

TOWN OF STOW
PLANNING BOARD

Minutes of the April 11, 2018 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 7:00pm.

Discussion of Meeting Minutes

Minutes of April 4, 2018

Ernie Dodd moved to approve the minutes as amended.

Margaret Costello Seconded.

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

Public Input

None.

Member Updates

Karen Kelleher said that the Zoning Board of Appeals recently voted 3-2 in favor of granting a Comprehensive Permit with conditions for the Habitat for Humanity project on Pine Point Road.

Planner's Report

New Licensing- Massachusetts Department of Environmental Protection

Jesse Steadman provided a letter from MassDEP which explains that a new type of licensing provides local Planning Boards the opportunity to review and provide MassDEP with input regarding General License Certification for constructing or updating small docks and piers. Jesse Steadman said that there is no requirement to respond to this type of license, and a public hearing is not needed, though the Planning Board can provide comment if they feel it is warranted.

Community Housing Fair

Jesse Steadman reported that the Community Housing Fair hosted at the Pompositticut Community Center was a great success with a large turnout. Jesse Steadman noted that the distance participants travelled to hear about housing opportunities in the region underscores the need for affordable housing in Massachusetts.

Joanne Drive

Jesse Steadman said that he had a conversation with the owner of 35 Sudbury Road regarding the expectations of the Joanne Drive subdivision and the potential connection to his property. Jesse Steadman said that the owner is planning to have another discussion with the applicant to define a date certain, by which time he will need to confirm plans to tie his private driveway into the road layout.

Complete Streets Prioritization Plan

Jesse Steadman said that the Complete Streets Prioritization report has been finalized and returned to Howard Stein Hudson for submission. Jesse Steadman said that an upcoming meeting of the Complete Streets Committee will be scheduled to coordinate a presentation at Town Meeting and to finalize the construction funding application, due May 1, 2018.

Minor Modification to Site Plan Approval for Wireless Communication Facility, 353 Great Road

Jesse Steadman said that Eligible Facilities Requests are handled through Site Plan Approval, which has been filed by Sprint, including acknowledgement of consent from First Parish Church. Jesse Steadman said that the application is for the installation of three new antennas and remote radio heads at Sprint's existing facility at 353 Great Road, requiring a minor modification of the original decision.

Karen Kelleher moved to approve the site plan for Sprint's modification of the existing installation at 353 Great Road in accordance with Massachusetts District Court Judgement, Civil Action No. 06-10659 GAO, Section 1(V).

Ernie Dodd Seconded.

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

Endorsement of Joanne Drive Definitive Subdivision Plan

The Planning Board discussed the applicant's proposal to donate land to the Town in lieu of constructing a sidewalk, and considered how the decision would handle all of the associated contingencies with land donation, such as if the Conservation Commission or the Board of Selectmen opted not to accept the land. The Board agreed that the donation of land is further complicated by the fact that Parcel 11C was not part of the application for the Subdivision.

Ernie Dodd stated that he does not feel the donation satisfies the request for a waiver.

The Planning Board discussed the options available to the applicant regarding the construction of a sidewalk. The Board agreed that the applicant's options are to either construct the sidewalk on Joanne Drive, provide a fee in lieu of the construction, or, as suggested by the applicant, the donation of parcels R-13 11B and 11C with public trails between them, or the potential of public trail access from Joanne Drive to the designated Open Land easement 8b. The Board agreed that if the applicant chooses to donate land to the Town, the decision would need to be amended and the public hearing would need to reopen. Furthermore, because public access was discussed with abutters during the public

hearing for the subdivision, the applicant's choice regarding the sidewalk construction may also warrant a public hearing.

Jesse Steadman said that he spoke with the owner of 35 Sudbury Road regarding the potential construction of a driveway connection to Joanne Drive. Jesse Steadman said that the owner had been contacted by the applicant, and is likely going to want the driveway connection to be constructed. Jesse Steadman said that the owner will provide the Planning Board with a letter stating as such.

Jillian's Lane Erosion Control Stabilization Plan

Jesse Steadman said that he has received several Stormwater Pollution Prevention Plan (SWPPP) reports and is awaiting a formal response to the Planning Board's letter requesting more detail on the construction sequence. Jesse Steadman said that the SWPPP reports state that site work is not allowed, per order of the Planning Board. Jesse Steadman said that the next phase of work on site is focused on erosion control, and that the contractor has arranged for a vacuum truck to clean out the catch basins.

Discussion of Legal Documents, Regency at Stow

Jesse Steadman noted that an upcoming meeting with Tony Casapulla of Toll Brothers is scheduled to discuss amendments to legal documents and the potential installation of lighting at the entrance to Regency at Stow. New residents of the development are concerned that the entrance is dark and dangerous at night. Lori Clark noted that a past modification of the decision may have a condition regarding a light attached to the sign at the entrance to Regency at Stow. Lori Clark said that the Board should review the design of the light.

Jesse Steadman said that he would follow up with the request for a landscaping plan for returning the secondary construction access to its original condition.

Jesse Steadman said that the affordable housing lottery would take place soon, as it may happen before the Local Action Unit application is accepted by the Department of Housing and Community Development, though the owners of the affordable units won't be able to move in until it is accepted.

Recreational Marijuana Planning Process

Jesse Steadman shared a draft presentation on recreational marijuana, intended for a public information session which will be held in late spring. The presentation walks through the Cannabis Control Commission's regulations and highlights what the town does and does not have control over. Jesse Steadman noted that the presentation does include information outside of the Planning Board's purview in order for residents to more fully understand how the town could choose to respond to new regulations. Jesse Steadman clarified that the presentation does not take a stand on the issue, but rather provides a full picture of what residents' options are and what to expect.

The Board offered several suggestions to improve the presentation, such as reordering the presentation's slides regarding existing Medicinal Marijuana zoning and the understanding

of Stow as a 'yes' community. The Board agreed that it should be made very clear that the Town cannot limit or prohibit personal use of marijuana, and that any regulation would relate to commercial uses. The Board noted ways of making language related to zoning and allowable uses more understandable, and asked for further clarification regarding the ability to cap the number of allowed marijuana establishments.

The Board noted several questions regarding the Recreational Marijuana laws to be clarified, such as the ability and process through which a Medicinal Marijuana facility could convert to a Recreational Marijuana facility and the staffing and procedure for public hearings related to an application for a Recreational Marijuana facility.

The Board discussed the benefit of creating a survey to better understand the Town's interests, agreeing that a survey should be available for residents to complete at the time of the public meeting.

Lower Village Traffic Safety Improvement Project

Jesse Steadman said that construction will begin on April 17th. E.T.&L. Corp will place their construction trailer by the Lower Common. Jesse Steadman said that there are two abutters who have not provided the requested easements, which E.T.&L. Corp has been informed of.

Lower Village Zoning Effort

Jesse Steadman described the need of creating a working group or subcommittee to move forward with zoning and infrastructure updates in Lower Village. Jesse Steadman said that with the road construction project beginning, a Business District and Market Analysis grant, and new ownership in the Village, he recognizes the opportunity to update past planning efforts and gather stakeholders to guide the vision of Lower Village.

The Planning Board agreed that the group should be a Subcommittee of the Planning Board. The Board outlined next steps, including clarifying the group composition and year 1 goals. The Board agreed that the Subcommittee would need to engage stakeholders for the Business District and Market Analysis, reboot past design and visual preference surveys and communicate those results to the public, and provide recommendations to consultants regarding zoning updates. Lori Clark said that it should be made clear that zoning upgrades for Lower Village must be in line with the Planning Board's goals.

Jesse Steadman said that staff would compile a draft list of goals, prioritize tasks for the first year, and advertise the Subcommittee.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys