

TOWN OF STOW
PLANNING BOARD

Minutes of the January 20, 2016 Planning Board Meeting

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

Absent: Steve Quinn, Len Golder

Voting Associate Member: Mark Jones

Lori Clark called the meeting to order at 7:14 pm

Discussion of Meeting Minutes

Meeting Minutes of 1.12.2016

Ernie Dodd moved to approve the minutes as amended.

Margaret Costello Seconded.

VOTE: 3-0 Unanimously in favor (Lori Clark, Margaret Costello, Ernie Dodd).

Planning Member Updates

Margaret Costello said Eve Fischer will be giving a presentation at the Board of Selectmen meeting of February 1st regarding interest in the Kane Land trail initiative.

Mark Jones said that a few of his neighbors have been meeting with the Town officials regarding truck traffic on Boxborough Road, especially regarding speeding.

Planner's Report

Wedgewood Pines Country Club

Karen Kelleher reported that Wedgewood Pines will be submitting a request to modify the Special Permit Decision to allow blasting due to the fact that there is an extensive amount of rock and hammering, which could take up to a year.

Minuteman Airfield

Don McPherson inquired about the permitting process for a new hangar and Earth Removal Permit and asked to meet with Planning and Conservation Staff. It appears he will need:

1. A Special Permit from the ZBA for expansion of a pre-existing non-conforming use.
2. A notice of Intent Filing
3. Most likely an Erosion Control Special Permit
4. An Earth Removal Permit - If the need for an Erosion Control Special Permit (which is likely) triggered, the Earth Removal Permit Granting Authority would

be the Planning Board, if not - the Earth Removal Permit Granting Authority would be the Board of Selectmen.

Complete Streets

Karen Kelleher said that the Selectmen's Public Hearing on the Complete Streets Policy is scheduled for next Tuesday evening. Assistant Planner Jesse Steadman will make a presentation.

Gleasondale Neighborhood Group

Karen Kelleher said that the Gleasondale Neighborhood Group will be meeting with the Board of Selectmen next Tuesday to request their proposal to construct a trail system on the Kane Well Site.

Gleasondale Mill

Karen Kelleher noted that staff heard back from the Mill Owners about the brief synopsis of the Gleasondale Planning effort in the form of a document/brochure to share with parties that may be interested in the Mill as they market the property. They thought the document was good and recommended also mentioning the dam on site that could be used for hydro-power and the fact that there is a 99 year lease on the smokestack for the wireless communications.

Chapter 61A Notice 241 Boxboro Road

In accordance with the Chapter 61 Guidelines, Staff submitted a data sheet on the property along with a memo noting some confusion in the notice as it is not clear if the notice is for one or two parcels.

Community Transportation Technical Assistance

Stow was selected as one of the communities for the Community Transportation Technical Assistance program to evaluate the Hudson Road/Route 117 intersection, said Karen Kelleher. The study will begin in early February Typically MPO staff will visit the site with representatives from the town (Planning, Police, Fire and Highway Departments) and then meet to discuss the issues and problems of the location.

Budget Meeting

The Planning Board Budget review meeting is scheduled for Friday morning. Karen Kelleher said she will be on vacation so Assistant Planner Jesse Steadman will attend.

Affordable Housing

Karen Kelleher reported that there are units at risk of foreclosure at Elm Ridge Road and Villages at Stow. Karen was in contact with DHCD and MetroWest Collaborative, Stow's Monitoring Agent for Elm Ridge and the Villages.

Quirk Property

Karen Kelleher said the Building Commissioner issued an opinion letter stating that the property is not grandfathered for residential use. The owner plans to either appeal the

Building Commissioner's opinion letter or file an Application with the Zoning Board of Appeals for a Special Permit to reestablish the use.

Review of Draft Decision

113 Walcott Street Preliminary Subdivision

The Board reviewed the Draft Decision. Ernie Dodd noted that the Board typically goes to the Historic Commission regarding the name of the new Road. Ernie Dodd and the Board suggested that the name be run by the Historic Commission.

The Board noted that the decision should be clear in regards to references to the common driveway and road.

The Board discussed the waiver for concrete versus granite monuments at property lines, agreeing that the types of monuments should be consistent with other approved subdivisions. Lori Clark said typically they want monumentation at the border of each lot and with roads. The Board agreed to grant the waiver, but want to be consistent about why.

Regarding street trees, Sue Carter's review noted that there will be extensive clearing for the right of way, wells, septic systems and homes. The Board agreed that the submission of a landscape plan will provide the Board with an option in the case of extensive clearing.

The Board discussed that no rate or volume of runoff can be increased off site due to the development. Lori Clark noted that there are times when drainage infrastructure is not maintained, but the Board ensures that the as-built plans comport with the bylaw.

Ernie Dodd moved to approve the Preliminary Plan for Jillian's Lane as presented and modified.

Margaret Costello Seconded.

VOTE: (3-0) Unanimously in favor (Lori Clark, Margaret Costello, Ernie Dodd).

Review of Minor Modification Decision

T-Mobile Wireless Facility – 501 Gleasondale Road

Lori Clark said she would like the Board to be explicit in their preference for the solid color rather than the faux brick color in the decision.

The Planning Board endorsed the decision.

Discussion of Draft Planned Conservation Development Bylaw Update

The Board clarified the difference between the primary and secondary conservation areas in the Bylaw.

The Board discussed the pros and cons of increased flexibility in the bylaw, as it relates to dimensional requirements and the preservation of community character.

Meeting Adjourned.

Respectfully Submitted,

Jesse Steadman