.

Don Hawkes asked whether the closed drainage system could handle back to back 10 year storms. Sue Carter said that typically if the system is built to the standard, it would be able to handle a second 10 year storm within 72 hours.

Tom Ryan asked whether the plans would include granite curbing. Jesse Steadman said the curbing was originally a hot mix asphalt to help fit the project into a MassWorks budget though there are areas of granite curbing in the plans.

Jim Salvie asked that the public forum include a description of the prices listed in the engineers estimate so that it is clear what is proposed for the main components of the project.

Lower Village Traffic Safety Improvement Project

Jesse Steadman said the Lower Village Working Group will meet with Green prior to the public forum on June 20th to discuss the design of the infiltration system.

Jesse Steadman said abutters will be contacted again to see if the proposed changes satisfy their concerns or if the plans need any modifications.

Karen Kelleher noted correspondence from the owner of 92 Great Road and asked if the proposed construction will occur entirely within the Town's right of way. Jesse Steadman said he believes the work is within the easement that has been granted to the Town. The proposed plans call for smoothing the current slope at the back of sidewalk and providing a stamped asphalt treatment. Jesse Steadman said Green will ensure there are no more permanent easements necessary.

Len Golder asked for clarification of any needed follow-up with the Cemetery Committee. Jesse Steadman said a letter will be sent to the Cemetery Committee to review what was discussed and provide input on options for long term parking solutions. Jesse Steadman said that Green will provide their comments on parking at the cemetery.

Mark Jones noted correspondence with Linear Retail which details irrigation damages. Jesse Steadman said he believes the damage occurred within the temporary easement, which may be the responsibility of the contractor.

Erosion Control Special Permit Deliberation, Collings Foundation

Karen Kelleher recused herself as an abutter to the Collings Foundation.

Jesse Steadman provided a draft decision and provided a list of waivers to discuss.

Mark Jones said a finding should be added to state that the excavation is under the Planning Board's jurisdiction because the applicant stated the excavation was related to uses in the Site Plan Approval. Jesse Steadman noted the decision was drafted to stay within M.G.L. Ch. 40A, without reference to the Town's Earth Removal Bylaw.

The Planning Board reviewed the list of waivers submitted as part of the Special Permit application. The Board agreed that the waivers requested from Section 4.6, 4.11, 4.13, and 4.15 of the Special Permit Rules and Regulations may be granted.

The Board agreed to deny the waiver from Section 4.9, as the Planning Board would like to review the Landscape plan. The Board noted that the proposed plan includes engineered topsoil and plantings, though a landscaping plan could provide more detail.

The Board agreed to deny the waiver from Section 4.10, as that the building elevation plan for the museum may provide more context for the relocation of the excavated materials.

The Planning Board agreed to deny the waiver from Section 4.12 so that the applicant provides a detailed description of the excavation activities.

The Planning Board agreed to deny the waiver from Section 4.14 because the proposed work has already been done, meaning that an analysis of the removal is similar to a remediation schedule.

The Board discussed the rationale for requesting the applicant replace the excavated materials. Jesse Steadman noted that after discussing this with the Conservation Coordinator and Places Associates, there does not seem to be a rationale for increased plant health with additional soil, though it would be important to understand whether the excavation has brought the elevation of the land down to within five feet of the water table.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys