

TOWN OF STOW  
PLANNING BOARD

Minutes of the July 16, 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 July 9, 2019**

*Karen Kelleher moved to approve the minutes as amended.*

*Margaret Costello seconded.*

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

**Minutes of July 15, 2019**

*Karen Kelleher moved to approve the minutes as amended.*

*Len Golder seconded.*

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

**Public Input**

None.

**Member Updates**

Mark Jones said the Zoning Board of Appeals recently approved a variance for relief from the side yard setbacks, though not without discussion of whether the application proved a financial hardship for the owner. Mark Jones noted that the ZBA is looking for associate members.

**Planner's Report**

*Golf Course Public Forum*

The Planning Board discussed the Golf Course public forum, agreeing that it should be clarified that several types of development are already allowed by right, regardless of this planning process. The Planning Board agreed that the discussion of Chapter 61 and likely outcomes should continue to be discussed and clarified.

*Jillians Lane*

Jesse Steadman provided the Board with correspondence from the Board's consulting engineer at Places Associates regarding a recent site visit and concerns of the reconstruction of the basin. The Board agreed to follow up with the Conservation Commission on the Enforcement Order and to review bonds for erosion control measures.

### *Regency at Stow*

Jesse Steadman provided the Board with Toll Brothers' revised plan for a pocket park. The contractor hit ledge and was unable to install a wheelchair ramp at the intended location. The Board agreed Toll Brothers should hire an engineer to ensure the park meets ADA requirements.

### **Public Hearing**

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

#### *Present:*

Josh Speicher, Lawson & Weitzen, LLP

John and Peter Malone, Applicants

Lori Clark said the public hearing was continued in order to hear more information from the Board's consulting engineer. Jesse Steadman said Places Associates has reviewed the application and had no additional questions for the applicant.

*Karen Kelleher moved to close the public hearing for modification of the Erosion Control Special Permit and Site Plan Approval at 77 White Pond Road.*

*Margaret Costello seconded.*

**VOTED: 5-0 Unanimously in favor (Lori Clark, Margaret Costello, Karen Kelleher, Len Golder, Megan Birch-McMichael (Voting Associate Member)-Yea).**

The Planning Board reviewed the draft decision for the Erosion Control Special Permit. The Board agreed language should be added to the decision to state that the applicant indicated the existing buried settling tanks will be abandoned in place. The Board agreed the decision should clarify maintenance of vegetation in the Operation and Maintenance plan.

*Karen Kelleher moved to approve the decision for modification of the Erosion Control Special Permit and Site Plan Approval at 77 White Pond Road.*

*Len Golder seconded.*

**VOTED: 5-0 Unanimously in favor (Lori Clark, Margaret Costello, Karen Kelleher, Len Golder, Megan Birch-McMichael (Voting Associate Member)-Yea).**

### **Non-Voting Associate Member Appointment**

Lori Clark indicated that Mark Jones has submitted a letter of interest for the non-voting associate member vacancy.

*Karen Kelleher moved to appoint Mark Jones as a Non-Voting Associate Member.*

*Len Golder seconded.*

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

### **Wedgewood Pines Runoff**

Jesse Steadman noted the Board has received a letter and video of runoff from the site from the owner of Wedgewood Pines. Karen Kelleher said the abutter at 153 Harvard Road has indicated runoff has gotten worse over time, though it is not clear whether it is worsening because of climate or because of actions of the golf course.

Karen Kelleher said she feels the Board has reason to modify the decision due to recent stormwater improvements the owner has made. The trench is an example of a drainage structure previously unknown to the Board. Karen Kelleher said she feels the owner should submit plans showing the work that was done on site.

The Board agreed the Highway Department should clarify their work to mitigate runoff impacts to Harvard Road, including whether a catchbasin was installed.

The Board agreed to ask the Highway Superintendent, Conservation Coordinator, and Zoning Enforcement Officer if they feel there is evidence of a runoff issue from the golf course.

#### **Erosion Control Special Permit Deliberation. Collings Foundation**

The Planning Board endorsed the decision for an Erosion Control Special Permit at the Collings Foundation.

#### **Lower Village Traffic Safety Improvement Project**

The Board discussed E.T.&L. Corp's revised quantities for the Lower Village project and the items that the Highway Department will complete. Jesse Steadman noted that Green International Affiliates will also review the revised quantities prior to finalizing the contract extension. Jesse Steadman said the next steps in the project are to issue E.T.&L. Corp a Notice to Proceed and to arrange a traffic management meeting with public safety and the Highway Department. Jesse Steadman noted that with the Highway Superintendent's retirement, it will be important to clarify the timing of the Highway Department's work and coordination with E.T.&L. Corp.

The Board reviewed correspondence from Katie Fisher, 1 White Pond Road regarding her concerns about impacts to her property. The Board agreed to send a letter regarding the opportunity for the driveway at 1 White Pond Road to match up with the limit of work for the project.

The Board reviewed Green's feedback on concerns raised in a letter from Bruce Fletcher. The Board agreed the Lower Village Working Group should review Places Associates' and Green's recommendation to proceed with granite curbing and provide a response to Bruce Fletcher.

#### **Meeting Adjourned.**

Respectfully Submitted,

Valerie Oorthuys