

TOWN OF STOW  
PLANNING BOARD

Minutes of the July 13, 2021 Planning Board meeting

Planning Board members present: Lori Clark, Karen Kelleher, John Colonna-Romano,  
Mark Jones (Voting Associate)

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

**Joanne Drive / Kendall Homes, Inc. | Phase II Escrow Agreement and Signature Authorization**

Lori Clark informed the Planning Board that they had received a request for sign off on a Performance Guarantee from developer Chuck Black, which would cover the remainder of road construction for the Joanne Drive subdivision. Lori Clark said that the Board's consulting engineer had found no issues with the requested amount.

*Karen Kelleher moved to establish the bond for completion of Joanne Drive in the amount of \$527,628.60 and to authorize Karen Kelleher to sign on behalf of the Planning Board*  
*John Colonna-Romano seconded*

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

**Correspondence and Minutes**

*Karen Kelleher moved to approve the minutes of the June 15, 2021 meeting as amended*  
*John Colonna-Romano seconded*

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

*Karen Kelleher moved to approve minutes of the June 29, 2021 meeting as amended*  
*John Colonna-Romano seconded*

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

**Collings Foundation Special Permit Status**

Karen Kelleher noted that previous correspondence between Town Planner Jesse Steadman and the Collings Foundation's Engineer included more outstanding conditions than were addressed in recent correspondence. Jesse Steadman said he had delivered recent as-built plans to consulting engineer Sue Carter to verify compliance with any outstanding Special Permit conditions, including those not directly addressed in recent correspondence. Jesse Steadman said the Collings Foundation is also seeking a certificate of compliance from the Stow Conservation Commission. Karen Kelleher said that once the as-built plans have been reviewed and approved by the Board's consulting engineer, the Planning Board will send a letter stating compliance with the Special Permit.

## **Public Input**

Jon Mascia asked if the Board had received updated topographical survey and plans from the applicant for the 137 Harvard Road Special Permit public hearing. Jon Mascia asked if the Planning Board was still going to conduct a site visit on July 20 even if they did not have updated plans on hand. Jesse Steadman said that the site visit was not contingent upon having updated plans. Lori Clark said that the Board would not have the consulting engineer's comments by the time of the site walk, and that the visit would provide additional information to be used in the review. Jon Mascia asked who would be attending the site visit. Jesse Steadman said that Planning Staff and the Planning Board plus consulting engineer Sue Carter would be attending. Jon Mascia commented that he had not received a response from the Select Board on correspondence sent over four months ago regarding flooding at his property. Jon Mascia asked if there would be a public hearing to address runoff coming from Wedgewood Pines Country Club. Lori Clark said that the Planning Board would debrief after receiving additional information about the two sites and determine a course of action from there. Jon Mascia said that the engineer for 137 Harvard Road had stated that water flooding the road was coming from his property at 153 Harvard Road, and that he wished to clarify that the water only passes through his property.

## **Nan's Market Special Permit Deliberation – 271 Great Road**

The Board worked through final edits for the draft decision. The final decision may be found at <https://www.stow-ma.gov/planning-board/files/nans-market-special-permit-decision-mod-3-71321>

John Colonna-Romano said that buffers should be from privacy fence *or* property line, to make sure that areas without complete fencing are also covered by the conditions of the decision.

Lori Clark requested a condition for maintenance of the fence. Mark Jones recalled that the Planning Board included maintenance in the conditions as part of another decision years prior.

Board members expressed continued concern that lighting for tables would be visible to abutters. The Board agreed to included language requiring downward-facing lighting and full cutoff fixtures.

*The Board returned to deliberations following a presentation by Sustainable Stow*

## **Sustainable Stow Energy Efficiency Presentation**

Arnie Epstein and Mike Duclos provided a presentation about low emission, electrified housing construction to the Planning Board. The presentation was titled "All Electric, Efficient New Homes". The presentation emphasized the urgency for Stow to update regulations and zoning to meet the state goal of halving emissions by 2030. The presentation provided examples of electric, low emission housing that have already been built in this region.

The slides can be viewed on the Town Website at: <https://www.stow-ma.gov/planning-board/files/sustainable-stow-pb-presentation-71321>

The presenters provided suggestions for actions of the Planning Board:

- Support achieving town goals for greenhouse gas emissions
- Work with Stow Green Advisory Committee and Climate Action Plan

- Participate in Building Electrification Accelerator Coalition
  - Twenty Local communities working to electrify new construction
- Encourage all new housing to be energy efficient and all electric

Resident Mark Forgues asked for more specific information about the cost comparison with fuel oil heating. Arnie Epstein said that he was able to replace his heating oil system with an air source heat pump with the assistance of state and federal incentives. Arnie said that the cost of heating his home over the last winter was lower than the comparable heating oil.

The presentation also provided some overview of the functioning of air source heat pumps and provided cost comparisons for powering homes with different power sources.

Lori Clark asked Mike Duclos to elaborate on positive feedback from developers to build to high energy efficiency standards. Lori Clark also asked what he had done to educate these developers. Mike Duclos said that some successful towns had simply approached developers about clean energy goals and provided clear information about long term cost differences. Mike Duclos said that sustainability groups simply reached out to developers directly and made it clear that low energy homes will be more marketable in the future.

Board members commented that Sustainable Stow should have some involvement in conversations with Habitech Inc. for anticipated development at Athens Lane. Karen Kelleher said that these conversations should be had with the developer well before the permitting stage. Mark Jones commented that examples of success stories presented by Sustainable Stow only referenced appeals to economics and persuasion and asked what kind of leverage a Planning Board has by statute. John Colonna-Romano commented that the Planning Board has primarily relied on open space incentives to this point, and that the Planning Board should look at other incentives that can be written into zoning codes. Lori Clark said that the Board must articulate clear goals to Habitech, and that requires the Board to agree upon those exact goals.

Mark Jones said that the Board must strike a balance with developers for Stow Acres and Athens Lane, who need to be convinced to adhere to town goals and zoning without pursuing other options afforded by a comprehensive permit under M.G.L Ch. 40B. Lori Clark said that the Board should work to educate developers rather than simply mandate new practices. Arnie Epstein recounted a productive meeting he had with the developer for Stow Acres, and said that low energy rates and long-term efficiencies made it clear to this developer that Stow was a good test bed for low emissions home construction going into the future.

The Planning Board agreed that they should establish short and long-term goals for furthering building efficiency in Stow at upcoming meetings. Jesse Steadman informed the Board that Habitech had requested some minor amendments to the recently updated Active Adult Neighborhood (AAN) bylaw, and that this process could open up further discussions on building standards.

### **Nan's Market Special Permit Deliberation – 271 Great Road (cont.)**

The Board deliberated on exactly when to require outdoor lighting to be shut off. The Board decided to allow for 30 mins after closing for lighting to remain on for the safety of staff and to facilitate cleanup at end of business.

The Board elected to limit the onsite capacity to the 42 seats permitted under the DEP regulations.

Lori Clark commented that the site is not large enough to support a second location for customers queuing, and therefore the Board should limit the use of the proposed food and drink cart.

*Karen Kelleher moved to approve the Special Permit Modification and Site Plan Approval #3 with findings and conditions as drafted and amended*  
*John Colonna-Romano seconded*

**Roll Call Vote:** Lori Clark -**Yea**; Karen Kelleher -**Yea**; John Colonna-Romano -**Yea**; Mark Jones -**Yea**

**Vote to Authorize Karen Kelleher to Endorse Site Plans for 108-118 Great Road**

*John Colonna-Romano moved to authorize Karen Kelleher to endorse site plans for 108-118 Great Road*  
*Karen Kelleher seconded*

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

**Planner's Report**

Jesse Steadman reminded the Board of a scheduled site visit at 137 Harvard Road on July 20 at 8am. Jesse Steadman said that there will be a following site visit for 1 White Pond Rd. Lori Clark said she will not be in attendance, but will have an earlier visit with the engineer, and so will be able to provide comments as needed.

Respectfully submitted,

Malcolm Ragan