

TOWN OF STOW
PLANNING BOARD

Minutes of the August 13, 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 August 8, 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

Megan Birch-McMichael said the Lower Village Revitalization Subcommittee met recently to discuss the committee's charge for the coming year. The Subcommittee would like to focus on public water supply approaches for businesses in Lower Village as well as rezoning efforts for the district.

Planner's Report

Highgrove Estates As-built Plans

Jesse Steadman said that Sue Carter, the Board's consulting engineer, is working with the developer of Highgrove Estates to move closer to completion of the project, which will include submission of the as-built plans for the subdivision.

Spring Hill Estates Subdivision Extension

The Planning Board endorsed the two-year extension for the Spring Hill Estates Subdivision off Walcott Street.

Gleasondale Bridge 25% Design Forum

Jesse Steadman said MassDOT is hosting a 25% design forum on Thursday, August 15th at 6pm at the Pompositticut Community Center.

Boxmill Bridge Improvements

Jesse Steadman said the 25% design plans for the replacement of the Boxmill Bridge have been submitted as part of the State's Transportation Improvement Program (TIP). The plans detail the timing of the replacement, which include a temporary bridge to be installed during construction. The designs include a historic stone veneer and a transparent guardrail to maintain views of

Elizabeth Brook. Jesse Steadman said the plans will be sent to the Historical Commission for their review and comment.

Regency at Stow

Jesse Steadman said the Homeowners Association at Regency at Stow was set to be given authority at a time commensurate with 100% of the units conveyed. At this time, the HOA should be fully in control and the transitional meeting should have occurred.

Performance Guarantees

Jesse Steadman said he cannot find language in Chapter 40A or local bylaws that would preclude a performance guarantee for an Erosion Control Special Permit, as they are allowed in statute by Chapter 41 Section 81U.

Public Hearing

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

Present:

Martha and Bill Chiarchiaro, Applicants
Daniel Carr, P.E., Stamski & McNary Inc.

Lori Clark said that since the last public hearing, both the applicant's engineer and the Board's consulting engineer at Places Associates have provided additional comment.

Bill Chiarchiaro discussed the use of rip rap along the slope behind the northwestern corner of the proposed barn, stating that he would prefer to keep the design as he feels it can be maintained and its location would not have a visual impact from Walcott Street. Martha Chiarchiaro noted the sides of the sloped area will be tapered off.

Bill Chiarchiaro discussed the proposed direct connection to the Town's drainage system and said he feels Places Associate's concerns can be addressed. Bill Chiarchiaro said that regarding the MS4 compliance, he feels he has not seen a statement of regulatory or statutory concern that would preclude the connection, and that he is concerned with the reference to MassDOT due to the scale of the project. Martha Chiarchiaro said she feels the connection to the catchbasin is warranted by excessive runoff on Walcott Street and the Highway Department has indicated their interest in a solution.

Daniel Carr said the groundwater mounding calculations requested can be provided, to better understand how much of the drainage from the proposed impervious surface is draining to the dry well. The calculations show the groundwater would raise .2 feet in a storm event. The drywell is proposed to be installed two feet higher than the groundwater, so any amount less than 2 feet would be adequate.

Karen Kelleher asked about the status of the Town's MS4 permit. Jesse Steadman said the Notice of Intent has been submitted and accepted, so the Town is part of the program. The Town will have to create an illicit discharge bylaw, requiring testing of water discharged into the Town's system. Bill Chiarchiaro asked if the permit implicates all areas of town, or only the areas listed as urbanized through the US Census Bureau. Jesse Steadman said he believes reporting would be required for the Town's full system, as parts of the system are within the urbanized area. Bill Chiarchiaro said that he feels holding the project to MS4 requirements would assume information that hasn't been

put before Town Meeting. Lori Clark noted that regardless of MS4 requirements and a connection to the Town's drainage system, there cannot be more water flowing off site than the pre-construction condition.

Daniel Carr described the proposed stormwater drainage, stating that there is one connection for groundwater from the boulder wall area and one for overflow from the drywell. The drywell will only overflow in a 10 year or larger storm event. The runoff would be conveyed to the Town's drainage with or without the direct connection. Daniel Carr said that MS4 testing requirements could be completed by checking runoff in the manhole or on land. Another option may be to cut off the pipe at the proposed manhole and install rip rap.

John Colonna-Romano asked for examples of other properties in Stow that directly connect to the Town's system. Jesse Steadman said he is aware of a defunct illicit connection at a property in Lower Village, though that would be a good question for the Highway Department. More frequently seen is a system similar to Jillian's Lane, where you have an infiltration basin.

Bill Chiarchiaro said that as a cyclist, he is not in favor of rip rap alongside the road, and it also raises aesthetic considerations. Bill Chiarchiaro said there may be encroachment of ice onto the road in winter. The Board noted that the rip rap does not have to be alongside the road, but can be located on the property.

Karen Kelleher moved to close 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).

Mark Jones arrived.

The Planning Board discussed whether the Town should provide a direct connection to the drainage system, with members generally against providing the connection. The Board agreed the decision should note that the application is for personal use, and does not include a kennel.

Harvard Road Drainage Concerns

Jesse Steadman provided the Board with a draft letter to the homeowner at 153 Harvard Road stating that the Board has not been provided with sufficient information to connect the drainage concern at 153 Harvard Road with runoff from Wedgewood. The Board approved the letter to be sent to the homeowner.

Jesse Steadman provided the Board with language from the Wedgewood Pines Special Permit stating that any changes affecting erosion control or drainage shall be approved by the Board prior to implementation. The Board agreed that Wedgewood Pines should provide the Board with updated plans to better understand the existing condition and drainage modifications made.

Rezoning of 29 Great Road

The Planning Board discussed a letter from a business looking to site a retail shop selling home décor and limited agricultural products at the former Marble Hill farmstand. As the land is not being farmed and the previous agricultural use ended over two years ago, the retail use would not be allowed in the residential zone. Therefore, the business is looking to rezone to a business district. Jesse Steadman asked the Board to consider whether this parcel should be included in their discussions of zoning revisions for Lower Village.

The Board agreed that extending the Business District east to 29 Great Road should not be considered as part of the Lower Village effort, as research and planning has focused on creating a clearly defined village, and parcels already within the Business District have been the subject of visioning work and market analyses. Karen Kelleher said she feels this is spot zoning. The Board agreed that there are numerous residential properties between the Business District and 29 Great Road and extending the Business District would negatively impact those homeowners. Patterson Auto Body has been grandfathered in as a preexisting nonconforming use. Apple Country Animal Hospital is an allowed use within the Residential District. Megan Birch-McMichael noted there are already vacancies within the Business District, so extending it further does not seem warranted.

The Board briefly discussed other methods of allowing farmstands to remain on parcels that were previously used as farms, such as overlay districts and upzoning, as this use is in line with Stow's rural character. The Planning Board discussed other properties in Stow that may be able to host such a business, such as 271 Great Road.

Lower Village Planning Effort

The Board reviewed a revised draft Request for Proposals for Lower Village zoning and design guidelines. Tasks listed in the RFP now include a peer review of a draft bylaw and development of technical regulations as well as design guidelines. The Board agreed to discuss the zoning effort at an upcoming meeting to provide input on several outstanding questions, such as which properties should be included in the Lower Village Business District, the regulatory process that would allow for focused review of development, and preferred allowed uses for the district.

Lower Village Traffic Safety Improvement Project

Jesse Steadman said that Green International Affiliates provided comments on the question of installing a drainage structure between 1 White Pond Road and 92 Great Road on the Town's property, as requested by Katie Fisher of 1 White Pond Road. Green believes a preexisting low point is located at 1 White Pond Road beyond the current limit of work, though last year's construction of the sidewalk may have allowed more water to be conveyed to the property than previously. Green stated they do not anticipate a ponding issue on the Town's property related to construction.

Mark Forgues, 9 White Pond Road, said that the plans call for two 8 inch drains on Town property in front of 1 White Pond Road. Mark Forgues asked for one of the drains to be relocated at the property boundary with 92 Great Road.

The Board agreed that Green should follow up to describe the feasibility of installing drainage structures from a grading standpoint and to estimate the cost of this work.

Jesse Steadman said Eversource has responded to the Town's inquiries of relocating the gas main that runs parallel to the Town Common and stated they would be on site by the end of next week. Verizon has stated they will soon relocate their utility poles that are within the Town's right of way.

Meeting Adjourned.

Respectfully Submitted,
Valerie Oorthuys

