

TOWN OF STOW
PLANNING BOARD

Minutes of the August 4, 2020 Planning Board Meeting

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

Associate Member: Mark Jones

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

Discussion of Meeting Minutes

Minutes of July 21, 2020

Karen Kelleher moved to approve the minutes as written.

John Colonna-Romano seconded.

Roll Call Vote: Lori Clark- Yea; Karen Kelleher- Yea; John Colonna-Romano-Yea, Margaret Costello- Yea, Len Golder- Yea.

Correspondence

Margaret Costello asked for more information about a letter from Rick Marshall related to 63 White Pond Road. Jesse Steadman said it relates to an issue in front of the Conservation Commission, as OARS discovered a wetlands violation over the Elizabeth Brook which created an access to Town Forest.

Karen Kelleher noted the email from an abutter to Lower Village regarding sign violations and said the Building Commissioner recently indicated he would talk to property owners about sign bylaws, though the Board should consider allowing the smaller internally illuminated open signs.

Planner's Report

108 Great Road

Jesse Steadman said the owner of the Beef N' Ale does not want to go forward with construction plans due to language in the decision about the businesses at 118 Great Road needing to comply with the Sign Bylaw. The owner is particularly concerned about requesting Bank of America to comply, as they are in the middle of a lease agreement. Lori Clark suggested the owner consider creative solutions, such as purchasing the bank a compliant sign.

Spring Hill Estates

The developer will soon finalize a bond for the common drive, as has been discussed with Places Associates.

124 Great Road

Jesse Steadman said the property is on the market, indicating that remediation efforts may be complete.

Lower Village Traffic Project

The Highway Department has purchased the materials necessary to complete the infiltration basin in September. Jesse Steadman said he will work with the owner of 196 Great Road to agree to the final condition of the property through a Memorandum of Understanding.

Lower Village Zoning

Members of the Planning Board and Lower Village Revitalization Subcommittee are welcome to attend a site walk this week with Dodson & Flinker. A virtual kick-off meeting will be scheduled for later in August.

Track Road

The wetland delineation along Track Road is complete and consultants continue to work on the existing conditions survey.

Outdoor Dining Temporary Permits

Jesse Steadman said he has asked for Town Counsel's advice regarding mechanisms for municipalities to waive zoning to allow outdoor dining at restaurants without a special permit process, to allow for business to continue through the coronavirus pandemic.

Wheeler Road Speed Concerns

Jesse Steadman noted correspondence from residents of Wheeler Road related to vehicle speeds. The Complete Streets Committee will discuss the concerns and the Town's speed bump policy at their meeting of August 27th.

558 Great Road Well Concern

Jesse Steadman said the owner at 558 Great Road has been given all materials related to their public records request of 27 Wheeler Road. The owner has said a recent well test came back negative for fecal coliform.

Active Adult Neighborhood Bylaw Update

The Conservation Commission will discuss the bylaw update at their meeting of September 1st.

Stow House of Pizza Site Work

Jesse Steadman said the Planning and Building Departments have worked to better understand the intent of the site work at 146-154 Great Road by attempting to contact the owner, visiting the site, and reviewing past permitting. A Special Permit was issued in 2006 for parking lot expansion, though the Board should determine whether the proposed site work was ever acted upon or if the permit expired. Jesse Steadman noted that abutters have indicated that site work is occurring outside of standard hours.

Lori Clark said that after the 2006 permit was issued, the owner cleared land intended for a future parking lot toward the boundary with 196 Great Road, though this work does not relate to the approved plan. Karen Kelleher agreed, adding that there may have been plan modifications or other permit conditions not acted upon after the 2006 issuance, indicating the permit is invalid.

Werner Fritz, 14 Bradley Lane, said that truckloads of fill are still coming onto the site and work is occurring in the early morning and in the evening. Karen Kelleher expressed concern that the fill isn't certified.

Jean DiBattista, 4 Lanes End Road, said she is concerned about the final condition of the parcel. Rob DiBattista added that the site clearing has removed four season screening and asked that this is replaced to ensure a buffer between homes and the parcel. Lori Clark said that can be determined through conditions in a Special Permit. Karen Kelleher added that the Board can request erosion control measures to be installed while a Special Permit application is being considered.

Margaret Costello said the Board should alert the owner to standard construction hours.

Len Golder asked for a site visit to be scheduled so members can better understand the extent of the work done.

The Planning Board agreed to request the Building Commissioner issue a Cease and Desist for all site work and to request the owner apply for a Special Permit. The Board agreed that the 2006 Special Permit expired.

Voting Associate Member Appointment

The Board reviewed a letter of interest submitted by Mark Jones.

John Colonna- Romano moved to appoint Mark Jones as a Voting Associate Member for a period of one year.

Margaret Costello seconded.

Roll Call Vote: Lori Clark- Yea; Karen Kelleher- Yea; John Colonna-Romano-Yea, Margaret Costello- Yea; Len Golder- Yea.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys