

TOWN OF STOW
PLANNING BOARD

Minutes of the June 27, 2016 Planning Board Meeting

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

Voting Associate Member: Mark Jones

Absent: Len Golder

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

Public Input

A resident from 227 Boxboro Road said she recently moved to Stow from Acton and heard that there is going to be an Active Adult Neighborhood across the street. The resident said that in Acton, development and tear downs were continuous. With a huge project going forward at the airport and a 6 to 8 home affordable housing development proposed at 241 Boxboro Road, it seems like a lot of development for Boxboro Road to handle. She said she is surprised that the Planning Board would consider so many projects on a country road. She said it is not the right location for a 40b development. Traffic is never overwhelming but there are often many trucks on Boxboro Road. If the project is going to be built there will also be blasting of ledge.

Lori Clark said the resident should come to the hearing regarding the Regency at Stow. Lori Clark noted that the Town is looking to find space for affordable housing and it is difficult to locate affordable housing anywhere. The Stow Municipal Affordable Housing Trust would be a good group to consult with as the project is discussed.

The resident asked about what would happen to displacing all of the wildlife. Lori Clark said SMAHT would need to put forth a proposal to the Community Preservation Committee and will then go to Town Meeting for a vote. Lori Clark said to date the Planning Board has suggested the Town recommend purchasing the property. Lori Clark said that the cost for the acreage seemed relatively low. Lori Clark said that the Planning Board is expecting that the Stow Municipal Affordable Housing Trust will be doing some of the research into the site specific issues will be raised.

Barbara Huggins, Town Counsel, explained the process of a Chapter 61 Right of First Refusal process.

Lori Clark and Ernie Dodd agreed that the most urgent place to be making the comments are at the Stow Municipal Affordable Housing Trust and Selectmen Public Hearing on June 28th.

Warren Nelson noted that there is a big ravine on the backside of the land and if you try to build on the Hammerhead Lot, there is some dangerous terrain to contend with.

Discussion of Executive Session to Discuss Ongoing Litigation

Lori Clark made a finding that a discussion of the ongoing litigation in an open session would jeopardize the integrity of the case.

Ernie Dodd moved to enter into Executive Session to discuss ongoing litigation with a return to the regularly scheduled meeting at the conclusion of discussion.

Roll Call Vote: Lori Clark – Yea; Margaret Costello – Yea; Ernie Dodd – Yea; Steve Quinn – Yea.

Public Hearing

Jillians Lane Definitive Subdivision

*Ernie Dodd moved to continue the Hearing without Testimony until July 13th at 8:15pm.
Steve Quinn Seconded.*

VOTE: (4-0) Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn, Margaret Costello).

Public Hearing

Minuteman Airfield Erosion Control Special Permit and Earth Removal Permit

Present – Greg Roy. P.E. Ducharme and Dillis Civil Design Group
Don McPherson – Owner of Minuteman Airfield

Greg Roy responded to comments on drainage by Places Associates, saying the project was designed to meet the 80% Total Suspended Solids threshold. Keep in mind this is an airport that does not get sanded and salted, he said. The Applicant agreed that may have been overlooked.

Lori Clark asked the Board if they had comments and questions. Steve Quinn asked how the two engineers could disagree about numbers that on hand says the basin will fail, and on the other that it will not? Greg Roy said there is an order of conditions and Operations and Maintenance Plan that says that the erosion control structures are on record as needing to be maintained and inspected. Greg Roy said there is not a high velocity condition at the site.

Greg Roy said that the sediment forebays and bio retention swale were sized to make the project work. Greg Roy said that Places Associates had suggested that they beef up the swale with an impermeable core and add armoring to the swale, such as more rip-rap which they can do.

Ernie Dodd moved to close the Public Hearing for Erosion Control Special Permit and Earth Removal Permit.

Steve Quinn seconded.

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

Pennie Lane Definitive Subdivision Plan Endorsement

The Board reviewed the Declaration of Protective Covenants and Restrictive Agreement, Restrictive Covenant, Declaration of Easement/Private Way Maintenance Agreement and Pennie Lane Access and Grading Easement. The Board endorsed the various documents and plans.

Public Hearing

Regency at Stow Public Hearing Continuance

Lori Clark opened the Public Hearing for the request for Minor Modification and Extension.

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

Steve Quinn Seconded.

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

Ernie Dodd moved to continue the Public Hearing without testimony until July 13 at 7:15 pm.

Steve Quinn Seconded.

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

117 Walcott Street ANR Plan

Greg Roy described an ANR Plan that creates two new lots in order to avoid a Chapter 61 Right of First Refusal trigger.

Ernie Dodd moved to authorize Karen Kelleher or Steve Quinn to endorse the Plan.

Steve Quinn seconded.

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

Voting Associate Member Appointment

Lori Clark noted that Mark Jones expressed interest in being appointed as a Voting Associate member.

Ernie Dodd moved to appoint Mark Jones as Voting Associate Member for a period of one year.

Margaret Costello Seconded.

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

Deliberation of 0 South Acton Road Solar Photovoltaic Renewable Energy Installation and Erosion Control Special Permit and Site Plan Approval

The Board discussed the options for the Decommissioning security, deciding to be consistent in the request for 60,000/per megawatt. The Board discussed various updates to the draft decision.

The Board found that absent Planning Board member Lenny Golder will be needed to vote on the Application.

Hudson Road Hammerhead Lot Special Permit Decision Deliberation

The Board found that absent Planning Board member Lenny Golder will be needed to vote on the Application.

Joanne Drive Decision Deliberation

The Board discussed the amendments to the Joanne Drive Decision and endorsed the Plan contingent on the scrivener errors being fixed.

Housing Production Plan Draft Review

Mark Jones noted that the American Community Survey noted that the current estimate is very close to the MAPC projection for 2020 and therefore to the extent that the Housing Production Plan relies on the MAPC projections, we could potentially be underestimating the housing challenges that the Town is facing.

Ernie Dodd noted that purchasing deed restrictions on existing homes could be a good idea to preserve existing housing stock. Laura Spear said that SMAHT has looked at this and realized that it would be prohibitively expensive to update housing to DHCD standards. Purchasing a deed restriction either new or existing is the same concept.

Mark Jones noted that putting the median income in the Executive Summary would be helpful. Laura Spear said that the median household income for Massachusetts is \$90,400 for a family of four. In Stow it is \$130,000. Low Income is \$73,000. Working class families would be considered low income in Stow. Very Low income is \$49,000 and Extremely low is \$29,000. Laura Spear said it is a blueprint format for the state.

Mark Jones noted that it would be helpful to show percentage of cost burden across different income levels, as shown in his amended table.

Laura Spear said that she will be giving Nathan Mark's comments to include in the final draft.

Discussion of Summer Schedule

The Board agreed to meet on August 2, 9 and 23.

Meeting Adjourned.

Respectfully Submitted,

Jesse Steadman