

TOWN OF STOW  
PLANNING BOARD

Minutes of the December 8, 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**

The December 1<sup>st</sup> Planning Board meeting minutes were not complete and will be presented at the December 15<sup>th</sup> Planning Board meeting for review and approval.

**Correspondence**

*Track Road Diagrams*

John Colonna-Romano asked if the diagrams in the packet for Track Road are typical or if the diagrams are the plan to be constructed? Jesse Steadman stated that a consultant was hired to provide conceptual sketches for the Complete Streets Committee. Karen Kelleher asked if the plan was in the packets. Jesse Steadman said the actual plan is too large for the packets and provided the conceptual design. He will provide to the Board for the next meeting.

Lori Clark asked how much larger will the road be compared to the current state? Jesse Steadman answered the road is between 14-18 feet and is on the narrower end from Crow Island to Sudbury Road. Jesse Steadman said that the consultant was asked to provide concepts that would not impact more than 5000 sq ft of wetlands. Jesse Steadman noted that the consultants reviewed the existing culverts and feel improvements to the roadway can be made with the current culverts in place. Lori Clark said she is concerned the concept would cause more vehicular traffic. Karen Kelleher said there was a big discussion in regards to traffic at the Complete Streets meeting and whether or not it should be one way or two way traffic south of Crow Island. Lori Clark added that paving will encourage people to drive faster and create more traffic even if it is designated as a one way road.

Meg Costello said she is strongly opposed to allowing vehicles to travel from Crow Island to Sudbury Road. Meg Costello asked are we creating a road or a friendly bike path and pedestrian walkway? Jesse Steadman said this is a road and Crow Island needs access. Jesse Steadman said we are in between a road and a hard place. Meg Costello said she understands we need access to Crow Island, therefore anyone who wants to go to Crow Island has to go slow. Lori Clark commented the speed limit has to be low and yield to pedestrians. Len Golder said if we want people to slow down then we do not pave the road.

Steadman said the road could be designed with one way into Crow Island and one way out, saying the Fire Chief was happy with that option. Jesse Steadman said the Fire Chief commented that the NFPA requires the road to be 20 feet wide. If anything happens to the Sudbury Bridge there would be no way for the Fire Department to get to the residents on the other side. Jesse Steadman said that the Complete Streets committee decided not to go forward with the plan at this time so the design could be further

vetted. Jesse Steadman said the problem is trying to extend a multi-use path to the rail trail and use this as a link to ARRT and the Central Mass Rail Trail.

Lori Clark asked if Track Road is a private way. Jesse Steadman said yes, however the town purchased the easement. Lori Clark asked about the environmental impact of the proposed concept.

Karen Kelleher asked about the owner's options to allow improvements of the road and vehicle use. Meg Costello asked why we have to upgrade the road, saying she is opposed to widening the road from Crow Island to Sudbury Road that we are creating a highway in a delicate environment. Meg Costello commented on the amount of buildings that have been constructed at Crow Island and planes flying in and out of the space. Jesse Steadman said if there is another building over 400 feet proposed the road has to be updated to meet the National Fire Protection Association standards. Len Golder said he is in support of keeping the road rutted provided that safety concerns are addressed.

John Colonna-Romano said the town should connect to the bike trail and it is a letdown for cyclists when they ride the trail into our town. John Colonna-Romano said we are the only town who has not been able to finish up the rail trail. Mark Jones said we have an easement therefore we have a right to improve the road regardless of the current owner. Lori Clark asked if there was any public input. There were no comments.

#### *Letter to Leigh Hildebrandt*

Margaret Costello said the draft letter is very nice. John Colonna-Romano asked to have the word boundaries clarified to zoning.

#### *Letter to House of Pizza from Building Inspector*

Margaret Costello asked if we have gotten any responses to Craig's letter. Jesse Steadman said it was discussed briefly by the Town Administrator at the Department meeting. Jesse Steadman said the Town Administrator asked about the Signs bylaw. Karen Kelleher asked if there was an additional sign at the Stow House of Pizza. Lori Clark answered she did not know.

#### **Planning Board Member Updates**

John Colonna-Romano said the CPC mentioned the rezoning of the Red Acre Road affordable housing property asking if this is something that has to go through the Planning Board. John Colonna-Romano asked about residential zoning, saying the CPC wondered if an overlay district would be required. Jesse Steadman said he is researching development strategies at this time.

Margaret Costello said the Gleasondale Steering Committee provided a proposal to the Community Preservation Committee for \$30,000 dollars for the engineering and construction of an access at the Kane Land and they should hear something by January 2021. Margaret Costello said this committee has spent the last 7 years working, commenting on the concerns raised from an abutter's responses.

Karen Kelleher said that the Complete Streets committee voted on capital requests for signage for the town that would include thickly settled districts and speed feedback signs. Margaret Costello said that will be nice, noting the 7 year timeline for something to happen in Gleasondale.

## **Athens Lane Active Adult Neighborhood Discussion**

### *Present:*

Bruce Wheeler – Habitech Inc.

George Dimakarakos – Stamski and McNary, Inc.

Lou Levine – Counsel for Habitech, Inc.

Lori Clark started the hearing clarifying for those present that the Planning Board is in consideration of a bylaw amendment that would be focused on the Active Adult Neighborhood and not a site specific bylaw change. Lori Clark commented on the letter from Habitech regarding comments on the specific performance standards that a bylaw amendment may include, based upon the Board's previous list of planning goals. Bruce Wheeler went over the points explaining the percentage of units, size, density, and limits as it pertains to current AAN bylaw requirements and the affordability from various aspects of the project including septic treatment and design costs.

George Dimakarakos discussed the different options for designing the open space for the project, including how a requirement that the open space be entirely contiguous is noasible. George Dimakarakos indicated that including pocket open spaces to define and separate the neighborhoods would be a good addition to the bylaw. Bruce Wheeler commented on the indoor community space describing the community building and the grounds that surround the structure. Bruce Wheeler said the space would be configured as more a park like setting for the residents to use. George Dimakarakos added some of the open space would be part of the leaching field. Len Golder commented on the design having a look as a gated community mentioning adding a retail component would connect the development to the rest of the town. Bruce Wheeler indicated that the development would almost certainly not provide enough housing to make commercial and retail spaces viable.

Jerry Kilmartin of Maple Street asked about where the primary access for the development would originate from. George Dimakarakos explained the primary access from Athens Lane and Hudson Road and a potential secondary emergency access route leading to Maple Street. Lori Clark commented on the discussion that no plan was applied for and therefore there is no current proposal to bring the access in from Maple Street.

## **Public Hearing**

### **Continuance of Hammerhead Lot Special Permit | 44 Hiley Brook Road**

### *Present:*

Scott Hayes, Foresite Engineering

Lori Clark called the Public Hearing for a Hammerhead Lot Special Permit at 44 Hiley Brook Road to order at 8:30pm.

Jesse Steadman stated he received communication from one of the abutters and has included it in the packets for the Board. Jesse Steadman said he spoke to Town Counsel and she wanted to verify the findings. Lori Clark asked for a timeline on Town Counsel response. Scott Hayes said he had no new information to share. Michael Teliszewski commented on specific details on the plan and bylaw representation. Lori Clark asked Scott Hayes if he wanted to continue to next week. Scott Hayes agreed to continue the hearing to next week.

**Karen Kelleher moved to continue the hearing to December 15th, 2020 at 8:30pm**

*Len Golder seconded.*

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

Lori Clark asked about 137 Harvard Road. Jesse Steadman said he spoke with Scott Hayes. Scott Hayes said he is working with the applicant and will be submitting an application.

### **Spring Hill Estates Request for Minor Modification**

Jesse Steadman commented that he has reviewed the language in the escrow regarding the application of a top coat for the shared driveway and believes that the escrow covers any potential damage. Jesse Steadman said for this reason, he believes the Board has the necessary protections in place to modify the permit to allow units sharing a driveway to begin building. Jesse Steadman further noted that the modification could be considered minor due to the fact that the request involves the change of an administrative timeline.

Lori Clark opened up the discussion for comment. Karen Kelleher agreed it did not make sense to top coat now and asked about the boundary markers. Jesse Steadman said we can add that as a condition. Lori Clark asked about the language in the submitted deed. Jesse Steadman reviewed the document saying the language covered everything the board asked for. Margaret Costello commented on brush removal and chemicals used to treat the land adding this should be something the Planning Board reviews. Lori Clark agreed, commenting on adding environmental details where this could be a future topic for the board to consider when writing decisions. Lori Clark asked if there were there any other comments besides the boundary markers. Len Golder asked about the legal language in regards to successors or heirs. Jesse Steadman said the nature in how the restrictions are written it covers the concern. Jesse Steadman said he is going to write the draft decision for the board to review.

### **Approval Not Required Endorsement – 22 Hudson Road**

*Present:*

Walter Rockwell

Jennifer Rockwell

Lori Clark opened the discussion and asked if the plan meets the rule and regulations with an ANR. Jesse Steadman said that there were some edits made and they reflect on the plan presented. John Colonna-Romano asked for verification on the zoning districts listed on the plan. Jesse Steadman said Lot 2A gains a little residential.

**Karen Kelleher moved to endorse the Approval Not Required Plan for 22 Hudson Road and authorized Jesse Steadman to sign on behalf of the Board.**

*John Colonna-Romano seconded.*

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

### **Planners Report**

Jesse Steadman updated the Planning Board on various tasks being undertaken in the Planning Department, including:

- Interest from Stow Acres in requesting a change to the Wireless Facility Overlay District;

- Complete Streets Committee Budget Approvals;
- Information submitted by Stow House of Pizza abutters;
- 79 Edgehill Stormwater Management system has not been constructed in accordance with the Plan;
- Damage to Sudbury Road at Joanne Drive has been repaired. The developer hit ledge and needs to relocate the cistern.
- SMAHT is still considering the potential for an affordable housing overlay and may want to meet with the Planning Board to further discuss.

Meeting Adjourned.

Respectfully Submitted,  
Susan Ostrander