

TOWN OF STOW
PLANNING BOARD

Minutes of the July 9, 2019 Planning Board Meeting

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

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 June 18, 2019

Karen Kelleher moved to approve the minutes as written.

John Colonna-Romano seconded.

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

Public Input

None.

Member Updates

Mark Jones said he is now chairing the Zoning Board of Appeals. At their last meeting, the ZBA approved a variance for a temporary lease sign at the Stow Shopping Plaza and set a threshold for the use of the sign at over 1,000 square feet of vacant retail space.

Planner's Report

Spring Hill Estates

Jesse Steadman said the Board's consulting engineer at Places Associates may complete an inspection of erosion control measures at the Spring Hill Estates subdivision on Pennie Lane by the end of the week.

Complete Streets Grant Extension Request

Jesse Steadman said the State's Complete Streets program has accepted an extension request for the three funded Complete Streets construction projects, providing an additional year for construction to begin.

Community Compact Grant Extension Request

Jesse Steadman said an extension request has been accepted by the state, providing 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.

Golf Course Planning Forum

Jesse Steadman said the forum, cohosted by the Conservation and Planning Departments, will take place on July 15th.

Wedgewood Pines Runoff

Jesse Steadman said the owner of Wedgewood Properties provided a letter describing their understanding of the runoff issue on Harvard Road. The concern will be addressed further at an upcoming meeting.

Len Golder arrived.

Summer Schedule

The Planning Board agreed to meet on August 6, 13, and 20th.

Lower Village Traffic Safety Improvement Project

Jesse Steadman said that engineers at Green International Affiliates (Green) have provided E.T.&L.Corp with a list of items that the Highway Department will take responsibility for which will decrease the cost. Highway will complete several items, such as the infiltration system and removing the temporary berms.

Mark Forgues, 9 White Pond Road, asked if there is any safety concern with the Highway Department operating rented equipment to complete these items. Jesse Steadman said the Highway Department has agreed to complete these items and has discussed which other items they would not want to take on.

Mark Jones asked if the Highway Department would absorb the cost of completion of those items. Jesse Steadman said the project budget will be used for the cost of materials and rental equipment, though the labor would be part of the Highway staff budget.

Jesse Steadman said the Lower Village Working Group is getting closer to issuing a Notice to Proceed to E.T.&L.Corp, and that the applicable Right of Entry agreements are being assembled.

Public Hearing

Modification of Erosion Control Special Permit and Site Plan Approval, 77 White Pond Road

Present:

John and Peter Melone, Applicants
Joshua Speicher, Lawson & Weitzen, LLP
Rob Carlezon, Grady Consulting

Margaret Costello moved to waive the reading of the Public Hearing Notice.

John Colonna-Romano seconded.

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

Joshua Speicher said the stormwater management system at J.Melone & Sons was under designed by a previous engineer and failed. This application details the replacement of that system and the enlargement and relocation of a basin, as its previous location was within the wetlands boundary.

Hilary Axtman, 107 White Pond Road, asked about the potential impact to shallow wells. John Melone said the system will be moved further from White Pond Road, toward the Stowaway golf course parcel. John Melone said he would be willing to show abutters the new location.

Bill Garcia, 44 Hastings Street, asked for the percent increase of the system. Rob Carlezon said the system is increasing from 14,235 cubic feet to 15,150 cubic feet, an increase of 915 cubic feet.

Hilary Axtman asked if there would be any increase in sound or any visual impact with the new Alta-Flo system. John Melone said the system does not include mechanics and instead works with gravity so there should be no sound concern, and the structure will be 39 feet high, lower than the concrete plant.

John Melone described how the system will convey wash water from the plant to the basin, separating effluent from the water, which will then be recycled back into the system. John Melone said the basin is now designed to hold the water from the wash water tanks as well as any stormwater.

John Colonna-Romano asked if the location was selected in accordance with zoning setbacks. Jesse Steadman noted that zoning does not restrict setbacks for drainage structures, though the parcel closest to the basin is also owned by J. Melone & Sons.

John Colonna-Romano asked whether the waste water pipes cross Elizabeth Brook. John Melone said the 3" inch pipes are above ground on the bridge over Elizabeth Brook and have been permitted through the Conservation Commission.

Jesse Steadman said the Board's consulting engineer at Places Associates is reviewing the application and how the basin was designed. The Planning Board agreed to continue the Public Hearing in order to receive feedback from Places Associates.

*Karen Kelleher moved to continue the public hearing for the Erosion Control Special Permit and Site Plan Approval at 77 White Pond Road to July 16, 2019 at 7:30pm.
Margaret Costello seconded.*

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

Erosion Control Special Permit, Collings Foundation – Decision Review and Vote

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

The Board reviewed a revised draft decision for an Erosion Control Special Permit at the Collings Foundation. The Board discussed language requesting the final condition of the site should be a more level and undulating surface with an average height of 211 feet in elevation.

The Board agreed language should be added to state that in the event earth would be removed from another location off site, other than the loam pile noted on the plan, an Earth Removal permit would be required.

The Board agreed the decision should clarify that the invasive species management plan described in the Conservation Commission's Order of Conditions shall include the entire site and a transition plan from shrubland to meadow, to be reviewed by the Planning Board and Conservation Commission. John Colonna-Romano asked for clarification of the timeline of maintenance to preclude establishment of woody plants and invasives.

Margaret Costello noted the decision states the applicant indicated a small amount of material was donated to a Town Beach and she recalls the applicant stated that some earth material was taken to the Marlborough Town Beach.

The Board discussed the condition stating the applicant shall submit additional detail regarding the purpose of the excavated earth material, such as the size of the museum foundation.

Len Golder said he would like to know the amount of truckloads of material the decision requires to be brought on site.

John Colonna-Romano moved to approve the decision for the Erosion Control Special Permit and Site Plan Approval for the Collings Foundation as amended.

Megan Birch-McMichael seconded.

VOTED: 3-1 in favor (Lori Clark, John Colonna-Romano, Megan Birch-McMichael (Voting Associate Member)- Yea; Len Golder- Nay; Karen Kelleher and Margaret Costello abstained).

Len Golder said he is concerned about materials coming onto the site and would prefer materials to come from another location in site. The applicant indicated that it would not be sufficient to create another excavation area to amend the existing excavation area.

Len Golder said he is concerned about the potential for invasives to be introduced. Len Golder said he would like to better understand the amount of material the decision conditions require to be trucked onto the site. Jesse Steadman noted that the Order of Conditions from the Conservation Commission includes truckloads of material trucked on site as well.

Margaret Costello asked the Board to consider the disturbance to neighbors that is brought about by completing the excavation, if the applicant has plans to use the area as a flight safety area.

The Board agreed to meet to continue deliberations on July 15, 2019 at 6pm.

Lower Village Traffic Safety Improvement Project

Mark Forgues asked to see a copy of the contract with E.T.&L.Corp. Jesse Steadman said it is still being finalized, as the exhibits, references, and specifications are being assembled.

Mark Forgues said he feels the most current plans show an increased radius at White Pond Road, and noted he is concerned this would increase vehicle speed. Jesse Steadman said he believes the radius has not recently changed, though it was increased earlier in the Spring to balance truck safety as discussed at the public forums ahead of Annual Town Meeting. The radius was increased from about 21 feet to 24 feet wide. Mark Forgues asked why White Pond Road has a wider radius than other residential streets. Karen Kelleher said the difference with White Pond Road is that there are commercial properties as well, and it intersects with Great Road, a major thoroughfare.

Mark Forgues said he expected the eastern curb cut at 92 Great Road to be 40 feet away from the property line. Jesse Steadman said this hasn't changed since Mark Forgues' discussion with the engineer, and it remains at 37.5 feet.

Mark Forgues said there is a note on the plans at the garden in front of 1 White Pond Road stating it will be removed by others, and asked if it will be replaced and by whom? Mark Forgues said that he would like to remove the plants. Jesse Steadman said it may be possible to have an on-site meeting

with the engineer and contractor to clarify what will happen. Mark Forgues said he would also like to discuss the radius of the driveways with the engineer and contractor on site.

Katie Fisher said she would like to see a list of improvements at her property with dates the work is expected to be completed. Jesse Steadman said that he expects E.T.&L. Corp to provide a 2 week look ahead, though he will ask E.T.&L Corp to provide a broad understanding of when work may be completed at that location, however there are many contingencies.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys