

TOWN OF STOW
PLANNING BOARD

Minutes of the February 23, 2021 Planning Board Meeting

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

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

Correspondence

Margaret Costello asked about the rationale behind the Notice of Intent Application for Minute Man Airfield and the location of the hydrogen tank. Jesse Steadman explained the request to the board, indicating that a tenant at the Airfield is experimenting with a hydrogen powered drone

John Colonna-Romano brought up 137 Harvard Road and the Planning Boards jurisdiction over current conditions. The Board discussed the Towns permitting process and requested that Jesse Steadman work with the various land use departments to determine a policy for departmental responsibilities as it relates to cease and desists regarding zoning violations

Public Input

N/A

Planning Board Member Updates

John Colonna-Romano let the Board know that the Community Preservation Committee was meeting with the Board of Selectmen to discuss the large number of projects being presented to the committee.

Planner's Report

Jesse Steadman updated the Planning Board on the status of various department projects.

Appointments | Discussion| Action Items

Joanne Drive Performance Guarantee

Jesse Steadman explained he has reviewed the Escrow agreement and Susan Carter of Places Associates, Inc. has approved the bond estimate. Lori Clark asked the Board for comments.

Karen Kelleher said the numbers look correct and the form looks good. John Colonna-Romano asked if the agreement covers all the lots. Karen Kelleher responded that the agreement covers only the costs of ensuring access to one of the two lots.

Lori Clark suggested that the Board follow more specific guidelines for phased approaches to performance guarantees. Karen Kelleher and Margaret Costello agreed that lot-by-lot approaches to performance guarantees are time consuming for the Board and staff and should be avoided. Jesse Steadman said that staff will review performance guarantee requirements. The Board decided to approve the current agreement on condition that the applicant submits a clear phasing plan for any upcoming site improvement work.

Karen Kelleher moved to approve the Performance Agreement as amended in the amount of \$231,441. Len Golder seconded.

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

Margaret Costello Motioned to authorize Karen Kelleher to sign the Performance Guarantee Agreement on behalf of the Board.

Len Golder seconded.

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

44 Hiley Brook Road Hammerhead Lot Special Permit Deliberation

The Board reviewed the draft Decision for 44 Hiley Brook Road. Jesse Steadman said he heard back from Town Counsel and has updated the Decision based upon their feedback. John Colonna-Romano discussed the common driveway and the impact of lights shining on abutting homes, noting that a common driveway in this instance could create more of a light nuisance due the existing location of the driveway that would be shared. The board discussed Town Counsels response and decided to update the language involving the common driveway to allow for a separate driveway to serve Lot 1 if criteria could be met to show that the location would not adversely affect abutting properties.

Karen Kelleher Motioned to approve the Hammerhead lot as discussed as drafted and further discussed as amended.

John Colonna-Romano seconded.

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

John Colonna-Romano Motioned to authorize Karen Kelleher to sign the Hammerhead Lot Decision on behalf of the Board.

Len Golder seconded.

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

Regency at Stow Bond Release

Jesse Steadman explained that both the Board's consulting engineer and Toll Brothers have reviewed the concerns over ponding in the driveway at 21 Westview Lane. Toll Brothers indicated that the drainage resolves within 24 hours after a weather event. The Board's consulting engineer feels that the drainage issue is minor enough that any infrared pavement adjustments could make the situation worse. The Board agreed that the best approach would be to recommend that the homeowner work with the Association to have the management company pay extra attention to the driveway during the winter months.

Jesse Steadman said that the requested trail markers for the walkway located on Boxboro Road have yet to be installed, adding the board could vote to release contingent on confirmation that the trail markers are installed.

Karen Kelleher Motioned to release the Regency at Stow bond release requested in the total amount of \$125,000.00 upon installation of the requested trail markers.

Len Golder seconded.

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

Merrill Letter

Jesse Steadman said he was still working on the Merrill property site visit letter and would follow up at the next meeting.

Stow Acre Comment/Feedback to Project Team

The Board reviewed feedback provided by residents after the forum. Jesse Steadman informed the Board that a next step for the development team will be convening a 12-person focus group to discuss different housing development scenarios. Lori Clark and Len Golder suggested that staff attempt to reach residents who did not attend the previous public forums for inclusion. The Board agreed that future outreach should prioritize hearing a diversity of opinions about the proposed project, to ensure a diversity of inclusion and better anticipate issues that will need to be addressed at Annual Town Meeting.

Accelerating Climate Resiliency Grant Letter of Support

Jesse Steadman provided background to the grant offered by the MAPC. The grant would facilitate creation of a watershed-based climate coalition to share expertise between towns to increase vulnerability preparedness. The Board expressed support for Stow's inclusion in such a coalition. Jesse Steadman said he will draft a letter of support on behalf of the Board.

Respectfully Submitted,
Susan Ostrander