

TOWN OF STOW
PLANNING BOARD

Minutes of the July 20, 2016 Planning Board Meeting

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

Voting Associate Member: Mark Jones

Absent:

Stow Municipal Affordable Housing Trust Presentation

Ernie Dodd, Len Golder, and Mark Jones attended the Stow Municipal Affordable Housing Trust meeting regarding the potential Chapter 61A purchase at 241 Boxboro Road. Mike Kopczynski and Laura Spear presented an assessment of the need of affordable housing in Stow as well as a description of the functions of Chapter 61.

Lori Clark called the Planning Board meeting to order at 7:30 pm

Public Hearing

65 White Pond Road Contractor's Yard Special Permit

Ernie Dodd moved to waive reading of the Public Hearing Notice.

Steve Quinn seconded.

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

Present: Richard Harrington, P.E.- Stamski and McNary

Richard Harrington provided updated information regarding the site plan and petition for a Contractor's Yard Special Permit and petition for an Earth Removal Special Permit for 65 White Pond Road. Current plans reflect responses to a comment letter from the Planning Board's consulting engineer, Places Associates, Inc.

Richard Harrington reviewed the current site plan, noting that Places Associates believes it meets Stormwater Regulations. He noted that development would be on 1.5 acres of the lot, and the remaining 8.62 acres would be undisturbed.

Richard Harrington said that he would like to respond to an email from an abutter received by Jesse Steadman, regarding concerns of property depreciation, noise, traffic, proximity of the entrance, and the location of a well.

Richard Harrington showed a 24 foot wide entrance to allow for the turning of trucks. The business plans to have 24 employees, suitable for septic and well demands. Parking is shown on front and side of the parcel with room for additional or seasonal trucks and storage at the back of the building, he said.

Richard Harrington discussed drainage, explaining that water currently drains toward Elizabeth Brook with well drained, sandy loam. Richard Harrington said that site plans include a higher elevation at the entrance to direct water flow, with even grade around the building. Water is pitched at 4 locations, where basins will be placed to divert water to an infiltration basin at the back of the building. If this basin is full, water then would drain to the lower side of the parcel, back towards vegetation. Landscaping will include trees at frontage, with a 30 foot setback between the building and White Pond road.

Richard Harrington stated that electric and gas needs will meet requirements of local professionals.

Richard Harrington showed planned locations of garage doors and their widths. Mark Jones asked about door locations. Richard Harrington responded that the front elevation is 18 feet plus the pitch of the roof, which drains front to back. There are 3 doors proposed; 1 on the left, 1 on the right with 2 windows for the office and mezzanine. The back of the building has 1 office door and 3 windows. The plan includes 7 garage bay doors. Richard Harrington offered aerial imagery of the parcel to further describe drainage elements.

Richard Harrington said that he would like to go through the comments from Places Associates to provide the Board further updates. Richard Harrington stated that the entrance location to the right has a higher elevation and would therefore provide a more suitable sight distance. Ernie Dodd confirmed this. Richard Harrington will provide topography for the pavement. Board members noted that the amount of pavement seems excessive between the front of the building and the eastern parking spaces. Richard Harrington agreed that there is extra pavement, which is meant to contain spillage of oils, as is exemplified at Acton Library. He mentioned that parking is to remain on the northern side per handicapped parking requirements having proximity to the entrance, and noted that there is adequate space for vehicles to pass. Richard Harrington said the aisle width is fixed due to door requirements. Applicant, John Bransfield, noted that the truck circulation pattern precludes the need to reverse, therefore reducing the number of truck backup alarms.

Richard Harrington comments that current parking, septic, and well plans accommodate 24 employees.

Richard Harrington said that the area to the rear of the site is not flat; rather it pitches to drain towards the infiltration basin.

Richard Harrington said that bollards protecting wells can be added to the site plan.

Richard Harrington stated that vehicle maintenance would be included in a building permit, as maintenance would occur inside.

Ernie Dodd asked if chemicals or pesticides would be stored on the premises. The applicant responded that pesticides would be stored per Massachusetts Department of Agricultural Resources regulations. Len Golder requested a list of these guidelines. Mark Jones asked whether the applicant has licensure for storage and use of pesticides or fertilizers. The applicant responded that they would be subject to random inspection and if a fertilizer has a pesticide in it, then licensure is required. Jesse Steadman asked if this type of storage requires an external building. The applicant responded that storage of pesticides requires proper labeling and the inclusion of pans under materials that are separated or caged off in the building. Ernie Dodd noted that a concern is the health of nearby Elizabeth Brook. The applicant stated use of organic materials when possible, and agreed with concern about harsh materials.

Jesse Steadman asked whether trucks would be cleaned outside. The applicant said that trucks would be cleaned outside and that the groundwater pond would be lined with cattail and other species designed to manage this.

Lori Clark asked if the operation would be seasonal or year round. The applicant responded that it is year round. Lori Clark asked about procedures for plowing snow. Richard Harrington stated that snow can be plowed to the perimeter of the building in multiple locations as well as to the vegetation around footprint.

Len Golder asked whether maintenance can be confined within the building. The applicant responded that maintenance would occur inside, and added that the pesticides they use are several steps beneath the most toxic pesticides, as they are a residential tree company and not purchasing materials which are generally more toxic.

Mark Jones inquired about the opportunity to rent building space to a tenant. The applicant responded that a landscaper, mason, or another tree company would be preferred if rented out, with an eye toward businesses looking mainly for storage opportunities.

Lori Clark said they can open up for Public Comment.

Public Comment

Richard Partridge of 52 White Pond Road stated that his main concern is regarding traffic flow and the size of vehicles entering and exiting, comparing this to the level of interruption experienced with Astro Crane. Richard Partridge noted that White Pond Road is narrow, unlit, and without sidewalks, and that pedestrians, bikes, and children all utilize the roadway.

Mike Lamorticelli of 56 White Pond Road stated that his main concerns are traffic and noise, as the entrance to 65 White Pond Road is across from the house he plans to rent to family. He is also concerned with the impact on his well and beautification of the parcel. Mike Lamorticelli asked what will be done with the undeveloped area of the parcel later on. Richard Harrington explained that the reasoning for the location of the entrance is because it is on a higher elevation, which provides a safer sight distance. Richard Harrington noted that the well placed toward the front of the property is for 24 people, with a second irrigation well toward the back of the building, that it is common for wells to overlap and typically not a problem.

Mike Lamorticelli asked about plans for lighting. Richard Harrington said that they would abide by the zoning bylaw.

Mike Lamorticelli asked about trucks mistakenly pulling into his driveway. Richard Harrington said this would be mitigated by the plan for full circulation. Richard also noted that they did a limited traffic study, estimating 84 total trips per day, mostly concentrated in the morning.

Mike Lamorticelli asked about a gate or other security measures. Richard Harrington stated that no gate is included in the current site plan.

Mike Lamorticelli asked about landscaping, with the concern of clear cutting. Richard Harrington stated that they will provide plantings, including 5 additional trees/ shrubs. As no development is proposed on the remaining 8.6 acres, all vegetation there will remain.

Mike Lamorticelli asked whether the plans include dumpsters. Richard Harrington said they will have a dumpster pad in the back of the building for access and that noise is regulated in the zoning bylaw.

Steve Quinn asked about plans for lighting. Applicant stated that this is planned to be a daytime operation, from around 6am to 3pm, with no plans to own cranes, dump trucks or chippers. During the main season (6-8 months long), the applicant anticipates trailers delivering plants, loam, and other landscaping materials. Len Golder asked if the business would operate during the weekend. The applicant stated at they are solely a residential business with some limited Saturday operations, and no work on Sundays or after hours.

Ernie Dodd asked whether the land is under Chapter 61A. The applicant responded that everything but the 1.5 acres is under 61A. Ernie Dodd asked if a hazardous waste study was completed. The applicant said that the study was completed and found that well water was clean and that a first layer profile showed a medium level risk from 45 White Pond Road.

Lori Clark asked about the gravel buffer around the driveway. Richard Harrington said this would be temporary while building the parking lot.

Lori Clark asked where lighting is shown on the site plan. Richard Harrington said lighting is not indicated. Lori Clark stated that the board would want to know where lights would be located. The applicant said that all lighting would be in the back of the building. Ernie Dodd noted the level of detail required by the bylaw. Lori Clark asked if applicant would mind if limited hours were written as a condition to the permit. The applicant responded that the property is not open to the public, work is limited to daylight hours, and he would rather not have extra restrictions.

Len Golder asked about public safety and whether gates would be secured. Mike Lamorticelli stated his preference for a gate. Richard Harrington said that the gate would be located from the building toward the yard, rather than on the street. Only plants, trucks, landscape materials would be located outside of the gate. Len Golder asked if police or fire offered any comments on the site plan. Jesse Steadman responded that police and fire did not have any comments.

Steve Quinn asked if trucks are fueled on site. The applicant said that trucks are not fueled on site.

Lori Clark asked for clarification of location of screening. Richard Harrington said that they could provide additional screening along the edge of the property.

Lori Clark asked for detail on earth removal analysis. Richard Harrington stated that top soil would stay on site, with sand and aggregate placed at an abutting parcel.

Ernie Dodd stated preference for a sidewalk easement. Jesse Steadman said that sidewalk options offered are either a sidewalk constructed to the design standards in the rules and regulations or a payment in lieu of. Lori Clark noted that an easement has become standard.

*Ernie Dodd moved to close the Public Hearing for the Contractor Yard Special Permit.
Steve Quinn seconded.*

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

Public Hearing

Jillian's Lane Definitive Subdivision Plan

Present: Greg Roy, P.E.- Ducharme and Dillis Civil Design Group, Inc.

Greg Roy said that he would like to respond to comments from Places Associates and from the Fire Chief.

Greg Roy said that the driveway is proposed at 20 feet wide, including a total of 4 feet of gravel shoulders. They will need an operation and maintenance agreement and a Common Drive agreement. The common drive needs to show adjacent SU-30 turning lanes, which he feels he has demonstrated. Greg Roy stated he believes the driveway to Lot 2 is wide enough to be both a driveway and a turnout.

Greg Roy stated that he is working with the Board of Health on relocation of the septic system on lot 1. Lori Clark said that the location must be shown on the revised plans submitted to the Planning Board.

Greg Roy said that the site plan does include street trees and no separate landscaping. Greg Roy said that the updated plan shows an on-site wastewater disposal system.

Greg Roy said that he does not find any concerns with the sight distance at the intersection at Walcott Street. Ernie Dodd asked if all radii are 25 feet. Greg Roy said the 3 most critical radii are 25 feet, 25 feet, and 30 feet.

Greg Roy said that the grading on the dry detention basin is 3:1 inside and 2:1 outside. There are some boulders on the downhill side to reinforce the berm. Greg Roy stated that he does not have concerns with the structural stability, yet straw matting or freeboard could be added. Greg Roy stated that the stormwater policy asks for 3:1 slopes, though the applicant's opinion is that this relates more to the inside slope, to prevent scouring and erosion. Lori Clark asked if Places Associate's concern is in regard to erosion. Greg Roy stated that the applicant can revise the plan to show fiber matting.

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

Discussion of Meeting Minutes

Minutes of July 13, 2016

Ernie Dodd moved to approve the minutes as amended.

Steve Quinn Seconded.

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

Minutes of July 13, 2016 Executive Session

Ernie Dodd moved to approve the minutes as written.

Steve Quinn Seconded

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

Public Input

None.

Member Updates

Ernie Dodd said that he went to a Community Preservation Committee meeting and the CPC discussed the purchase of 241 Boxboro Road, noting that they amended an article to reflect their interest in purchasing 4.17 acres of the parcels included in the withdrawal. Jesse Steadman noted that an ANR plan submitted for the lot requires action by August 4th, with Town Meeting on August 8th. However, Town Counsel says this shouldn't have bearing on the Town's right of first refusal.

Discussion

Review of Planning Board Summer Schedule

The Board agreed to meet on August 2, 9, and 23, as well as September 13, 20, and 27.

Planned Conservation Development Rules and Regulations

The Board agreed to review the updated PCD Rules and Regulations for discussion on August 2nd.

Planner's Report

Edge Communities Commission

Jesse Steadman reported that the State's recently funded Edge Communities Commission had their first meeting in Hudson. The Commission was formed with the intent of studying the needs of a 34 community region in the 495 area that suffers from a lack of public transportation options, as well as difficulties with water infrastructure. Jesse Steadman said he has reached out to Kate Hogan's office to be sure that Stow's needs are considered as the study continues. The next meeting of the Commission is set for September.

Community Compact

Jesse Steadman reported that he has reached out to the coordinator for the Community Compact program with the Governor's office to determine next steps regarding the Town's pursuit of a Public/Private partnership in Lower Village. Jesse Steadman said he hopes engaging with that office can help in communicating with MassDevelopment and the Massworks program as the project moves forward.

Winkler ANR

Jesse Steadman notified the Board that an ANR plan for 241 Boxboro Road was submitted on July 14th. He said that the Board has until August 4th to act on the plan, although the Town Meeting vote for the Town to exercise its right of first refusal does not take place until August 8th. Jesse Steadman said Town Counsel is reviewing the Plan and process to ensure endorsement does not somehow interfere with the right of first refusal process. Jesse Steadman further noted that the lot appears to have less than 200' feet of frontage, although when it was created in 1978, the minimum frontage was only 100 feet. Jesse

Steadman asked the Board to consider conditioning a note on the plan referring to the non-conforming status.

Gleasondale School Lot

Jesse Steadman reported that working groups in the Gleasondale neighborhood continue to be very active. Recently, members of the neighborhood have reached out to the Department to determine whether the Town could offer assistance in the form of:

- Landscaping and tree work
- Upgrade to gravel parking areas
- Installation of benches
- Removal of metal pipes remaining from an old swing on the property

The group is looking to organize volunteers to plant shrubs and perennials and utilize the space as a neighborhood gathering space. Jesse Steadman said he will be sending the requests to the Board of Selectmen along with a brief memo placing the requests into context.

Athens Lane

Greg Roy, P.E. alerted the Planning Department that an Application for a contractor's yard would be forthcoming for the Athen's Lane property known as the old Quirk property, said Jesse Steadman. Jesse Steadman said that he let the engineer know that understanding the rights of access from Athens Lane to the property would be an important consideration for the Board.

Minuteman Decision

Jesse Steadman said he has begun the process of writing the decision for the Minuteman Erosion Control and Earth Removal Permits.

Lower Village Surveying

Jesse Steadman reported that Rich Presti, owner of 92 Great Road in Lower Village has asked if someone would be willing to outline the edge of the public right of way and pedestrian easement being sought to provide some clarity for his tenants. Jesse Steadman noted that the survey work could potentially be done in conjunction with some minor updates and design reviews of the Lower Village design plans.

Regency at Stow Street Names

Jesse Steadman said he spoke with Dot Spaulding of the Historic Commission regarding Historic Street names for the Regency at Stow AAN development. Dot Spaulding noted that they do not have a lot of historic names in that neighborhood to draw from that have not already been used. Dot Spaulding suggested that the Applicant choose several names that are sensitive to the community character and submit to the Board for review.

Community Transportation Technical Assistance

Jesse Steadman said that the Boston Metro Planning Organization Community Transportation Technical Assistance program staff has provided a draft of their final recommendations for traffic improvements at Hudson Road. Jesse Steadman said that many of the Town's ideas and considerations have been built into the recommendations and it should provide a helpful starting point for future design interventions.

Meeting Adjourned.

Respectfully Submitted,
Valerie Oorthuys