

TOWN OF STOW
PLANNING BOARD

Minutes of the September 22, 2020 Planning Board Meeting

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

Voting Associate Member: Mark Jones

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

Discussion of Meeting Minutes
Minutes of September 8, 2020

Karen Kelleher moved to approve the minutes as amended.

Margaret Costello seconded.

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

Planner's Report

Joanne Drive

Jesse Steadman asked if the Board would be amenable to Kathy Sferra, Conservation Coordinator, conducting the initial erosion control inspections for the Board, as she will be on site to conduct the inspections per the Conservation Commission's Order of Conditions. The Board agreed that Kathy Sferra could conduct the inspections, and noted that Places Associates will conduct future inspections on site.

Lower Village Streetscape Improvements

Jesse Steadman said the materials to complete the infiltration system have been ordered and the work is anticipated to be complete in October. Work to improve drainage at 92 Great Road will be completed soon, and work is complete at 196 Great Road.

Track Road

Staff are reviewing the survey of Track Road conducted by Green International Affiliates and will provide them with comments.

Bose

Staff met with representatives from the 495/Metrowest Partnership to better understand future actions the Town may take if the property is listed for sale, such as modernizing the zoning in the Industrial District,

Stowaway Inn

271 Great Road has been leased by a local restaurateur and will primarily provide to-go meals.

Stow House of Pizza

Jesse Steadman said he expects the owners of Stow House of Pizza to submit a Special Permit application and that the intent of the site work is to expand the area to get outdoor dining set up. The Board agreed that the site work should not be touched, even to flatten out the stockpiles, until an engineered plan has been submitted. The Board agreed that there is ample space on site for outdoor dining without expansion.

Correspondence

Karen Kelleher said the Complete Streets Committee disagreed with the Board's previous interest in limiting the number of pedestrian signs in Lower Village, with public safety officials stating that the Rectangular Rapid Flashing Beacons should be placed at each of the four crosswalks along Great Road in Lower Village. Margaret Costello noted correspondence from the Highway Superintendent regarding the placement of additional pedestrian signage in Lower Village as part of the Shared Streets and Spaces grant application.

Member's Updates

John Colonna-Romano said that the Community Preservation Committee met recently to continue discussions around the Town's potential acquisition of the Hallocks Point Road property.

Len Golder said the Zoning Board of Appeals heard from a Selectman that increasing diverse representation on the Board is important. Len Golder agreed and noted that the applicant pool has historically not been diverse.

Mark Jones said the Zoning Board of Appeals granted a variance on Pine Point Road to extend the size of a raised deck with the condition that the deck cannot be enclosed and that site disturbance is limited to the locations of the posts.

137 Harvard Road Zoning Violation

Jesse Steadman noted correspondence between the developer's attorney and the Town's Building Inspector. The attorney stated that the Cease and Desist blocked the developer from connecting a gas line from Harvard Road to the home and requested a release as they believe the site disturbance was under the 32,000 square foot threshold. Jesse Steadman noted that the septic system was installed, though a Certificate of Compliance has not yet been issued.

Kathy Konno, 138 Harvard Road, stated that it appears the septic leachfield has been backfilled, though the location is very near to the 100 foot minimum buffer from her well. Jesse Steadman responded that the inspection for the Certificate of Compliance would confirm if the system is built to plan.

Kathy Konno said it appears the ownership of the two lots is divided between the developer and an associated LLC and asked what the ramifications of the ownership difference may be. Jesse Steadman said the Town's bylaw considers multiple parcels within a development as a single site.

John Mascia, 153 Harvard Road, noted that the site clearing has led to impacts from wind on new growth trees on his property. John Mascia asked if the Wedgewood Country Club has offered any updates regarding the increase in stormwater runoff on his property. Jesse Steadman said that the Highway Department does not yet have a winterizing plan for that location.

Approval of Landscaping Plan, Collings Foundation

Karen Kelleher recused herself as an abutter to the Collings Foundation.

Present:

Mark Sargent, J.M. Coull

Bob Collings, Owner

The Board reviewed a landscaping plan to determine if the plan is sufficient per the existing Special Permit. The plan submitted is dated September 25, 2018, revised April 19, 2019 and with additional undated edits that provide for 9 additional clusters of plantings and replace the

installation of engineered topsoil with loam. Jesse Steadman said the plants detailed on the plan have been approved by the Conservation Commission.

The Board discussed the height of the plants at maturity. Bob Collings noted that the plants were selected so that they could be pruned back per FAA flight path clearance regulations. The Board had no response to that statement.

Len Golder moved to approve the revised Landscaping Plan for the Collings Foundation.

John Colonna-Romano seconded.

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

Adequacy of Way Discussion, Chris Merrill

Chris Merrill presented an unendorsed plan from 2017 showing Lot 1A, Lot 1B, and Lot 2 along with a right of way extending north from Wedgewood Road. Chris Merrill said he feels the right of way would allow for the creation of 16 units through the Approval Not Required process.

Karen Kelleher said that given the decision conditions and the covenant, a subdivision plan for the road would be needed in order to bring the access up to current road standards.

Chris Merrill said he feels he could either create 16 units through an ANR or could create a 25 lot subdivision. Mark Jones said that the right of way does not provide frontage for the ANR lots and encouraged the consideration of a Planned Conservation Development (PCD) rather than a conventional subdivision, as the PCD provides for shorter streets, which would provide financial savings on the subdivision.

Karen Kelleher noted the covenant allows for three buildable lots, though one has already been built on and another was given to the Wedgewood Pines Country Club.

Lori Clark said in order to move forward, the applicant would need to work with an engineer to create a subdivision plan, as the lots are not further developable, per the existing covenant.

Approval of Performance Guarantee, 79 Edgehill Road

The Board reviewed a draft performance guarantee for work at 79 Edgehill Road, which would provide \$5,000 to ensure there is no damage to Walcott Street. Jesse Steadman said he discussed the document with Town Counsel and agreed the Town may act as the escrow agent.

Karen Kelleher moved to approve the performance guarantee for 79 Edgehill Road as drafted.

Len Golder seconded.

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

Debrief of Athens Lane Concept Plans and Active Adult Neighborhood Bylaw Update

The Board discussed the September 8, 2020 discussion with Habitech, Inc. regarding concept plans for land off Athens Lane.

The Board agreed the benefits of the plans are the inclusion of landscaped buffers, the diversity of the size of houses, and the neighborhood feel. Concerns with the plans include the scale of the development and the quality of the open space. The Board agreed to map out milestones related to the zoning update in future correspondence with Habitech.

The Board discussed ways of bringing down the total number of proposed homes and acknowledged that a bylaw update would need to balance the Planning Board's goals, residents' goals, and the developer's goals related to economic feasibility of the project. Jesse Steadman suggested clearly telling the development team what the Board wants to see, as the developer's goals may be a moving target. Ahead of Town Meeting, community outreach will need to center on the understanding that the question is not whether there should be housing on the site, but what type of housing, as the developer could always choose to consider a Comprehensive Permit.

Kathy Sferra noted her concern with Habitech molding the Board's bylaw efforts around a specific plan rather than the Board's vision. Kathy Sferra recommended the Board move away from commenting on a specific plan.

The Board agreed that there should be clarity on how other Towns are calculating fee-in-lieu payments and whether the bylaw could dictate that the affordable units must be built.

Lower Village Revitalization Subcommittee Member Appointment

The Board reviewed a letter submitted by Jen Gero for the vacant position on the subcommittee. The Board acknowledged that Jen Gero had previously served as a member.

Karen Kelleher moved to appoint Jen Gero as a member of the Lower Village Revitalization Subcommittee.

John Colonna-Romano seconded.

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

Meeting Adjourned.

Respectfully Submitted,
Valerie Oorthuys