

TOWN OF STOW
PLANNING BOARD

Minutes of the June 21, 2016 Planning Board Meeting

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

Voting Associate Member: Mark Jones

Absent: Margaret Costello, Len Golder

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

Meeting Minutes of 6.7.2016

Ernie Dodd moved to approve the Minutes of June 7, 2016 as amended.

Steve Quinn seconded.

VOTED: 3-0 Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn).

Public Input

Atli Thorarensen of 249 Boxboro Road said he understands that the Planning Board is supporting an affordable housing development at 241 Boxboro Road. The resident said he strongly opposes the mass construction of affordable housing at this site, citing that such a project needs to be part of a larger planning process rather than a reaction to a Chapter 61 withdrawal. The resident said he hopes that alignment by the Board on this issue is not solely driven by the need to show a plan to the state to reach for 10% of affordable housing. The resident said that the 2011 HPP had numerous suggestions for looking at Town owned property and land to create housing. The Town decided against buying Red Acre Road due to development encroachment. The resident of 249 Boxboro Road said this encroachment of affordable housing exceeds most developments that are being planned and will include a street 60 feet from his bedroom window. He said he did not move to Stow for that kind of view. He reiterated that he would rather see the Town have a comprehensive plan, and not bully people living in the Town. The resident said he will lose privacy if the development is built.

Atli Thorarensen said he tried being in touch with SMAHT and Town Administrator, but has not heard feedback yet.

Atli Thorarensen said he has a common driveway that can now be shared with a comprehensive permit. The Town should not apply the same principles of Chapter 40b on a select group of individuals.

The Board asked what number of homes would be acceptable to him. He said he believes it was to be zoned for a single family residence. He said he would not have as much issue with one or two homes.

Ernie Dodd said the Town of Stow has been fortunate enough to have projects that have added significantly to the 10% requirement. Ernie Dodd said the Town is susceptible to an unfriendly 40b and the Town does collect funds from some new developments in lieu of affordable housing construction. Ernie Dodd said that this property came up and it appears to be a good deal to look into affordable housing. Ernie Dodd suggested he discuss with the Stow Municipal Affordable Housing Trust.

Member Updates

Mark Jones said he discussed the zoning reform bill with Kate Hogan, and learned that the Senate version will likely have little traction in the House.

Ernie Dodd said he went to a Community Preservation Committee meeting and CPC was amenable to purchasing the back lot of 241 Boxboro Road for 40,000 but were looking for SMAHT to purchase the 4 acre hammerhead Lot parcel.

Planner's Report

Ridgewood and Jillian's Lane Hearings

Jesse Steadman reported that the Jillian's Lane Definitive Subdivision and Regency at Stow Public Hearing will need to be continued without testimony until July 13th. Jesse Steadman asked the Board if July 13, 2016 was a date that all could confirm attendance at.

Jillian's Lane

Jesse Steadman said that Places Associate's updated review arrived this afternoon, which is newer than the one currently in the packets. Places Associates continues to have trouble with SU-30 turning radii, the relocation of the existing septic system and the functionality of the large detention basin at the southwest corner of the site. Jesse Steadman noted that design work in regard to the roadway was not included in the updated submission as discussed at the sitewalk.

Clearance Slips

Jesse Steadman said Karen Kelleher sent correspondence to the Building Commissioner suggesting the Department receive clearance slips for more than just new single family homes, to ensure that outstanding conditions of special permits are in compliance.

Building Space Use Feasibility Study Committee

Jesse Steadman reported that he has been appointed to the Building Space Use Feasibility Study Committee, which will be looking at Town Building space and determining re-allocation of space in light of the opening of Pompo Community Center.

Minuteman Airfield Erosion Control Special Permit and Earth Removal Permit

Present

Greg Roy – Engineer

Don McPherson – Owner Minuteman Airfield

Greg Roy said that the Conservation Commission Order of Conditions has been closed. Greg Roy said that the ZBA approvals have been issued as well. Greg Roy said that since the last time the Applicant was before the Board, they have received Places Associate's final comment and could not get to the Board in time for the meeting tonight, but they do have a letter to go through.

Greg Roy said other issues that need to be discussed are conditions that need to be added to the Decision regarding Earth Removal.

Greg Roy read through a letter he submitted at the hearing regarding updates to the plans, noting many of the more minor issues have been responded to.

- Greg Roy confirmed that the tributary areas modelled are different than the Stantec Plan and he believes that this plan shows the correct state of drainage.
- They have run a dynamic model as suggested but that there was not too much of a difference in the outcome.
- Models have been revised to include tailwater effects.
- Regarding the overtopping of forebays and bioretention swales, Greg Roy said that he has never modeled a forebay before and does not consider it to be a standard process. Greg Roy said they cannot make the berms wider due to tight spaces but they did add rip-rap.
- Greg Roy noted that this area receives runoff from a 5-7 acre tributary area with a few catchbasins. They have a good estimate as to what amount of drainage is flowing through this area to the project area.
- In regard to comments from Places that the catchbasins cannot handle the flow, Greg Roy said they are not proposing to upsize any pipes and that the overloaded catchbasins effectively act to slow down the water flow and mitigate downstream concerns.
- Greg Roy said that they are on Class D soils with very silty sands. The permeability number measured in a curve number is similar to a packed gravel. There is not much difference between the runoff now versus the runoff under a paved scenario.

Greg Roy said that he believes they have met the Stormwater Management regulations and it is to the benefit of the downstream reaches of the stream.

Steve Quinn said ultimately he relies on Places Associate's review to offer the final recommendation. Greg Roy said it is a difficult site with many regulations to meet, but at the end of the day this is not a huge increase in runoff and not an issue to any offsite areas, and when put in context to the offsite impact standards of the Wetlands Protection Act, they believe they have documented compliance.

Ernie Dodd said he is satisfied with the explanations they have heard. Mark Jones agreed.

Discussion of Earth Removal

Don McPherson handed out Advisory Circulars from the FAA, discussing the types of mitigation measures that are appropriate for construction in an airfield. Don McPherson

said that it is a non-towered but controlled airfield where the pilots need to be able to understand what direction they should be travelling in.

Lori Clark said there was a discussion around the amount of trips per day for trucks. Ernie Dodd said that working hours during the week are likely the best time period. Lori Clark said there are pros and cons to different times and durations.

Don McPherson said they plan to have a sign at the end of the driveway referring to the speed limit and limiting jake brakes. Steve Quinn and others agreed that keeping the work to the business hours and informing the public or developing a mailing list. Ernie Dodd said it would be good to inform the public. Mark Jones suggested a postcard for residents to be able to provide an email address for future notifications.

Mark Jones asked how you keep drivers off of Packard Road? Don McPherson said the Police would have to do that, although they could communicate to the trucking company. Steve Quinn said signage saying no trucks.

Mark Jones said the PB could ask the highway department or police for a temporary sign.

Steve Quinn, Lori Clark and Mark Jones agreed they rely on Places Associates to provide final recommendation on drainage issues.

Greg Roy said given the geometry of the site, this is a low risk project area.

Ernie Dodd said he is satisfied with what has been presented. Steve Quinn said he would like to hear a final word from Places Associates, even though he agrees that any potential negative impact would not be felt off site. Mark Jones said he agrees with Steve.

Ernie Dodd moved to continue the Public Hearing until June 27 at 7:35pm

Steve Quinn seconded.

VOTED: (4-0) Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Mark Jones).

Pennie Lane Plan Endorsement and Legal Documentation

Mark Jones said that in the Decision the Board wanted the road to be restricted in accordance with language provided in Section 8.16 of the Decision.

Ernie Dodd said that he has some comments regarding the drainage.

The Board agreed that the Declaration of Protective Covenants and Restrictive Agreements, as well as the Declaration of Easement should be amended to reflect Board comment.

Housing Production Plan Discussion

The Board agreed to move discussion and review of the Housing Production Plan to June 27th.

148 Hudson Road Hammerhead Lot Deliberation

The Board discussed the Hammerhead Lot Special Permit for Lot 1 Hudson Road.

Ernie Dodd moved to approve the Hammerhead Lot Special Permit for Lot 1 at 148 Hudson Road as amended.

Steve Quinn seconded.

VOTED: 4-0 (Lori Clark, Ernie Dodd, Steve Quinn, Mark Jones).

Joanne Drive Preliminary Subdivision Decision Deliberation

The Board discussed the language regarding the Forest Road connection. The Board discussed the idea that making this a connecting road both caused much concern in the neighborhood, while also being very agreeable to the Public Safety and Highway Departments. Members of the Board said they agree that the design should try to minimize its impact and width. Ernie Dodd noted that the Section of the Subdivision Rules and Regulations requires the projection of streets.

Lori Clark said the Board agreed that there needs to be plowable access while not encouraging normal through traffic. The Board discussed that they would like to include language in the decision that the design of the connection should meet the spirit of the Fire and Highway Department's safety concerns, while mitigating the amount of through traffic that will use the road.

The Board discussed the need for a finding regarding signage.

Ernie Dodd moved to approve the Preliminary Certificate of Action for Preliminary Subdivision at Joanne Drive, off Sudbury Road as amended.

Steve Quinn seconded.

VOTED: (3-0) Unanimously in favor (Lori Clark, Steve Quinn, Ernie Dodd).

Meeting Adjourned.