

TOWN OF STOW  
PLANNING BOARD

Minutes of the October 17, 2017 Planning Board Meeting

Planning Board Members Present: Lori Clark, Ernie Dodd, Margaret Costello, Len Golder,  
Karen Kelleher

Voting Associate Member: John Colonna- Romano

Associate Member: Mark Jones

Lori Clark called the meeting to order at 7:05pm.

**Discussion of Meeting Minutes**

**Minutes of October 10, 2017**

*Ernie Dodd moved to approve the minutes as amended.*

*Margaret Costello Seconded.*

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

**Public Hearing**

**Definitive Subdivision Plan and Planned Conservation Development and Erosion Control Special Permit and Site Plan Approval, Joanne Drive**

Lori Clark opened the Public Hearing at 7:15pm.

Lori Clark noted that she will not be a voting member for this application, as she was not present at the initial public hearing.

**Present:** *Rich Harrington, Stamski and McNary, Inc.*

Rich Harrington described the Forest Road extension, noting the location of the catch basin and intention to alter the existing cul-de-sac so that it connects smoothly with the proposed extension to Joanne Drive.

Rich Harrington said that specifics regarding the wetland replication area to the northwest of Forest Road are still being discussed with the Conservation Commission, and some grading may be changed.

*Forest Road Connection*

*Scott Bracci, 48 Forest Road, said that he discussed this application with the Fire Chief, who indicated that the extension is not required and that he does not have a preference for the*

cistern location. Scott Bracci asked if the cistern could be located on the Joanne Drive side, and if that relocation could mean that the Forest Road cul-de-sac would be retained. Lori Clark responded that subdivision connections, such as the Forest Road through way, are described in the Planning Board's Subdivision Rules and Regulations and that the intention behind connections is public safety.

Lori Clark read comments the Board received from the Fire Chief, the Superintendent of Streets, and the Conservation Coordinator regarding the through way. The Fire Chief noted that National Fire Protection Association (NFPA) standards do not prohibit gravel, provided the surface can support apparatus weight and can be maintained throughout the year. The Conservation Coordinator said that a gravel portion of road in the vicinity of the wetland resource area could create issues with siltation and stormwater runoff. The Superintendent of Streets said that a gravel road between two paved sections would not be advised as it would be difficult to maintain as a public way to be accepted by the Town. Regarding the use of a cobblestone strip across Forest Road to deter traffic, the Superintendent of Streets said that it would not pose any issues to plows if properly installed, though it may be unlikely to deter traffic.

Scott Bracci asked for clarification between a recommendation through the Subdivision Rules and Regulations and a requirement. Karen Kelleher said that the Board would need good reason to grant a waiver from the Rules and Regulations.

*Laura Acosta, 47 Forest Road*, said that Joanne Drive will be a dead end, and wondered how emergency access would be helped by a through way if a tree fell at the end of Joanne Drive. Ernie Dodd said that Forest Road and Joanne Drive would be long culs-de-sac, and the connection was not available at the time Forest Road was developed.

Rich Harrington commented that the cistern could be relocated if needed, though NFPA standards would still require a 20 foot width for the through way.

Len Golder asked for clarification of the concern with the Forest Road extension. Scott Bracci said that living at the end of a cul-de-sac was important in deciding to purchase his home, and that he thought Joanne Drive would not be constructed in the proposed way. Scott Bracci said that one issue is traffic, though primarily the concern is the neighborhood atmosphere and property values. Laura Acosta agreed that living at the end of a cul-de-sac is important, and that traffic and the speed of cars is a concern.

Karen Kelleher said that though she is sympathetic to the neighbor's concerns, she feels that there needs to be a connection between the roads. Karen Kelleher said this could be an emergency access, perhaps with a cobblestone strip, but the through way would need to be constructed to NFPA standards. Karen Kelleher said that an emergency access with a gate does not suffice, though there could be signage to prevent through traffic.

Len Golder agreed, saying that the Fire Department would need to get between the two roads easily. Len Golder added that the through way could be a one-way street or that signage could alert vehicles that the extension is only for emergency vehicles.

John Colonna- Romano agreed, saying that safety is a primary concern and that even one incident could have a high impact.

Margaret Costello agreed that the connection is needed, though she is sympathetic to the changing feel of the neighborhood.

Ernie Dodd agreed, adding that there are options for signage and the cul-de-sac turnaround staying in place, and that he would prefer a cobbled apron.

Lori Clark said that there needs to be a connection between the roads, and suggested that limiting the use of it to emergency access only may be the best compromise for current abutters.

Scott Bracci asked for clarification around an emergency access road and a subdivision road. Karen Kelleher said that both are public ways and would need to be created to standards, meaning that it would be 20 feet wide and paved.

Scott Bracci said that he would prefer the cul-de-sac to remain. The Board agreed, as it has public safety benefits.

*Rick Lundy, the applicant*, said that the subdivisions at Forest Road and Joanne Drive were both approved in the '70s with the connection road, and that the cul-de-sac was only recently added.

Rich Harrington said that he understands that the Board is recommending the through way to be 20 feet wide, paved, without gates, and with emergency access signage. Rich Harrington said that he heard the Board agree that the cul-de-sac on Forest Road should remain, and added that the extension may have a cobbled apron, and that the cistern could be located on either side of the access.

Scott Bracci said that because of the additional runoff from the development, aesthetics, and the layout of the neighborhood, he would rather the cistern relocate to Joanne Drive, as it will affect tree clearing. Rich Harrington said the cistern could be located in either position. Karen Kelleher said that the cistern should be at the preferred location of the Fire Chief.

#### *Landscaping*

John Colonna-Romano asked if additional plantings could be added for screening. Ernie Dodd noted that Rich Harrington has offered a post construction walk and discussion around plantings.

*Lisa Hubbard, 45 Sudbury Road*, asked if the existing trees marked with red flags are set to be removed and if they are all within the applicant's property. Rich Harrington said that those trees are within the Town's right of way. Lori Clark said that those four trees were

noted at the Board's site walk, and that two will need to come down, and the other two will be reassessed. Ernie Dodd said that the Tree Warden will assess the trees as well.

#### *Traffic*

*David Hubbard, 45 Sudbury Road*, asked if the plans offer any means of noise reduction from traffic other than the tree line. Rich Harrington said that as discussed at a previous hearing, there are plans to place a sawhorse at the entrance to Joanne Drive during apple season, and that the landscaping near 45 Sudbury includes typical grass shoulders and slope. Lori Clark added that signage would also help with traffic.

#### *Stormwater Runoff*

Lisa Hubbard said that their home has had flooding due to the Robinwood Drive construction, and asked how their home will be protected with this construction. Lori Clark said that state stormwater regulations have been updated since that subdivision, and that construction and post construction rates are not allowed to exceed pre-construction runoff rates. Rich Harrington described the erosion controls on site.

#### *Open Land*

Laura Acosta asked about the ownership of the open land, and if the public will have access. Lori Clark said that the Board cannot dictate ownership, and the applicant has the option of either the Homeowner's Association, a non-profit entity, or to the Town. Rich Harrington said that the intention is for the Homeowner's Association to own the open land. Jesse Steadman noted that even with Homeowner's Association owning the land, the Conservation Restriction would still need to be worked out.

#### *Lot 1*

Scott Bracci asked for detail on the cross section of Lot #1. Rich Harrington gave an overview of the movement of stormwater through Lot #1. Ernie Dodd said that the Board's consulting engineer has reviewed the plans and will inspect the site throughout construction.

Scott Bracci asked if there will be any additional plantings between his home and Lot 1. Rich Harrington said that the plans will not offer any additional plantings, and that it may be more beneficial to plant on the uphill side of the Lot, at 48 Forest Drive.

*Ernie Dodd moved to close the hearing for the Definitive Subdivision Plan and Planned Conservation Development and Erosion Control Special Permit and Site Plan Approval for Joanne Drive.*

*Len Golder Seconded.*

**VOTED: 4-0 Unanimously in favor (Ernie Dodd, Margaret Costello, Len Golder, Karen Kelleher-Yea, Lori Clark Abstained).**

#### **Correspondence**

Karen Kelleher noted the list of Building Permits for September, asking about the foundation only permit given to the Jillian's Lane subdivision. Jesse Steadman said that he would discuss with the Building Department and look at the clearance slip for the permit.

### **Public Input**

*Katie Fisher, 1 White Pond Road*, asked about the schedule for fall construction on Great Road in Lower Village. Jesse Steadman said that the contractor plans to install the trunk line for the drainage this fall, which will be patched for the winter and reopened to complete the work in the spring. Jesse Steadman said that some road widening work will be done in the fall on the south side of the road. Jesse Steadman mentioned that staff have a pre-construction meeting with the contractor and consultant next week.

Katie Fisher asked if the timeline will affect state funds for the project. Jesse Steadman said that it wouldn't, as the deadline for work to be completed for MassWorks is June 30, 2018.

*Mark Forgues, 9 White Pond Road*, mentioned that the curb cut at 92 Great Road appears closer to the property line at 1 White Pond Road than he thought it would be, and asked for a 37 foot distance to be confirmed. Jesse Steadman said that he didn't believe the curb cut location had changed, and that he would discuss with the contractor.

Mark Forgues asked if the plans could be modified so that the sidewalks end either before or after 9 White Pond Road, but not between the two driveways. Jesse Steadman said that would be a small change to the plans.

### **Member Updates**

None.

### **Planner's Report**

#### **Zoning Board of Appeals**

Jesse Steadman said that the ZBA administrative assistant position has been open for a few weeks. Jesse Steadman said that at their meeting of October 16, the ZBA continued the public hearings for the comprehensive permit application for Plantation Apartments II and the Habitat for Humanity project at Pine Point Road.

#### **Historic Preservation Forum**

Jesse Steadman said that the Gleasondale Neighborhood Area Subcommittee held their historic preservation forum on October 11, and that there was a good discussion with Chris Skelly from the Massachusetts Historic Commission.

#### **Complete Streets Prioritization Plan**

Jesse Steadman said that the Complete Streets Committee will hold their first meeting on October 18, ahead of the kickoff meeting later in the month with consultants at Howard Stein Hudson.

Mark Jones arrived.

### **Regency at Stow Minor Modification Decision Approval and Endorsement**

The Board reviewed the minor modification decision for Regency at Stow, editing for clarity and consistency.

*Ernie Dodd moved to approve the decision of Minor Modification 11 for the Regency at Stow Active Adult Neighborhood, Erosion Control, and Exterior Lighting Special Permit dated October 10, 2017 as amended tonight.*

*Len Golder Seconded.*

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

The Board reviewed a letter to Britton Bradford of Toll Brothers regarding the petition for a Minor Modification of the Special Permit decision to allow temporary landscape lighting at the model home at Regency at Stow. The letter states that the Board finds that temporary exterior lighting does not require a Minor Modification.

### **Erosion Control Special Permit and Site Plan Approval, 77 White Pond Road- Decision Approval and Endorsement**

The Board reviewed the draft decision for the Erosion Control Special Permit and Site Plan Approval at 77 White Pond Road. The Board agreed that several findings needed to be added to the decision noting comments from the Board's consulting engineer at Places Associates. The Board agreed that language should be added to the decision to ensure that an Operation and Maintenance plan is submitted, subject to review and approval by the Board prior to endorsement.

*Ernie Dodd moved to approve the Erosion Control Special Permit and Site Plan Approval decision for 77 White Pond Road, dated October 17, 2017 as drafted and amended.*

*Len Golder Seconded.*

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

### **Lower Village Traffic Improvement Project**

Jesse Steadman said that the pre-construction meeting is scheduled for October 25. Jesse Steadman said that he is putting together a list of field changes and notes for the contractor and provided an update on the temporary and permanent easement requests, saying that only a handful more need to be finalized.

**Meeting Adjourned.**

Respectfully Submitted,

Valerie Oorthuys