

TOWN OF STOW
PLANNING BOARD

Minutes of the June 18, 2019 Planning Board Meeting

Planning Board Members Present: Lori Clark, Margaret Costello, John Colonna-Romano

Voting Associate Member: Megan Birch-McMichael

Associate Member: Mark Jones

Absent: Karen Kelleher, Len Golder

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

Discussion of Meeting Minutes

Minutes of June 11, 2019

Margaret Costello moved to approve the minutes as amended.

John Colonna-Romano seconded.

VOTED: 3-0 Unanimously in favor (Lori Clark, Margaret Costello, John Colonna-Romano-Yea).

Public Input

None.

Member Updates

None.

Planner's Report

Meeting Schedule

Jesse Steadman said that after the public forum on June 20th and Town Meeting on June 24th, the next regular meetings of the Planning Board are scheduled for July 9 and 16th.

Community Compact Grant

Jesse Steadman said an extension request has been sent to the state , which would provide an additional year to utilize the Community Compact Grant funds for conducting a zoning audit and report on recommended changes to Stow's Business District zoning.

Joint Boards Meeting with Finance Committee- Town Meeting Warrant Article

Present:

Members of the Finance Committee: Rich Eckel, Atli Thorarensen, Peter McManus
Brian Burke, Selectmen liaison to the Finance Committee

Jesse Steadman provided the Finance Committee an update on the project, stating that engineers at Green International Affiliates (Green) has provided their estimate for completion of the project at around 1.6 million dollars. E.T.&L.Corp is currently reviewing the plans and will provide the Town with their estimate, which will be the figure to be voted on at Town Meeting on June 24th. The Lower Village Working Group has spent the last few months reviewing detailed design components. The Working Group includes the Building Inspector, the Highway Superintendent, a former Selectmen, the Chair of the

Planning Board, Planning Staff, and the Planning Board's consulting engineer at Places Associates.

Jesse Steadman provided a review of project components that have been analyzed by Green, including a traffic analysis, turn radii at White Pond Road, access at the Cemetery, cost effective infiltration options, and abutter concerns. Jesse Steadman added that Green will revise the plans to include widening the intersection at Red Acre Road to allow cars to more easily turn right onto Great Road.

Brian Burke reiterated the Selectmen's request to see a categorical breakdown of the funds already expended and funds to be allocated to the project in order to provide more clarity.

Peter McManus asked for more information on legal remedies related to the previous engineering firm's work. Lori Clark said the Town is pursuing legal action.

Rich Eckel asked about the timeline for completion of the project. Jesse Steadman said the contractor is currently estimating the project will be substantially complete around early November 2019.

Spring Hill Estates Definitive Subdivision

Present:

Chris Alphen, Esq. – Blatman, Bobrowski & Haverty LLC

Greg Roy, P.E.- Ducharme & Dillis

Chris Alphen said he is representing the new owners of the Spring Hill Estates subdivision. Chris Alphen provided the Board with the stormwater management completion schedule and schedule for completion of the road. Chris Alphen showed photos detailing portions of Pennie Lane that have already been repaired, and noted that the owner of the existing home is using Pennie Lane.

Lori Clark stated that multiple areas of development along Walcott Street has led the Board to be sensitive of the neighborhood.

Chris Alphen said the applicant is requesting an extension of the Special Permit to continue work, though the Special Permit has not lapsed.

John Colonna-Romano moved to approve a two year extension to the Spring Hill Estates Definitive Subdivision

Margaret Costello seconded.

VOTED: 3-0 Unanimously in favor (Lori Clark, Margaret Costello, John Colonna-Romano-Yea).

Associate Member Appointments

The Planning Board reviewed a letter of interest from current Voting Associate Member Megan Birch-McMichael.

Margaret Costello moved to appoint Megan Birch-McMichael as a Voting Associate Member for a one-year term.

John Colonna-Romano seconded.

VOTED: 3-0 Unanimously in favor (Lori Clark, Margaret Costello, John Colonna-Romano-Yea).

Erosion Control Special Permit Deliberation, Collings Foundation

The Planning Board reviewed a draft decision of the Erosion Control Special Permit. The Planning Board discussed the ability to request a cut and fill analysis and contemplated the Town's course of action regarding the Earth Removal Bylaw.

The Board discussed the possibility of requesting a report from an ecologist related to the ecological advantages of the original topography versus the existing condition, to understand what may be better for wildlife crossings. John Colonna-Romano noted the Conservation Commission's Order of Conditions required a break in the berm to allow wildlife crossing.

The Board agreed to add findings to indicate that the applicant is in violation of Article 17 of the General Bylaws and failed to provide sufficient information related to the excavation. The Board agreed a finding should be added to state that there is no building foundation at the location of the excavation, meaning this is a prohibited use. Additionally, the applicant provided the quantity of 18,000 cubic yards, however the Board's consulting engineer estimated the quantity to be around 64,000 cubic yards.

The Board agreed that comparable gravel fill that leaches water in a similar fashion should be used in restoration.

The Board agreed that because the original topography was convex, remediation should not produce a concave or flat surface, rather the excavated area should be left convex, with variation in grade to provide a more natural final condition. The intention of remediation is related to habitat values and the location of the Water Resource Protection Overlay District.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys