

TOWN OF STOW
PLANNING BOARD

Minutes of the December 3, 2019 Planning Board Meeting

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

Voting Associate Member: Megan Birch-McMichael

Associate Member: Mark Jones

Absent: Margaret Costello

Lori Clark called the meeting to order at 7:00pm.

Discussion of Meeting Minutes
Minutes of November 20, 2019

Karen Kelleher moved to approve the minutes as drafted.

John Colonna-Romano seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Karen Kelleher, Len Golder, John Colonna-Romano- Yea).

Public Input

None.

Member's Updates

Mark Jones said that the Zoning Board of Appeals continued deliberations on a commercial kennel Special Permit. The discussion was continued to January.

Planner's Report

Spring Hill Estates

Jesse Steadman said the owners of the development intend to sell the lots individually prior to construction and there is concern for the quality of the common drive after multiple homes have been constructed. There is no bond for the common driveway, making it more difficult to continue to bind the original developer to a desirable final condition. Town Counsel is reviewing the Restrictive Covenant.

FY2021 Budget

Jesse Steadman said a draft budget for FY 2021 will be prepared for either the Planning Board's meeting of December 10 or 17. The budget will likely include a Complete Streets request to complete several unfunded projects, such as installing "Bikes May Use Full Lane" signage. The budget may also include reallocation of funds for the regional housing services consortium and additional funds for the master planning account. Megan Birch-McMichael asked if the budget would include funds for a consultant to conduct a Lower Village public water supply feasibility study. Jesse Steadman said that the department is looking for outside grant money for this work and intends to complete the Lower Village zoning by the beginning of the summer.

Track Road

Jesse Steadman said the Complete Streets Committee voted to request the Community Preservation Committee rescind their previously allocated \$46,000 for a Rail Trail extension at Track Road and to reallocate the funds for Track Road shared use path concept plans and survey work.

Public Hearing

Special Permit and site Plan Approval, 108-118 Great Road

Lori Clark opened the public hearing for a Special Permit and Site Plan Approval at 108-118 Great Road. Lori Clark noted that the Board has received a request from the applicant to continue the public hearing to December 17, 2019 to allow time to submit additional plans and documents as requested at the last hearing of November 12, 2019.

Karen Kelleher moved to continue the public hearing without testimony to December 17, 2019 at 7:30pm.

John Colonna-Romano seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Karen Kelleher, Len Golder, John Colonna-Romano- Yea).

Endorsement of Hammerhead Lot Special Permit Decision, 152 Walcott Street

The Planning Board reviewed the decision for a Hammerhead Lot Special Permit at 152 Walcott Street. The Board agreed that the decision should clarify that the hammerhead lot shall not be subdivided further, though any further development would trigger the Inclusion of Affordable. The Planning Board endorsed the special permit decision, after the public hearing on and deliberating on November 20th.

Interpretation of Sign Bylaw

The Planning Board discussed the placement of a military tank at 128 Great Road in Lower Village at Great Road Firearms and whether it is in violation of the Zoning Bylaw. The Board discussed whether a tank could be interpreted as a sign. Lori Clark discussed the use of the tank as a marketing vehicle and noted that the Zoning Enforcement Officer previously would not allow Curtis Septic to park a truck at that location, as a commercial vehicle isn't allowed. The Board agreed the tank is being used to attract attention to a retail establishment and is not a typical vehicle as it cannot be driven on a public road.

The Board questioned whether the tank's placement decreases the amount of parking available on site, as stated in the Special Permit. Jesse Steadman said the Zoning Enforcement Officer looked at the Special Permit and determined there was an extra parking spot that could have been utilized by the tank.

The Board discussed the tank as outside display or storage, which is not allowed in the Business District.

The Planning Board agreed to write a letter to the Zoning Enforcement Officer describing their concerns with a tank locating at a retail space.

Review and Release of Executive Session Minutes, 2006-2008

Jesse Steadman provided the Board with a summary of the Executive Session Minutes from 2006-2008 that had been previously approved, though not released.

Karen Kelleher moved to release the Executive Session minutes from 2006-2008 as listed in the correspondence.

John Colonna-Romano seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Karen Kelleher, John Colonna-Romano, Len Golder- Yea).

Lower Village Traffic Safety Improvement Project

Jesse Steadman provided an updated punchlist from Green International. The list notes a few dozen items remaining on the project, the group responsible for its completion, and any outstanding questions. The Highway Department is implicated on several of the items to be completed in the spring, which will need to be discussed with the new Highway Superintendent Steve Nadeau. One of the items is resetting the 'Stow Plantation' sign that was at the front of the cemetery.

Karen Kelleher asked about the final condition of the walkway entrance to the cemetery. Jesse Steadman said the paved path leads pedestrians from the wheelchair ramp at the corner of Great Road and Pompositticut Street in towards the cemetery.

Jesse Steadman said a tenant at 132 Great Road is concerned with access into the lot because there is not a left hand turning lane. The design was agreed upon with the owner of the parcel who did not want the curb cut at 132 Great Road to line up with Samuel Prescott, with the understanding that there would not be a turning lane. The tenant is also concerned with a bump at the entrance of the driveway, which is an ADA requirement to elevate the sidewalk above the vehicle path.

Jesse Steadman said the remaining work at the residence at 196 Great Road includes resetting the walkway, which the Highway Department will complete in the spring. The Highway Department will also complete the infiltration basin under the Lower Common and will spread loam and seed along the corridor in the spring. Due to weather, the sidewalks were not completed until recently, which pushed back the installation of the loam and seed.

Jesse Steadman said the engineers are waiting for an as built to better understand drainage between 1 White Pond Road and 92 Great Road, in order to confirm that grades are contributing to the problem. The engineers feel that if a berm were created, a separate puddle would form and the problem would linger.

Katie Fisher, 1 White Pond Road, said she feels drainage has been a worsening problem on her property since Town Meeting. Katie Fisher said she believes a trench with gravel has recently been added, conveying water towards the property. Katie Fisher noted her neighbor at 92 Great Road is piling snow at the property line and stated she is concerned for the quality of her well water. Katie Fisher said the location of her well and septic are incorrect on the project's plans. Katie Fisher said she feels her western driveway that fronts on Great Road is not properly graded and stated she will repave and questioned why the grade has not been rechecked. Katie Fisher said the project has increased the amount of water coming onto the property within the last 3 weeks. Katie Fisher said she feels targeted because the drainage problem is not solved.

Lori Clark asked for clarification on where curbing is not complete along the property. Katie Fisher said it is incomplete between 92 Great Road and 1 White Pond Road.

Lori Clark asked when the work was done that may be adding to this problem. Jesse Steadman said the design was created by Green and constructed by E.T.&L. Corp. The original plans didn't call for an area drain, though it was added in with small swale to catch melted snow and convey it to the drain; it was not intended to catch excess run off. Unfortunately, it appears there is an amount of excess water coming in.

Katie Fisher asked when the fence would be reset. Jesse Steadman said multiple fence companies were contacted and they were unsure the parts for the fence were still manufactured. Engineers at Green International reached out to Home Depot. Jesse Steadman asked if there is an updated version. Mark Forgues said there is not. Jesse Steadman said the project team will need to figure out how to replace it.

Jesse Steadman noted that the Highway Department will come back along the corridor in the spring to smooth out the rough grading and install loam and seed.

Katie Fisher said she would like to see the plans prior to the installation of any solution, specifically for the driveway and the trench by the area drain. Katie Fisher said she would like a meeting with the engineer.

Lori Clark asked if there are temporary measures that could be used while we wait for permanent solutions. Jesse Steadman said the as built for the location may be ready as soon as the end of this week or next. Jesse Steadman suggested that hay bales or straw wattles could be added to the location as a temporary measure, though those are more to avoid sedimentation, not water flow.

Jesse Steadman said he would review the puddling at the mailboxes on White Pond Road and have E.T.&L Corp verify them, noting the designs state the mailboxes would be set to MassDOT's standard.

The Board agreed to continue to work on the drainage issue and to discuss any updates next week.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys