

TOWN OF STOW  
PLANNING BOARD

Minutes of the August 20, 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 13, 2019**

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

*Len Golder seconded.*

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

**Public Input**

None.

**Member Updates**

Margaret Costello said the Gleasondale Village Association submitted an application to the Conservation Commission to construct trails over the Kane Land. The public hearing will be held on September 3.

**Planner's Report**

*Lower Village*

The new owner of 118 Great Road is in the process of preparing a Special Permit filing for the demolition of the former Beef N' Ale, and proposing to construct a new commercial building on the site.

*Gleasondale Bridge*

MassDOT hosted a 25% Design Meeting for the Gleasondale Bridge on August 15, 2019. Most questions asked of the project team related to MassDOT's process for obtaining right of way from private property owners and use of the proposed canoe launch area along the eastern side of the bridge. Numerous Gleasondale residents spoke regarding speed and traffic volumes in the neighborhood.

*Hallock's Point*

Revised plans for the Hallock's Point Subdivision have been provided to the Planning Board and staff are reviewing to ensure all plan modifications have been made in accordance with the Decision.

*Regency at Stow*

Toll Brothers submitted a paving plan and received comment from Places Associates and the Fire, Police, and Planning Departments. The Plan showed paving from noon to 6pm on a Friday with no

way for residents to access their homes, presumably parking along Boxboro Road. Toll Brothers will resubmit an acceptable paving plan that does not block emergency vehicle access and does not relegate vehicles to queuing up on the sides of Boxboro Road.

#### *Regional Housing Services Contract and Account*

The Planning Board has submitted an update to the Town's Inter-municipal Agreement between several area Towns for procuring Regional Housing Services, now called the Assabet Regional Housing Consortium. The group is admitting the Town of Harvard and needs a vote of the Selectmen. Jesse Steadman noted that the account for Article 36 of the 2017 Town Meeting, originally funded for \$12,000 has approximately \$3,000.00 remaining. In the event that a housing component is proposed for the Golf Course in the future, there is the opportunity for consultants at MetroWest Collaborative Development to provide technical assistance through the local hours included in the funding allocation.

#### *Complete Streets*

The Planning Department is putting together a memo of recommendations for projects, priorities and construction needs for FY2020, with specific recommendations on potential requests for funding at the May 2020 ATM. A priority request is construction administration funding for the currently scheduled projects at Old Bolton Road, Great Road and Harvard Road. Currently, the Town's contract with The Engineering Corp. (TEC) will provide a construction cost estimate and a project manual for bidding, though bidding and awarding services are not included. If the Town were to wait to bid the project until May, in order to have assistance through the bid response phase, it may lose out on finding a low price for construction. Staff recommend the Planning Board may want to request a bidding and awarding services proposal from TEC to determine whether the Master Plan/Consulting account could be utilized.

#### **Endorsement of Joanne Drive Planned Conservation Development**

Present:

Steve Bjorklund, on behalf of the applicant

Steve Bjorklund said the Lundy Starmer Corporation has been revived since the Board endorsed the plans for Joanne Drive. Because over 6 months have passed since the Board endorsed the plans, the mylars need to be resigned. Steve Bjorklund submitted a request to extend the Special Permit of the subdivision as well. The Board agreed to place a vote to extend the Special Permit on the next agenda.

*Karen Kelleher moved to re-endorse the Joanne Drive Planned Conservation Development, as the corporation has been revived.*

*Len Golder seconded.*

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

#### **Erosion Control Special Permit and Site Plan Approval, 79 Edgehill Road- Decision Review and Vote**

The Board reviewed a draft decision for an Erosion Control Special Permit at 79 Edgehill Road for the construction of a barn and agility and training fields. The Board discussed language around vehicle access from Walcott Street, agreeing that the access should be infrequently used for maintenance purposes. The Board agreed language should be added to the decision to clarify the use of the fields for personal use, rather than commercial use. A condition was added to the decision to clarify requirements around kennels. Language was added to the decision to clarify the

Board's understanding that the direct connection to the Town's stormwater management system is not in the best interest of the Town.

*Karen Kelleher moved to approve the Erosion Control Special Permit dated August 20, 2019 as amended.*

*Margaret Costello seconded.*

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

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

Jesse Steadman said a water line was hit and replaced earlier today in front of 118 Great Road. E.T.&L Corp coordinated the replacement of the pipe and the Highway Department communicated with all impacted businesses.

Jesse Steadman said Eversource has not relocated their gas main, which is in the way of E.T.&L. Corp's completion of the underground drainage infrastructure. The delay is possibly due to the need for replacement of infrastructure in the Merrimac Valley after last fall's natural gas line explosions. Engineers at Green International Affiliates have proposed a siphon to work around the line, and the design has been approved by the Lower Village Working Group. Though it is not the preferred outcome, installation of the siphon will cost between \$10,000 and \$15,000 rather than delaying the completion of the project to next spring. E.T.&L. Corp will order the siphon materials and if Eversource is able to relocate the line, the Town will own the structure for future use.

Jesse Steadman said the rock wall construction at 196 Great Road is the responsibility of the Highway Department, which is negotiating the cost of the work with a sub-contractor.

Jesse Steadman said that Green is preparing a plan to alter the grades and install a drop inlet between 1 White Pond Road and 92 Great Road so that a low point is created to catch runoff from 92 Great Road.

Jesse Steadman said he anticipates the Board of Selectmen will sign the remaining Right of Entry agreements at their meeting of September 3, 2019.

### **Meeting Adjourned.**

Respectfully Submitted,  
Valerie Oorthuys