

TOWN OF STOW
PLANNING BOARD

Minutes of the October 4, 2022 Planning Board Meeting

Planning Board members present: Lori Clark, Karen Kelleher, John Colonna-Romano, Margaret Costello,
Nancy Arsenault

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

Planning Board Member Updates

John Colonna-Romano said the Community Preservation Committee will host a meeting in October to discuss the requirements and process for Community Preservation Act funding. Applications will be due to CPC by December 1, 2022.

Lori Clark said she met with Megan Birch-McMichael (Select Board Chair) and Tom Farnsworth (Economic Development and Industrial Commission (EDIC) Chair) to continue discussions around the mission and goals of the EDIC. The group agreed that the EDIC will have a more general mission statement with annual goals discussed with the Select Board. Annual goals will be agreed upon following input from relevant Town Boards. Lori Clark said the Select Board will discuss this approach, then post notices for the three vacant positions and discuss annual goals with the EDIC members.

Planner's Report

Valerie Oorthuys said that staff met with Rich Harrington to discuss outstanding Special Permit violations at the Stow House of Pizza property. Rich Harrington is expected to provide plan modifications in accordance with the approved Special Permit or to provide a plan indicating the need for a modification of the Special Permit within the next week or so.

Valerie Oorthuys said a site visit was held at the Joanne Drive subdivision, where the developer's interest in modifying the landscaping plans was discussed. The developer is expected to provide a revised plan indicating the relocation of street trees as previously discussed with staff.

Subdivision Approval Not Required (ANR) Plan- 0 Maple Street, Map R-3 Parcel 28A

Present:

David Kelley, P.E., Meridian Associates

David Kelley provided an overview of the ANR plan, indicating that the purpose of the plan is to create Lot 18C and Lot 17C out of assessor's parcel 28A. David Kelley said a wetland delineation has been done, though not filed or confirmed with the Conservation Commission. David Kelley said the upland area on the lots are above the minimum required by zoning and said he is confident that any revision made to the wetland delineation would not result in upland areas under the minimum requirement. David Kelley stated the property owner will disclose that Lot 18C and Lot 17C created by this plan have not been confirmed to be buildable lots.

Karen Kelleher moved to approve the Subdivision Approval Not Required (ANR) Plan for Map R-3 Parcel 28A, Maple Street.

John Colonna-Romano seconded.

Roll Call Vote: Lori Clark -**Yea**; Karen Kelleher -**Yea**; John Colonna-Romano -**Yea**;
Margaret Costello -**Yea**; Nancy Arsenault -**Yea**.

Karen Kelleher moved to authorize John Colonna-Romano to endorse the ANR plan on the Planning Board's behalf.

Meg Costello seconded.

Roll Call Vote: Lori Clark -**Yea**; Karen Kelleher -**Yea**; John Colonna-Romano -**Yea**;
Margaret Costello -**Yea**; Nancy Arsenault -**Yea**.

Public Hearing – The Cottages at Wandering Pond Active Adult Neighborhood

Lori Clark said the Applicant has requested the public hearing to be continued without testimony to allow more time for engineering revisions. Lori Clark noted that the Board previously requested that the Applicant allow one month for the Board's peer reviewer to conduct their review.

Karen Kelleher moved to continue the public hearing to November 15, 2022 at 7:30pm.

John Colonna-Romano seconded.

Roll Call Vote: Lori Clark -**Yea**; Karen Kelleher -**Yea**; John Colonna-Romano -**Yea**;
Margaret Costello -**Yea**; Nancy Arsenault -**Yea**.

Discussion of upcoming ZBA public hearing on Special Permit to allow construction of a dwelling on Harvard Road, Map R-9 Parcel 38

Lori Clark said the purpose of this discussion is to consider input to the Zoning Board of Appeals regarding the siting of a home at 0 Harvard Road, as the property is within proximity of ongoing stormwater concerns.

Karen Kelleher said that if the ZBA considers the lot to be buildable, it would be helpful to provide them with the history of stormwater concerns. Members agreed that the Erosion Control Special Permit should be provided to the ZBA along with a letter indicating the most relevant sections of the decision.

John Colonna-Romano suggested quantifying existing stormwater runoff on Parcel 38 so that runoff may then be measured post-construction in order to understand the impact of construction and require remedies if needed.

Board members agreed that staff should follow up with the Town Administrator to understand what follow up may be needed with Wedgewood Country Club prior to the ZBA's hearing.

John Colonna-Romano noted that the runoff from Parcel 38 improved somewhat with regrowth of vegetation. If the parcel is deemed buildable by the ZBA, further clearing will occur to construct a home. Karen Kelleher said there is a requirement not to increase the rate of runoff from the site, which could be restated as a condition of the decision. Lori Clark said stormwater controls need to be in place during construction.

Jon Mascia, 153 Harvard Road, asked about the status of the Applicant's appeal of the Planning Board's decision. Lori Clark said that the ZBA should be made aware whether the appeal is still pending. Jon Mascia noted ongoing frustration with correspondence with the Town.

Review of Draft Workplan

The Board reviewed a draft workplan and inserted items including the Comprehensive Plan, rendering an opinion on a request to amend the Wireless Overlay District bylaw, review of Planned Conservation Development Rules and Regulations, and consideration of a Lake Boon residential zoning district.

The Board reviewed comments from Nancy Arsenault and Meg Costello. From these comments the Board added the following items to the draft workplan: amendments to the Noise bylaw, consideration of inclusion of pocket parks in special permit approval, research the ability to ban franchises, and research the ability to enact a tax surcharge to fund underground placement of utilities.

Nancy Arsenault said she would like the Board to create a document summarizing the Board's view of drive-through establishments.

The Board agreed to continue review of the draft workplan with specific focus on timelines, the problem a particular item is intended to solve and the related benefits.

Respectfully submitted,
Valerie Oorthuys