

TOWN OF STOW
PLANNING BOARD

Minutes of the September 19, 2017 Planning Board Meeting

Planning Board Members Present: Lori Clark, Ernie Dodd, Len Golder

Voting Associate Member: Mark Jones

Absent: Karen Kelleher, Margaret Costello, John Colonna- Romano (Associate Member)

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

Discussion of Meeting Minutes

Minutes of September 12, 2017

Ernie Dodd moved to approve the minutes as amended.

Len Golder Seconded.

VOTED: 3-0 Unanimously in favor (Ernie Dodd, Margaret Costello, Karen Kelleher-Yea).

Public Input

None.

Member Updates

Ernie Dodd reminded members to submit comments on the Joanne Drive Subdivision and Planned Conservation Development application ahead of the public hearing on October 3, 2017.

Planner's Report

Regency at Stow Utility Connection

Jesse Steadman noted that he visited the site of the Regency utility installation and discussed the work with Bill Keaton, who will be visiting the Board later this evening. Jesse Steadman said he took some photos of the work and has included them in the packets.

Collings Hammerhead Lot

Jesse Steadman said the Planning office has provided Andrews Survey and Engineering with comments back from the Board on the Special Permit/ANR plan. To date there has been no response.

Gleasondale Subcommittee Update

Valerie Oorthuys described the upcoming Historic Preservation forum being held by the Gleasondale Historic Area Subcommittee, as well as development of a follow up survey. The Subcommittee inquired into whether some funds from the travel and meetings account could be used for the presentation for refreshments. Jesse Steadman said he thinks it

would be a worthwhile use of the funds for that account given the subcommittee status and the importance of the effort.

Comprehensive Permits

Jesse Steadman reported that letters requesting plan copies have been sent to the Applicants for the Habitat for Humanity project, as well as Plantation Apartments II.

Regency at Stow Utility Proposal

Present: Bill Keaton, Toll Brothers

Jesse Steadman said that at the meeting on September 12, the Board had requested more information about Hudson Light and Power's (HL&P) plan regarding utilities at Regency at Stow.

Bill Keaton said that HL&P installed a new utility pole off of Boxboro Road as well as a riser pole about 15 feet from that. Bill Keaton said that initially the poles were to be placed near the entrance of the development, and Toll Brothers asked HL&P if the pole locations could be changed to eliminate the need for wires to cross the entrance of the development. Bill Keaton said that he then learned that HL&P would need to clear trees to gain access to the line and riser poles to bring power to the project. The tree clearing has already been done.

Mark Jones asked for more detail around the dimensions of the access required. Bill Keaton said that they cleared an area about 25-30 feet wide and 15 feet deep to have two lift trucks available at the same time in case of emergency. Jesse Steadman said that this access is roughly between the cart path used as a temporary access to the south of the development, and the entrance to the development.

Lori Clark asked if there would be a requirement to keep this access clear, as the appearance of the access is likely a concern for neighbors. Bill Keaton said that they would be able to plant trees in the area to help screen. The Board discussed the planting of white pines and rhododendrons.

Jesse Steadman noted that during the public hearing for a modification to the Special Permit, a plan to restore the entrance and frontage toward the end of construction was agreed upon. Jesse Steadman suggested that the planting at the utility access could be included as part of that plan.

Pennie Lane- Chapter 61 Withdrawal

Jesse Steadman described the Chapter 61 withdrawal at the Pennie Lane subdivision, saying that Parcel A and Lots 2-5 are subject to the Town's right of first refusal. Parcel A includes 21 acres of open space, and Lots 2-5 are four buildable lots.

Ernie Dodd moved to not exercise the right of first refusal for parcels R1-27A, 2, 3, 4, and 5.

Len Golder Seconded.

VOTED: 3-0 Unanimously in favor (Lori Clark, Ernie Dodd, Len Golder-Yea).

Lower Village Traffic Improvement Project

Jesse Steadman provided an overview of a recently received invoice from Howard Stein Hudson, saying that it covers some construction services, as well as out of scope items requested by the Planning Department. Jesse Steadman said that Mark Gravallesse from Howard Stein Hudson will provide an amendment to the invoice to further detail the progress of the project.

Jesse Steadman noted that the Board of Selectmen's agenda for their meeting on September 26, 2017 will have an item regarding signing indemnification and easement agreements for the Lower Village project.

Jesse Steadman provided the Board with an update on the status of right of way discussions with a few landowners along Great Road.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys