

TOWN OF STOW
PLANNING BOARD

Minutes of the May 10, 2017 Planning Board Meeting

Planning Board Members Present: Lori Clark, Margaret Costello, Ernie Dodd, Len Golder,
Karen Kelleher

Absent: Mark Jones, John Colonna- Romano (Associate Members)

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

Discussion of Meeting Minutes

Minutes of April 18, 2017

Ernie Dodd moved to approve the minutes as amended.

Margaret Costello Seconded.

**VOTED: 3-0 In favor (Lori Clark, Ernie Dodd, Margaret Costello -Yea, Karen Kelleher-
abstained).**

Minutes of April 25, 2017

Ernie Dodd moved to approve the minutes as written.

Margaret Costello Seconded.

**VOTED: 3-0 In favor (Lori Clark, Ernie Dodd, Margaret Costello -Yea, Karen Kelleher-
abstained).**

Len Golder arrived.

Minutes of May 1, 2017

Ernie Dodd moved to approve the minutes as written.

Margaret Costello Seconded.

**VOTED: 4-0 In favor (Lori Clark, Ernie Dodd, Margaret Costello, Len Golder -Yea,
Karen Kelleher- abstained).**

Executive Session Minutes of April 11, 2017

Ernie Dodd moved to approve the minutes as written.

Margaret Costello Seconded.

**VOTED: 4-0 In favor (Lori Clark, Ernie Dodd, Margaret Costello, Len Golder -Yea,
Karen Kelleher- abstained).**

Executive Session Minutes of April 18, 2017

Ernie Dodd moved to approve the minutes as amended.

Len Golder Seconded.

VOTED: 4-0 In favor (Lori Clark, Ernie Dodd, Margaret Costello, Len Golder –Yea, Karen Kelleher- abstained).

Executive Session Minutes of April 25, 2017

Ernie Dodd moved to approve the minutes as amended.

Len Golder Seconded.

VOTED: 4-0 In favor (Lori Clark, Ernie Dodd, Margaret Costello, Len Golder –Yea, Karen Kelleher- abstained).

Executive Session Minutes of May 9, 2017

Ernie Dodd moved to approve the minutes as written.

Len Golder Seconded.

VOTED: 4-0 In favor (Lori Clark, Ernie Dodd, Margaret Costello, Len Golder –Yea, Karen Kelleher- abstained).

Public Input

None.

Member Updates

Karen Kelleher said that Plantation 2 is planning to submit an application in the coming month, as they have addressed several concerns since their last application, such as a well site, stormwater and septic issues, and they have integrated advice from the Town’s engineering consultant. Plantation 2 would create about 37 affordable units.

Correspondence

The Board discussed a letter from the Economic Development and Industrial Commission regarding the need to revise the Sign Bylaw to add more flexibility for businesses to advertise. The Board agreed that the EDIC should clarify the trouble they experience as business owners with the Sign Bylaw, by stating what specific points are limiting so that the Planning Board can work to address those.

Planner’s Report

Trapeze Installation

Jesse Steadman said that staff met with the owners of a Trapeze facility to learn about their intention to operate seasonally at Crow Island. This appears to be an allowable use in the recreation/ conservation zoning district, though more clarity is needed in terms of site planning.

Assabet River Rail Trail (ARRT)

Jesse Steadman said that with approval at Town Meeting for reimbursable funds to create a Complete Streets Prioritization Plan, there may be renewed opportunities to pursue route

options. Jesse Steadman said that with Maynard's section of the ARRT ending at the entrance to the Wildlife Refuge, it will be important to ensure that connector streets such as White Pond Road are safe for cyclists. A way forward with the Stow ARRT connection could also come from partnering with a graduate planning program to complete a roadway study.

Eversource Transmission Reliability Project Filing

Jesse Steadman said that Eversource has filed with the Massachusetts Energy Facilities Siting Board (EFSB) to propose an all underground line along the MBTA property as their preferred project route.

Stow Acres

Jesse Steadman said that Planning and Conservation Commission staff have met with Stow Acres regarding upgrades to the clubhouse as well as developing housing units at the site of the current driving range. Plans are still in concept for potential recreation/ conservation components, as well as additional housing units on the south course.

Stow Solar

Jesse Steadman provided an update on the performance guarantee, saying that the applicant has not been able to find a firm incorporated in Massachusetts to service the escrow. As this is not a typical subdivision bond, the Planning Board agreed to allow Stow Solar to use Key Bank, out of Cleveland, with its regional headquarters in Buffalo.

Hudson Light and Power (HLP)

Jesse Steadman said that staff from HLP will come to a future Planning Board meeting to discuss their new LED street light plan.

Howard/Stein-Hudson Consulting Projects

Jesse Steadman said that HSH is scheduled to attend the Board's meeting on the 16th to discuss their current projects in Stow, including the Gleasondale street survey and integration with MassDOT's bridge redesign, the Lower Village construction administration contract, and the Complete Streets Prioritization Plan.

Jillian's Lane Bond Approval

The Board discussed the bond proposal, which is serviced through the applicant's agent at Eastern Insurance and uses Hartford Fire Insurance Company. Jesse Steadman said that the Town's consulting engineer has approved the bond estimate.

Ernie Dodd moved that the Planning Board approve the bond presented from the Hartford Fire Insurance Company as sufficient for the culvert on Jillian's Lane, contingent upon the applicant's signature.

Len Golder Seconded.

VOTED: 5-0 Unanimously in favor (Lori Clark, Ernie Dodd, Margaret Costello, Len Golder, Karen Kelleher- Yea).

Review of the Lower Village Improvement Project Proposal

The Board reviewed the contract bid, draft layout plans, and the construction phase proposal from Howard/Stein-Hudson for the Lower Village Improvement Project, giving consideration to the grading plans, risk management, budgeting, and the Massworks grant requirements.

Jesse Steadman said that he met with Craig Martin and Mike Clayton to review the documents, and has since sent comments back to HSH. Jesse Steadman said that the documents will need to better articulate how the project will be reported to MassWorks. The contract language can be more fully discussed at the Planning Board meeting on May 16th when the project management team from HSH is present.

Executive Session- In Accordance with M.G.L. Ch.30A s.21 for purposes of discussing ongoing litigation

Lori Clark stated that the last agenda item is an executive session, as public discussion would be detrimental to the litigation.

Ernie Dodd moved to enter into Executive Session to discuss ongoing litigation and adjourn the regularly scheduled meeting of the Planning Board thereafter.

Len Golder Seconded.

Roll Call Vote: Lori Clark – Yea; Margaret Costello – Yea; Ernie Dodd – Yea; Len Golder– Yea; Karen Kelleher – Yea.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys