

TOWN OF STOW
PLANNING BOARD

Minutes of the August 6, 2019 Planning Board Meeting

Planning Board Members Present: Lori Clark, Margaret Costello, Karen Kelleher, Len Golder, 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 July 16, 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; John Colonna-Romano abstained).

Public Input

None.

Member Updates

Margaret Costello shared a cover letter to be sent to residents of Gleasondale along with a survey to gather input on the creation of a customized local historic district. The subcommittee intends to begin the process of creating a local historic district through the surveys, coordination with the historical commission, and setting up a local historic district committee appointed through the Selectmen.

Mark Jones said the Zoning Board of Appeals had a public hearing for a special permit for a kennel on South Acton Road and a special permit and variance request for a carport on Pine Point Road.

Planner's Report

Fall Meeting Dates

The Planning Board agreed to meet on September 10th and 24th, as well as October 1, 8, and 15th.

Subsidized Housing Inventory

Jesse Steadman said that documentation has been sent to the Department of Housing and Community Development for the inclusion of the affordable units at Regency at Stow on the Subsidized Housing Inventory.

Lower Village Chapter 90 Requests

Jesse Steadman said Chapter 90 reimbursement documentation has been submitted to the Town Accountant and to the State regarding \$549,000 of Chapter 90 requests for the Lower Village construction project.

Joanne Drive

Jesse Steadman said Steve Bjorkland submitted the certificate of good standing issued through the Secretary of the Commonwealth regarding the status of Lundy Starmer, Inc., the applicant for the Joanne Drive subdivision. The Planning Board agreed Town Counsel should indicate the process for the applicant to record the plans, as it has been over six months since the Board provided their endorsement.

Regency at Stow Erosion Control

Jesse Steadman said the basins at Regency at Stow have been adjusted to include a base of $\frac{3}{4}$ " crushed stone rather than soil and sand mix as Places Associates noted that heavier rains kick up the fine silt and clog up the ability of the basin to recharge. Stone is not as nice looking at first, but will ensure the basins function properly over the long term.

Lower Village Right of Entry Agreements

Jesse Steadman said that Green International Affiliates have finalized plans for the frontage of 92 Great Road, which have been approved by the owner and a Right of Entry agreement has been signed.

271 Great Road- Stowaway Inn

Jesse Steadman said 271 Great Road is now for lease, and the property owners are hoping to find a lessee that will want to create the café and retail business originally intended for the site.

Apple Blossom Way Homeowners Association

The Homeowners Association on Apple Blossom Way has inquired about the definition of a private way and implications of public access. The Planning Board agreed to send a letter regarding the subdivision decision and the inclusion of access.

Lower Village Traffic Safety Improvement Project

Katie Fisher, 1 White Pond Road, said she is concerned about the grading at the back of sidewalk on the western corner of her property, as she feels the neighbor's snow storage leads to water entering her property. Katie Fisher asked if an area drain could be installed so that water does not accumulate near her well. Jesse Steadman said that engineers at Green International previously eliminated the low point at that location, through lowering the road and sidewalk.

Mark Forgues, 9 White Pond Road, said he feels that change did not affect the damming of the snow at 92 Great Road and the way water is conveyed from 92 Great Road to 1 White Pond Road, which he feels was caused by this project. Mark Forgues added that the water accumulates on the back of sidewalk, which is town property and he would like a drain installed within 5 to 6 feet of the property line to catch any water before contaminants reach 1 White Pond Road. Jesse Steadman said he feels he is hearing about a problem that originates outside the scope of the project, which is why it was not previously addressed by the engineer.

The Planning Board agreed the concern should be raised with Green, to see if the flow of water can be better understood by looking at known topographic lines.

Public Hearing

Erosion Control Special Permit and Site Plan Approval, 79 Edgehill Road

Present:

Bill and Martha Chiarchiaro, Applicants
Daniel Carr, Engineer, Stamski and McNary, Inc.

Karen Kelleher moved to waive the reading of the Public Hearing Notice.

Margaret Costello seconded.

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

Bill Chiarchiaro described the nature of the project, stating the intent is to install a 90 foot by 50 foot barn and dog training agility fields in the backyard of 79 Edgehill Road, which has frontage on Walcott Street. The project was halted by the Building Commissioner as the clearing for the project exceeded the grading threshold, therefore requiring an Erosion Control Special Permit. The project included grading and construction on over 32,000 square feet of the parcel. The proposal includes a drainage system to accommodate stormwater runoff, utilizing a drywell to recharge stormwater from the proposed barn.

Public Comment

Bob Visco, 2 Jillian Lane, noted the large cut out for the proposed boulder wall is near Jillian's Lane and he is concerned it will erode if the area is not reinforced. Martha Chiarchiaro noted the large rain events and cease and desist from the Building Commissioner that stalled the construction last June, as they had intended to complete the project by last fall.

Bill Chiarchiaro said the Board's consulting engineer at Places Associate questioned whether stone rip rap is the best way to stabilize the 1:1 slope, noting that he is amenable to the recommendation of using stump grindings and raising the height of the wall to lessen the severity of the slope. Martha Chiarchiaro added that they are anticipating installing a fence along the upper area behind the rip rap as well.

Mike Vitti, 24 Edgehill Road, asked what will happen with stormwater until the Town installs the proposed catchbasin, pipe, and manhole. Bill Chiarchiaro said he is unsure of the Highway Department's schedule. Daniel Carr said the plans show that stormwater will be conveyed to the onsite drywell. Any overflow of the drywell is what would be conveyed to the Town's pipes.

Mike Vitti asked what the capacity is of the drywell. Daniel Carr said the drywell will capture and infiltrate up to and including a 10 year storm, meaning 3,000 cubic feet of water.

The Planning Board asked the applicant to comment on the July 30, 2019 letter from Places Associates.

Daniel Carr stated Stamski and McNary recommended the 1:1 rip rap slope with a 4 foot boulder wall with filter fabric, as their office feels these are not difficult to maintain. Lori Clark asked where the rip rap would be located, and what visual impact this may have. Bill Chiarchiaro showed the rip rap on the plan, behind the northwestern corner of the barn. Martha Chiarchiaro said the barn will be nestled into the wall, so there would not be much visible from Walcott Street.

John Colonna-Romano asked how tall the boulder wall with the 1:1 rip rap will be. Bill Chiarchiaro said there will be 4 feet of the boulder wall combined with 8 feet of the rip rap, after which the original grade will continue to incline up the hill.

Regarding Places Associate's comment on MS4 permitting, Bill Chiarchiaro said he feels MS4 is not applicable at this site as it is not an urbanized area. Daniel Carr said the MS4 comment is related to the concern of silt clogging the drywell system. Daniel Carr said silt sacks can be used to filter stormwater, which can be removed after upgradient work is completed and stabilized with seed. The drop inlet has a 4' foot deep sump, which will collect silt from runoff. The dry well is designed

to infiltrate up to a 10 year storm, and flows above that amount will not contain silt, as it would already be infiltrated by the dry well.

Karen Kelleher asked if the catchbasin on Walcott Street to be installed by the Highway Department is needed even before the land at 79 Edgehill Road is disturbed, asking whether the proposed activity increases the volume of runoff or addresses it. Daniel Carr said the proposed dry well would decrease the rate and volume of runoff. Martha Chiarchiaro said the catchbasin was proposed by the Highway Department before this project.

Bill Chiarchiaro said he is generally uncertain about the timing on the installation of the catchbasin, noting that they would be financially responsible for the connection to the manhole.

Bill Chiarchiaro said he would clarify whether the grades for the proposed manhole will impede the flow along the shoulder of Walcott Street.

Margaret Costello asked if the construction entrance would be closed and for clarification of the location of the stone wall. Bill Chiarchiaro said there is a stone wall and some stones have been removed. Martha Chiarchiaro said the entrance previously existed and there were grass paths through the land. Bill Chiarchiaro said he is unsure whether it is better to have stone there or let the path go to grass. Jesse Steadman noted that the Fire Department commented that only if the barn were to be used as a business would they need access to it.

John Colonna-Romano asked, regarding item 4 on Places Associate's letter, what soil test data was used in determining the soils, groundwater levels, and drywell location. Daniel Carr said that the excavated material was used to visually provide the texture and quality of the soil for the site as a whole. The groundwater is about 3' feet under the surface.

Regarding Places Associate's comment on surface flows directed to a drop inlet without being pre-treated, Daniel Carr noted the drop inlet is not draining the agility fields, but above the fields. The proposed siltation barriers are down gradient of the proposed work and the temporary construction entrance was installed with rip rap and filter fabric as a track pad.

Daniel Carr said Places Associates recommended a lower infiltration rate to be used in the drainage calculations, representing a disagreement in whether the soils are sandy loam or loamy sand.

Margaret Costello noted that the Planning Board has received many complaints and concerns of water runoff on Walcott Street associated with other development projects, and she would therefore like to be more conservative with an approach to erosion control and stormwater runoff. Martha Chiarchiaro said she feels the proposed activities flatten the site and include the installation of a drywell, thereby improving the drainage on site.

Lori Clark said it is typical for the Planning Board to receive a response to the concerns of the Planning Board's consulting engineer directly from the applicant's engineer, and the Board may want to consider continuing the public hearing in order to gather more information.

Karen Kelleher asked if underground utilities will serve the barn. Bill Chiarchiaro said they plan to install underground utilities from Walcott Street to the barn, including electric, gas, and water. They may later dig a well on the southwestern corner of the lot to install sprinklers for the field, a water fountain for drinking water, and spigots for washing the barn floor. Bill Chiarchiaro said that water may be accessed in the barn, dependent on whether the barn will be heated.

Lori Clark asked if the plan includes exterior lighting. Bill Chiarchiaro said exterior lighting is not included, though it may later be installed. Karen Kelleher said the decision for the Special Permit could include a condition that any future lighting shall be consistent with the bylaws.

Len Golder asked if pesticides would be used on the agility fields. Martha Chiarchiaro said that because the fields are intended for dogs, there will not be pesticides used.

Lori Clark asked if cut and fill calculations would be provided, understanding that the application notes that earth is not being removed from the site. Daniel Carr said that a cut and fill analysis was not part of the application, as the site was already cut when he began working on the project. Jesse Steadman noted that any earth removal over 100 cubic yards would trigger the Earth Removal Special Permit.

Lori Clark asked if there is a fencing plan. Bill Chiarchiaro said 5' foot high black chain link fencing would be installed around the perimeters of the two fields and possibly topped with coyote rollers. A fence would be installed above the slope and border wall for safety. Martha Chiarchiaro added there will be no gates along the outside fencing, as the dogs would always have a second barrier.

Mark Jones asked if there are runoff concerns on the site currently. Bill Chiarchiaro said he feels the site is much dryer this season, though there has been puddling after rain events.

Randy Carpenter, 2 Jillian's Lane, asked if the Board's consulting engineer has been to the site. Jesse Steadman said they have not, as is typical for this stage in the permitting process.

Jesse Steadman commented that one of the requirements for the Town's MS4 permit is testing, and that while in more commercial areas in Stow, if a private property owner begins to send water directly to the Town's stormwater system without the chance for the Town to comment, that might raise concerns. However this project is a much lighter impact, and the recommendation from Places Associates may have more to do with daylighting the water to aid in testing.

Mark Jones asked if Places Associates has indicated any concern with water coming from the back of the lot conveyed directly to the Town's manhole. Jesse Steadman said that Places Associates has not vocalized a concern, and their comments on pre-treatment are tied to the system's capacity for the lifetime of the structure.

John Colonna-Romano asked if there is a concern for the stormwater to back up from the drainage structures on Walcott Street. Daniel Carr said this is not a concern based on the grades and the capacity of the 12" inch pipe.

The Planning Board discussed whether to continue the public hearing, agreeing they would like to receive comments from the applicant's engineer on Places Associate's letter, and to further discuss plans to install structures on Walcott Street with the Highway Department.

Karen Kelleher moved to continue the public hearing for an Erosion Control Special Permit and Site Plan Approval at 79 Edgehill Road to August 13, 2019 at 7:30pm.

Margaret Costello seconded.

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

Wedgewood Pines Runoff

Jesse Steadman noted that since the Planning Board's last meeting, the Highway Superintendent and Conservation Coordinator have been asked if they feel there is evidence of a runoff issue from the golf course. The Conservation Coordinator noted that the site is not within proximity of any wetlands or water bodies. The Highway Superintendent said that with the information presented so far, the connection is not clear.

The Planning Board agreed to discuss the issue further with Wedgewood Pines and to note that it has been reported that stormwater conditions on the site have changed. At the same time, it should be communicated to the homeowner at 153 Harvard Road that the Board does not have clear data, such as an engineering report, that would indicate the problem is caused by the golf course. The Planning Board agreed the 1992 decision for the golf course should be reviewed to see if the mandatory findings included provide a way forward. If this is not made clear by the decision, the concern would then be under the jurisdiction of the Building Commissioner.

Review of Request for Proposals for Lower Village Zoning and Design Guidelines

The Planning Board reviewed a draft Request for Proposals (RFP) for consulting services to provide a zoning audit, zoning strategy report, and design guidelines for Lower Village. Specific tasks will be separated out, as the funding received from the Community Compact is likely not enough to cover all of the tasks.

The Planning Board agreed the RFP should clarify the deliverable associated with each task and language should be added to clarify that site standards such as dimensional requirements, parking, signage, and potential for mixed use should be evaluated as part of this project.

Mark Forgues asked about the timeline for the process to draft new zoning bylaws for Lower Village. Lori Clark said the effort stems from years of discussion and public input. Now that the types of development to encourage are better understood, the zoning bylaw needs to be updated to bring about that type of development. Lori Clark said the Request for Quotes represents the beginning of the process to assess new bylaws.

Mark Forgues said he is concerned there will not be enough opportunities for public input on the content of the bylaw. Lori Clark said there will be public meetings throughout the process, and any bylaw would need to pass by a 2/3 majority at Town Meeting.

Lower Village Traffic Safety Improvement Project

Jesse Steadman discussed the remaining Right of Entry agreements needed, noting they will need to be notarized and signed by the Board of Selectmen.

Katie Fisher asked for a timeline of when the plants in her front yard should be relocated. Jesse Steadman said staff can work with the contractor to request a 2 week notice.

Jesse Steadman said that a shallow gas main line under Great Road at the area of the Lower Common will need to be relocated though Eversource has not been responsive. The Town Administrator will assist in contacting Eversource. Jesse Steadman said an alternative design has been proposed by Green, should Eversource not relocate the line in time. The design requires additional structures to be installed.

Meeting Adjourned.

Respectfully Submitted,
Valerie Oorthuys