

TOWN OF STOW
PLANNING BOARD

Minutes of the December 15, 2020 Planning Board Meeting

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

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

Discussion of Meeting Minutes

Minutes of December 1 and 15, 2020

Karen Kelleher moved to approve the minutes as amended.

John Colonna-Romano seconded.

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

Correspondence

Jesse Steadman discussed Bill Roop's inquiry on speed bumps being installed at Regency at Stow, and whether a modification of the Special Permit would be required. Lori Clark asked if the road was ever able to become public. Jesse Steadman said that per the covenant on the property it cannot. Jesse Steadman said he would like to know the specific issues involving speed in the neighborhood prior to responding. Lori Clark noted that there are removable speed bumps that could be an option given the issues that permanent bumps can have on winter maintenance.

Planning Board Member Updates

Karen Kelleher indicated there may be an issue with whether the commuter shuttle can physically fit in the Crescent Street Fire Station garage. Jesse Steadman said he will discuss the situation with Steve Nadeau.

Public Input

None

Public Hearing

Special Permit | Stow House of Pizza 156 Great Road

Lori Clark motioned to waive the reading of the public hearing notice.

Karen Kelleher moved to waive the public hearing notice reading

John Colonna-Romano seconded.

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

John Colonna-Romano asked about an attendance sheet. Jesse Steadman said he is writing down names and noticed the applicants were not in attendance due to logistics with the Zoom Link and rescheduling the public hearing. The Board agreed that the agenda with a working link can be sent via standard mail to all abutters to the project.

Karen Kelleher moved to approve to continue the public hearing to January 5th, 2021.

Len Golder seconded.

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

Costello- Yea; Len Golder- Yeah

Municipal Vulnerability Preparedness Action Grant Update

Present:

Dan Barstow – Lake Boon Commission

Dan Barstow noted the recently funded MVP Action Grant and explained the submission procedure as well as the involvement of the Stow and Hudson Conservation Commissions. Dan Barstow said the 2 year grant of \$154,000.00 will allow the Lake Boon Commission to continue to monitor environmental conditions at Lake Boon in precise detail, as well as the long term health of the lake. The funds will also assist with training volunteers to take various measurements to be placed into models that will help develop solutions to ongoing pollution. Dan Barstow added that Stow and Hudson volunteers have collected 20-30 years of climate impact data.

Margaret Costello asked about the land use around the lake and the effect it may have on the water. Dan Barstow said the data collected will provide insights from a planning perspective. Margaret Costello mentioned Hallocks Point and her concern over the buildout of 7 residences and the effect that would have on the area. Jesse Steadman pointed out the town's right of first refusal for property at Hallocks Point, which is currently being discussed.

John Colonna-Romano asked if the commission noticed any effect on lake activity due to the COVID Pandemic. Dan Barstow said there was less activity on the lake adding however, they don't know how many people were hanging around the lake. Len Golder commented about people working from home and that the effect of the pandemic could go in both directions.

Dan Barstow thanked Jesse Steadman saying Jesse has been a resource for the entire town.

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 said he received communication from one of the abutters and included it in the packets for the Board along with the Planner's overview of the application. Jesse Steadman said that Town Counsel confirmed via email that the proposed Lot 1 could be encumbered by conditions of the related Hammerhead Lot Special Permit.

Lori Clark opened up the discussion to the Planning Board for comment. The Board discussed the Town Counsel comments. Lori Clark confirmed that it appears Town Counsel views the property as a whole. Karen Kelleher asked if the applicant had any further input, given the confirmation that conditions could be added to Lot 1. Scott Hayes said having 20' clearing for access is sensible as a way to limit clearing the frontage. Lori Clark brought up the applicant's desire to not have a common driveway. Scott Hayes confirmed the applicants are not interested in a common driveway. Scott Hayes commented that the 200' of frontage is accessible and not a detriment to the neighborhood.

Lori Clark opened the hearing to the public for comment. Michael Teliszewski discussed mailbox locations. Len Golder and Lori Clark directed Michael to contact the Post Office for guidance. Michael Teliszewski asked about the height of nearby trees and the distance to his home. Scott Hayes had no comment.

Len Golder asked if the two primary issues regard sight lines of the driveway and buffering from the new home site. Michael Teliszewski said there are other concerns which were listed on the communication. Lori Clark asked Scott Hayes if he would like to comment on the concerns. Scott Hayes answered there is no construction on Lot 1 proposed and therefore any concerns regarding home placement and construction would be addressed at that time. Scott Hayes said Mr. Dow shared his thoughts on the driveway and the rights to the road, saying it is their preference to have access to Hiley Brook. Scott Hayes added the Board can choose how to address the construction vehicles.

Scott Hayes requested the closing of the hearing.

Karen Kelleher moved to close the hearing.

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

Harvard/Old Bolton Road

Jesse Steadman reported that he is working with TEC, Inc. and the Highway Superintendent to line up the bid process for the Harvard Road/Old Bolton Road Complete Streets Improvements for early 2021.

Joanne Drive

Jesse Steadman reported that the developer at Joanne Drive reported having issues placing the cistern in the location shown on the plan due to finding a considerable amount of ledge in the area. The developer is currently evaluating whether to propose a different site for the cistern or to blast or hammer the ledge.

33 Elm Ridge

Jesse Steadman said he continues to discuss the issue of 33 Elmridge with the Stow Municipal Affordable Housing Trust. He said he believes that the Trust may vote to exercise their right of first refusal regardless of the intentions of Stephen Bjorkland.

Budget Update

Jesse Steadman said he has updated the budget based upon the discussion of the Planning Board and will be submitting the final draft to the Board prior to its due date. Jesse Steadman said that the Capital Plan and Articles include information related to the Complete Streets Committee, as the jurisdiction for those items will likely not be resolved until the Department's first budget meeting with the Town Administrator.

Complete Streets

Jesse Steadman reported that the Complete Streets Committee voted to move forward on an article at Town Meeting to purchase a variety of signs, including speed feedback signs for Gleasondale Village. Jesse Steadman also reported that the Complete Streets Committee voted to support a corridor study of the Route 117 corridor from Center School east to Lower Village.

Assistant Planner

Jesse Steadman reported that he has been holding initial interviews for the position and will be following up with Applicants as the new year approaches.

Meeting Adjourned.

Respectfully Submitted,
Susan Ostrander