

TOWN OF STOW
PLANNING BOARD

Minutes of the May 16, 2018 Planning Board Meeting

Planning Board Members Present: Lori Clark, Len Golder, Karen Kelleher, John Colonna-Romano

Associate Members: Mark Jones, Megan Birch-McMichael

Absent: Margaret Costello

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

Discussion of Meeting Minutes

Minutes of May 2, 2018

Karen Kelleher moved to approve the minutes as written.

John Colonna-Romano Seconded.

VOTED: 4-0 In favor (Lori Clark, Len Golder, Karen Kelleher, John Colonna- Romano-Yea).

Public Input

Katie Fisher, 1 White Pond Road, said that she heard of a new subcommittee looking at zoning and economic development in Lower Village and would like to see the vacancy posting. Jesse Steadman said that the vacancy notice has not been posted yet, and that it will be shared when it is finalized.

Ernie Dodd advised the Board to review M.G.L. Ch.81 on subdivision control law, specifically around creating a road with frontage.

Member Updates

None.

Planner's Report

Gleasondale Mill

Jesse Steadman reported he met with Representative Kate Hogan, Secretary of Economic Development Jay Ash, Bill Wrigley, and the Gleasondale Mill's new owners at a recent site visit. Jesse Steadman said they discussed the potential for water infrastructure and opportunities for investment from the State's economic development programs.

Jillian's Lane

Jesse Steadman reported that Kathy Sferra visited the Jillian's Lane site during the thunderstorms of Tuesday and documented silt running off the site. Sue Carter visited the

site and contractor today and requested they put together a plan for attenuating runoff by Friday, ahead of the weekend wet weather.

Kathy Sferra said that the site will need to be cleaned up again, especially as there is silt in the wetlands again. Kathy Sferra noted that the Conservation Commission has the option of fining for violations.

The Board discussed the timing of the installation of the septic system and the need for the site to be hydroseeded for stability of the exposed soils.

The Board agreed that a future agenda item should include a discussion of long-term site restrictions.

Kathy Sferra said that she feels there is not a current erosion control plan that is being followed. Kathy Sferra said that she feels that once the septic is installed, the area must be hydroseeded.

Lori Clark said that the site should be stabilized and inspected after the weekend's rain. If the site does not hold up, the site must be hydroseeded and no work may continue until a revised engineered erosion control plan is submitted. The Board agreed to those next steps and decided that the site's condition will be agreed upon by Sue Carter, MaryAnn DiPinto, Jesse Steadman, and Lori Clark.

Regency at Stow

Jesse Steadman reported that he met with Tony Casapulla of Regency at Stow today to discuss progress at the site, including the clubhouse plans to be reviewed this evening, the status of the Regulatory Agreements for the Affordable dwellings and general updates. Tony Casapulla indicated that all of the market rate units in the development have been sold.

Arbor Glen

Jesse Steadman noted that he had a discussion with Fred Meyer of Arbor Glen. Arbor Glen would like to pave a pea-gravel driveway leading to their septic system. They are afraid that plows will accidentally damage the manhole covers which are set in pea gravel and easily damaged. Jesse Steadman said he needs to review the threshold for impervious surfaces to see if the change would be allowed under zoning. At that point the Planning Board can decide whether such a change would constitute a modification of the Special Permit.

Marijuana Presentation

Jesse Steadman confirmed that the Pompositticut Community Center is reserved for June 20th at 7pm for a forum on Recreational Marijuana. Jesse Steadman noted he is working on updating a presentation for the event and will be working with Valerie to create a survey.

Athens Lane

Jesse Steadman said he has drafted a letter to the French Construction team to clarify the expectations regarding information that would be helpful to have at their next hearing continuance.

Subdivision Approval Not Required (ANR) Plan- 144 Red Acre Road

Kathy Sferra, Conservation Coordinator, said that this ANR relates to Town Meeting's support of acquiring 144 Red Acre Road for conservation, water supply, and affordable housing purposes. Kathy Sferra said that the intention of the ANR is to divide the parcel so that at closing, the Conservation Commission will have one deed for the Open Space, and Stow Municipal Affordable Housing Trust (SMAHT) will have one deed for the affordable housing portion. Kathy Sferra said that the Conservation Commission and SMAHT are requesting two waivers, one from the application fee and one from the requirement to show wells and septs within 150 feet of the new lot line. Kathy Sferra said that there is no development being proposed at the time of this plan, and SMAHT will have to show the wells and septs when they apply for the Comprehensive Permit through the Zoning Board of Appeals.

Kathy Sferra said that the geometry of the parcels is intended to provide an access to the Open Space from Tuttle Lane and to give SMAHT enough frontage for housing, as the front lot will have frontage on both Red Acre Road and Tuttle Lane. Kathy Sferra said that there will be a restriction on the deed to SMAHT stating that there cannot be vehicular access to the housing units via Tuttle Lane.

Karen Kelleher moved to approve the Approval Not Required Plan for 144 Red Acre Road entitled "Plan of Land- Assessors Map R-31 Lot 57" dated May 11, 2018 and to authorize Jesse Steadman to endorse.

John Colonna-Romano Seconded.

VOTED: 4-0 In favor (Lori Clark, Len Golder, Karen Kelleher, John Colonna-Romano-Yea).

Regency at Stow- Request for Minor Modification

John Colonna-Romano recused himself as an abutter to Regency at Stow.

Tony Casapulla, Toll Brothers, said that the proposed changes add to the clubhouse and pool area by expanding the deck to make a shade pavilion for outdoor recreation. Tony Casapulla said that this includes a 12 foot by 16 foot roof structure with a stand-up bar and television, along with a fire pit.

Lori Clark asked for more information regarding night activities at the clubhouse. Tony Casapulla said that there would be rules and regulations around that, which would be an issue for the Homeowner's Association to take up.

Lori Clark asked about outdoor lighting. Tony Casapulla said that there would be safety lights, though there won't be lighting for night use.

Jesse Steadman said that the Board's consulting engineer felt the drainage calculations were fine, and wondered if anything was changing regarding the placement of the mailboxes, to ensure that they are handicap accessible. Tony Casapulla showed the new location of the mailboxes, and said that the dimensions of the area has not changed, just moved.

The Board agreed that the proposed changes do not create additional impacts to abutters and do not affect drainage.

Len Golder moved that the Board consider the proposed changes a minor modification not requiring a public hearing.

Karen Kelleher Seconded.

VOTED: 3-0 In favor (Lori Clark, Karen Kelleher, Len Golder- Yea; John Colonna-Romano abstained)

Karen Kelleher moved to approve the proposed pool and patio layout update as shown on the plan as a minor modification not requiring a public hearing.

Len Golder Seconded.

VOTED: 3-0 In favor (Lori Clark, Karen Kelleher, Len Golder- Yea; John Colonna-Romano abstained).

Regency at Stow- Approval of Regulatory Agreement and Affordable Deed Rider

John Colonna-Romano recused himself as an abutter to Regency at Stow.

Jesse Steadman said that the original Local Action Unit application was approved in 2017, though the HUD qualifications have changed. Jesse Steadman said that MCO Housing Services has supplied the revised numbers, with no objections from housing consultants at MetroWest Collaborative Development or Stow Municipal Affordable Housing Trust (SMAHT). Jesse Steadman said that SMAHT raised the asset limit for the middle income units.

Jesse Steadman said that Town Counsel reviewed an earlier draft of the Regulatory Agreements and will review the final draft.

Karen Kelleher moved to approve the Regulatory Agreement and Affordable Housing Deed Rider as drafted and subject to Town Counsel's final review.

Len Golder Seconded.

VOTED: 3-0 In favor (Lori Clark, Len Golder, Karen Kelleher- Yea; John Colonna-Romano abstained).

Voting Associate Member Vote

Lori Clark said that the Board has received two letters of interest, and recalled that the Board postponed appointing Megan Birch-McMichael at their last meeting in order to wait until after Town Elections, as continuity among members is needed for an ongoing Special Permit Public Hearing. The Board agreed that although Mark Jones has more experience, Megan submitted her letter of interest earlier. The Board also recognized that Mark Jones is amenable to participation on the Board without the designation of Voting Associate Member.

Karen Kelleher moved to appoint Megan Birch-McMichael as Voting Associate Member for a 1 year term.

John Colonna-Romano Seconded.

VOTE: 4-0 Unanimously in favor (Lori Clark, Len Golder, Karen Kelleher, John Colonna-Romano- Yea).

Lower Village Traffic Improvement Project

Jesse Steadman described proposed changes to the Lower Village Traffic Improvement Project plan, saying that the consulting engineer and contractor have proposed to eliminate the grass buffer strip from 208 Great Road to the eastern end of 156 Great Road. Jesse Steadman said that the intention is to maintain a more linear edge of work, rather than having a grass buffer strip weave to avoid items such as a tree at 196 Great Road, the standing sign at 156 Great Road, and a transformer at 132 Great Road. Jesse Steadman said that bump out options have been reviewed, though those take up additional space in order to have smooth curvature. Jesse Steadman said that the 3.5 foot width of the buffer strip is needed to sustain the grass through dry periods.

Jesse Steadman noted that the grass buffer strip had previously been eliminated at the western end of the 208 Great Road frontage and along 128 Great Road, which allowed the Town to avoid requesting a permanent easement at that property.

Lori Clark asked if it could be possible to keep the sign at 156 Great Road and maintain the buffer strip along that parcel. Jesse Steadman said that he would discuss this further at an upcoming construction meeting.

Jesse Steadman said that a transformer at the western edge of 132 Great Road will need to be protected and that the consulting engineer proposed a stone wall to curve around the transformer and stabilize the slope along 132 Great Road. Jesse Steadman said that the proposed change includes 20 linear feet of stone wall to curve around the transformer and that the sidewalk would be installed along the wall. Len Golder added that landscaping around the wall would be preferable.

The Board agreed that the grass buffer strip could be eliminated to protect the tree at 196 Great Road and to protect the transformer at 132 Great Road, though it should be retained along 148-156 Great Road.

Jesse Steadman said that the Tree Warden has been contacted regarding removing the elm and sycamore in front of 118 Great Road, and that a landscaping plan for the corridor will be addressed once the project is completed. Karen Kelleher asked about the Tree Warden's budget for street trees.

Jesse Steadman said that the current plans also call for an asphalt top on the medians, though this can be changed to be loamed and seeded or to be filled with woodchips. The Board agreed that either loam or woodchips would be preferable to asphalt.

Jesse Steadman said that the utility pole at 92 Great Road has been moved away from the building, toward 1 White Pond Road, as planned.

Mark Forgues, of 9 White Pond Road, said that he feels the curb cut at the eastern end of 92 Great Road should be 37 feet from the property line with 1 White Pond Road. Mark Forgues said that he feels the Planning Board is making decisions in conflict with the Zoning Board of Appeal's (ZBA) decision on an appeal of the Building Inspector's decision regarding 92 Great Road. Mark Jones said that the ZBA decision relates to land uses at 92 Great Road, not the curb cut. Jesse Steadman added that the curb cut is in the public right of way and that its location is related to the need to find engineered turn radii for commercial vehicles. Mark Forgues said that he felt the curb cut has been engineered for bus access, rather than car access. Lori Clark said that curb cuts are designed to ensure the accessibility of fire apparatus.

Katie Fisher said that she feels that Hudson Light and Power moved the utility pole onto her property. Mark Forgues said that the utility pole is close to 1 White Pond Road, and added that he would like a larger buffer between the residential property and the business. Jesse Steadman said that he would contact HL&P to be sure the pole is not located on 1 White Pond Road.

Mark Forgues asked if the drainage structure shown on current plans in front of 1 White Pond Road is to remain, and added that he would like to see it closer to the road. Jesse Steadman said that the concern can be discussed at an upcoming construction meeting.

Sign Bylaw Discussion

The Planning Board decided to hold a working meeting on the Sign Bylaw at their meeting of May 29th.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys