

TOWN OF STOW
PLANNING BOARD

Minutes of the April 4, 2018 Planning Board Meeting

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

Voting Associate Member: John Colonna- Romano

Absent: Mark Jones (Associate Member)

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

Discussion of Meeting Minutes

Minutes of March 20, 2018

Ernie Dodd moved to approve the minutes as amended.

Karen Kelleher Seconded.

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

Public Input

None.

Member Updates

John Colonna- Romano noted that his neighbors on Boxboro Road are concerned with the volume of truck traffic and are interested in traffic calming on Boxboro Road. Jesse Steadman said that staff recently met with neighbors to hear their concerns and ideas for improvement. Jesse Steadman said that their recommendations are in line with improvements listed on the Complete Streets Prioritization Plan.

Karen Kelleher said that the Complete Streets Prioritization Plan was submitted to the State on Monday.

Planner's Report

Lower Village

Jesse Steadman reported that he and Valerie Oorthuys met with a property owner who has 108 and 118 Great Road under agreement. There was good discussion regarding the future of Lower Village, current Planning Board work, and the potential for property owners to reengage on the water supply issue.

Jesse Steadman also noted that there will be a pre-construction meeting for the Traffic Improvement project on April 5th at 9am to coordinate activity with public safety officials, Hudson Light and Power, and others.

Jesse Steadman noted that in the packets is a proposal to the Planning Board regarding a more structured opportunity to create an inclusive, multi-stakeholder group to advance the Lower Village zoning and design effort.

Community Housing Fair Tomorrow

Jesse Steadman updated the Planning Board on the Community Housing Fair to be held at the Pompositticut Community Center on the evening of April 5th.

Gleasondale Historic Subcommittee

Jesse Steadman reported that the Gleasondale Neighborhood Area Subcommittee has been researching a variety of different regulatory and non-regulatory tools to preserve historic character and architecture in Gleasondale. The group is planning to hold a joint meeting with the Historic Commission to align on overarching goals prior to bringing their findings to the Planning Board with recommendations on next steps.

Eversource Intervener Brief

Jesse Steadman reported that an intervener brief from Town Counsel on behalf of the Board of Selectmen was submitted to the Energy Facilities Siting Board. The Brief describes that the requested exemptions from use and noise meet the three part test stated in case law. The Board agreed that given its discussion of zoning, the Board would have appreciated being notified of the brief while it was being drafted. The Board agreed to send a memo to the Board of Selectmen to state their disappointment and ask to be given the opportunity to offer input in the future.

Endorsement of Joanne Drive Definitive Subdivision Plan

Present:

Rick Lundy, applicant

Jesse Steadman said that the plan is not ready to be endorsed, as the applicant is working on the required legal documents. Jesse Steadman said that two outstanding issues to discuss include the provision of a public benefit as an alternative to the construction of sidewalks, and confirmation that the landowner at 35 Sudbury Road has been presented with information pertaining to the final condition and grading of Joanne Drive and has been offered the option to connect their driveway to Joanne Drive.

Rick Lundy said that in lieu of constructing the sidewalks, two parcels, R-13 11B and 11C, could be donated, with the understanding that there would be no public access on other Open Space in the development. The Board reviewed a map of the two parcels, which straddle the Assabet River to the south and southwest of Joanne Drive. The Board noted the lack of access to the land, as they are both landlocked.

Karen Kelleher noted the need for a nexus and proportionality with regard to the provision of a waiver for sidewalks.

Jesse Steadman noted that Parcel 11B was originally going to the Homeowners Association, and Parcel 11C was not previously included in the plan.

The Board discussed the proportional benefit added to the Kane Land through a donation of Parcel 11B. Jesse Steadman said that the Selectmen recently voted in favor of the construction of recreational trails, and that the land was originally donated to the Town in 1992 for a potential water supply. The Board acknowledged that the fee in lieu of constructing the sidewalks would roughly be \$65,000.

Lori Clark said that the proportional benefit of Parcel 11B is a consideration, though the donation does not seem proportional to the sidewalk requirements. John Colonna-Romano said that perhaps a combination of components could achieve a proportional benefit. Karen Kelleher agreed, saying that the construction of sidewalks would provide a public benefit, but the provision of landlocked parcels is an unclear benefit, especially without conducting a site walk to ensure the land is dry enough to be useable for the public. Margaret Costello said that she feels Parcel 11B is valuable as an extension of Town-owned land.

Ernie Dodd said that he does not feel the parcel donation is acceptable, as he feels it does not meet the intent of the Board's rules and regulations.

The Board discussed the potential for including public trails around the proposed canoe landing towards Parcel 11C, so that paddlers would have the ability to access the land. Lori Clark suggested that the donation of the two parcels in addition to publically accessible trails to connect the proposed canoe landing with Parcel 11C could offer a proportional public benefit. Karen Kelleher said that a plan would have to be provided to the Board to demonstrate the intention of the donation and the clearing of any trails. Jesse Steadman said that the trails would need to be codified on the plan, as this is not detailed in the decision.

Jesse Steadman said that regarding the abutter's consent for the construction of a driveway extension to Joanne Drive, the applicant's engineer said that the abutter may not understand the final condition of the road, and may not want grading and repaving. Jesse Steadman said that the Board should ensure that the abutter is presented with options and understands the impacts.

The Planning Board agreed that the owner of 35 Sudbury Road should provide the Board with a letter stating their understanding of the impacts of Joanne Drive and whether they consent to the work being completed or if they would not like access to Joanne Drive.

Jillian's Lane Erosion Control Stabilization Plan

Jesse Steadman said that correspondence related to erosion control at Jillian's Lane is included in the Board's packets. Jesse Steadman said that Sue Carter, the Town's consulting engineer at Places Associates, has inspected the site recently and noted that the check dams are working, the water leaving the site was clean, and the flocculent was in place.

The Board discussed what they would like to see prior to allowing the water line and propane tank to be installed. Lori Clark said that the contractor should not move forward until the Board is in receipt of a comprehensive schedule. The Board agreed to send a letter to the applicant's consultant and contractor to reiterate what work should and should not continue and that clear documentation is needed to detail the sequence of work and any related triggers or conditions. The Board agreed that once the septic work is completed and Sue Carter is satisfied that the site is stable, the contractor may move toward a regular construction schedule.

Recreational Marijuana Planning Process

Jesse Steadman said that one of the warrant articles for Town Meeting is an extension of the Temporary Moratorium on Recreational Marijuana Establishments. Jesse Steadman said that the current moratorium expires on November 1, 2018, and extending that date to December 31, 2018 will allow for the Town to consider any Adult Use Marijuana zoning articles or ballot questions at a fall Special Town Meeting without the risk of a gap between the end of the moratorium and the Attorney General's acceptance of any new zoning. Jesse Steadman said that a public forum could be held as soon as mid-May, and that a draft presentation discusses what the Town is able to control and is not able to control, and what the Planning Board may control.

Warrant Articles for Town Meeting

Jesse Steadman said that the warrant article for amendments to the Industrial District uses have been revised since the Board's last discussion. The Board discussed language around the outdoor sales of products and defining sales of finished goods. The Board discussed language around the percentage of sales allowed related to the site's primary use, to ensure that the intention of allowing accessory retail use is maintained. The Board agreed that sales areas should occupy no more than 45% of the floor area devoted to the principle permitted use.

The Board agreed that Industrial District landowners should be alerted to these changes prior to Town Meeting.

Jesse Steadman said that the warrant article for the Temporary Moratorium on Recreational Marijuana Establishments has been revised to correctly name the Cannabis Control Commission, and to extend the moratorium until December 31, 2018.

The Planning Board made minor edits to the warrant article regarding amendments to the Erosion Control bylaw.

Lower Village Traffic Improvement Project

Jesse Steadman said that a pre-construction meeting is scheduled for the morning of April 5th, and that the construction will hopefully start as soon as next week. Jesse Steadman said

that the project has been delayed this spring because asphalt plants have not opened due to weather.

Community Compact- Best Practice Area Selection

The Planning Board discussed a new Best Practice area to select for Stow's Community Compact with the Baker Administration, as the submission of the Complete Streets Prioritization Plan fulfills one of the three Best Practice areas the Town selected in 2016. The Board reviewed options that could advance efforts in public water supply development, zoning, and environmental preparedness and hazard mitigation. The Board selected the Best Practice "align Land Use regulations, especially zoning, capital investments, and other municipal actions with Housing Development, Economic Development, Master, Land Use Priority, or other plans for future growth. Promote development and reuse of previously developed sites".

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys