

TOWN OF STOW
PLANNING BOARD

Minutes of the April 4, 2017 Planning Board Meeting

Planning Board Members Present: Lori Clark, Margaret Costello Ernie Dodd, Steve Quinn

Voting Associate Member: Mark Jones

Absent: Len Golder

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

Discussion of Meeting Minutes

Minutes of March 21, 2017

Ernie Dodd moved to approve the minutes as amended.

Steve Quinn Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Margaret Costello -Yea).

Ernie Dodd moved to reopen the minutes of March 21, 2017

Steve Quinn Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Margaret Costello - Yea).

Minutes of March 21, 2017

Ernie Dodd moved to approve the minutes as amended.

Steve Quinn Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Margaret Costello -Yea).

Public Input

None.

Member Updates

None.

Planner's Report

Gleasondale

Jesse Steadman reported that Planning Staff met with a couple interested in leasing space in the Gleasondale Mill for the operation of a brewery. Planning staff discussed some of the prominent planning issues in the village. Staff noted that mixing industrial uses with retail is something that would need to be considered by the Planning Board as it is not specifically addressed in the zoning bylaw. Jesse Steadman said that creating accessory retail uses for artisan/industrial uses would be an interesting bylaw update to coincide with new types of uses springing up in industrial mill districts, as well as at Minuteman Airfield. Jesse Steadman said that Planning Staff will be updating a list of action steps based on past planning to continue to be sure that all efforts in Gleasondale are moving forward.

Lower Village

Jesse Steadman said that they are currently finalizing warrant language for the Lower Village Project and understanding schedules. The consultants are expecting to have a finalized estimate toward the end of April, along with final right of way plans to create accurate motions for Town Meeting. The acceptance of the various easements at Town Meeting will need to be amended as the final easement plans will not be completed until after the Warrant goes to print.

Complete Streets

The Working Group is currently evaluating three proposals it received for the Complete Streets Prioritization Plan. Staff will be meeting on Thursday for their first meeting on the plans.

Library

Planning staff met with members of the Library Trustees, including Rick Lent and Melissa Fournier to discuss future library plans and concerns. Much of the discussion centered upon options for parking which are being explored in part by the building reuse committee. The discussion of utilizing the Complete Streets process to examine upgrades to the Town Center was also raised. As currently situated the Library would need 23 spaces to be eligible for grant improvement funds from the state.

Jillian's Lane

Jesse Steadman said that Sue Carter has provided a construction inspection estimate as the construction season will be beginning shortly. Jesse Steadman said he has not heard whether a road opening permit has been obtained from the Highway Department for the culvert work.

Commercial Solar Photovoltaic Renewable Energy Installation Special Permit and Site Plan Approval Decision Deliberation

The Board discussed section 7.9 of the decision, which calls for an on-site training for the Fire Department. The Board agreed that this should be conducted at the request of the Fire Chief.

The Board discussed the length of time the Special Permit will be valid, agreeing that the language should state that if ownership or management changes hands, the Planning Board must be notified and the Special Permit needs to be renewed within one year, otherwise the Special Permit must be renewed every 10 years.

The Board discussed the language around the bond, agreeing that it should be posted with the Town prior to endorsement of the Plan, and that it should not exceed 150% of the cost of removal.

Regency at Stow Bond

Mark Jones recused himself as an abutter to Regency at Stow.

Jesse Steadman discussed the draft site bond for Regency at Stow, saying that the Town's consulting engineer advised that it would be in the Town's interest to bond the project after infrastructure is in place. Lori Clark said that if the project were to be bonded after large infrastructure projects are completed, the bond is more about stabilizing the site. Jesse Steadman said that Toll Brothers asked for the bond to be tied to the first occupancy permit, at which point the Town wouldn't be interested in finishing the project, but rather stabilizing it for the occupants.

The Board agreed that the issue of timing of the bond constitutes a minor modification.

Ernie Dodd moved to approve the Regency Minor Modification for the bond, as presented in the memo from March 31, 2017.

Steve Quinn Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Margaret Costello- Yea).

Lori Clark asked about the status of a restoration plan for the temporary access road. Britton Bradford of Toll Brothers agreed to provide the Board with a restoration plan within 2 weeks.

Discussion of Industrial Use at Athens Lane

Present:

Michael Norris, Attorney

Neal Fossile, Fossile Construction

Frank Vanoight, Owner of Parcel R-2 03

Jesse Steadman said that as there's been much discussion about the Quirk property off of Hudson Road, folks in the room have come to talk about the issue of access from Athens Lane.

Michael Norris said that his client, Neal Fossile, is interested in purchasing the Quirk property to operate a contractor's yard and solar farm. Michael Norris said that because of the access issues, ownership of one property affects multiple properties.

Mark Jones asked if any parcel off of Athens Lane has frontage on Hudson Road. Michael Norris said that any frontage would be from Athens Lane, from Mr. Vanoight's property, so Athens Lane would need to be extended to the Quirk Property. Mark Jones asked if the owner of the property to the south is willing and able to provide a wider easement. Neal Fossile said that Mr. Vanoight is willing, and that his deed shows his ownership over the right of way.

Jesse Steadman said that this sounds like an interest in creating a subdivision road in industrial land, which solves the frontage problem for the Quirk Property while creating frontage for surrounding parcels. Jesse Steadman noted that the intention of this conversation is to discuss options that the applicants are interested in pursuing and to see what road blocks the Board would like to uncover. The Board agreed that a top priority is resolving access, and that if there is willingness from an abutting property owner to provide access, that would need to be proven.

Neal Fossile reviewed dimensional requirements for industrial land uses, noting that the required frontage is 60 feet, and that Athens Lane has 57.2 feet of frontage off Hudson Road. Neal Fossile said that he would propose widening the road to 24 feet, and build the road to Town standards. Neal Fossile said that Conservation Commission staff noted the condition of the box culvert at Athens Lane.

Margaret Costello asked for the acreage of the Quirk Property, and asked what 'swap' or easements may be needed. Neal Fossile said that the Quirk Property is 70 acres, and that he is speaking with the Board of Health and the Building Inspector in regards to incorporating power lines from Athens Lane to the Quirk Property, and that in order to widen the road to 24 feet, land from parcel R-2 03 would have to be utilized.

Mark Jones asked about the zoning boundary, wondering where the line between residential and industrial use is. Jesse Steadman said that the zoning shifts from residential to industrial about halfway down Athens Lane, and that the intention behind regulations denying access to industrial land through residentially zoned parcels is likely to prevent the purchase of residential land to create access. Neal Fossile noted that the Subdivision Rules and Regulations limit the amount of traffic for industrially zoned parcels. Jesse Steadman said that the parent regulation is found in the Zoning Bylaw.

Ernie Dodd said that he would like the Town's consulting engineer to look at the road widths and level of use to generally see what her thoughts are, though the request of an in depth review would need to be part of an application.

The Board agreed that any application regarding parcels off Athens Lane would need to address access, and that it may be possible to get a waiver from the frontage requirement.

Review of Gleasondale Survey Plan

Jesse Steadman said that the Gleasondale Survey plans provide a thorough look at the village, from the boundary with Hudson through the intersection at Sudbury and Gleasondale Roads, and extending about 30 feet outside of the right of way, noting the location of vegetation, fences, and stone walls. The plans combine survey information from MassDOT related to the Gleasondale Bridge repair and from Howard/ Stein- Hudson, whom the Town hired to extend the survey throughout the village. Jesse Steadman discussed Rockbottom Road's exclusion from the survey, saying that it was believed that it fell within MassDOT's survey boundary of 300 feet of the bridge, so the consultant didn't survey that area. Jesse Steadman said that he would contact HSH to see if it would be simple for them to survey Rockbottom Road and add it to the plans. As these are preliminary plans, once the final plans are received, Howard/ Stein-Hudson will present the plans to the Planning Board at a forthcoming meeting.

Jesse Steadman and the Board reviewed the plans, noting parcel and public right of way boundaries, as well as other features included in the survey. The Board noted the proximity of homes in the village to the public right of way, remarking that any prospective streetscape improvements will require creative solutions.

Jesse Steadman said that the next steps for the Gleasondale Bridge reconstruction project include MassDOT giving HSH notice to proceed, which may happen around mid-summer, with the planning process likely extending over a year. MassDOT will define a new street layout within 300-500 feet of both sides of the bridge, with HSH responsible for community outreach. An initial public forum will likely take place in early summer.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys