

TOWN OF STOW

Notes Taken for the Community Preservation Committee by Deb Seith
Date: November 23, 2009 Location: Plantation Common Room

STOW ELDERLY HOUSING CORPORATION PRESENTATION - PLANTATION II MEETING

On November 23, 2009 the Stow Elderly Housing Corporation (SEHC) held an informational meeting about the proposed Plantation II project. SEHC invited all abutters to the project and several town organizations.

Linda Stokes, Bill Byron, Bob Larkin, and David Walrath from the Community Preservation Committee attended.

Discussion Notes:

- Plantation II (P2) is a 37 unit senior housing project.
- Why can't the building cross the property line into Plantation I (P1)?
 - Financing for the 2 properties is separate and it is not allowable to put a building on someone else's property.
 - Title V would trigger compliance issues for P1.
 - Need space for fire lane.
 - May cause issues with well requirements.
- Is there a septic design for P2?
 - Not yet. What was shown on the original plan is a worst case scenario & SEHC anticipates it will be at least half that size if not less.
 - Putting the septic under the parking area is being considered.
- Perk testing was done last week and had excellent results. They did not hit any ground water.
- Can the first floor of the building be put half-way under ground?
 - There will be apartments and a common room on the first floor & that would make them undesirable.
 - This would create issues with maximum accessibility.
 - The building is 35 feet from Grade to the mid point on the upper roof.
- Is there flexibility with sliding the building back?
 - It is a possibility but wouldn't be good for the linking walk way between P1 and P2.
- Can Parking be moved to P1?
 - SEHC wants to respect the Town zoning requirements as much as possible.
 - Currently there are a total of 43 spaces (37 on site and 6 off site).
- What is the next step?
 - Going before the Zoning Board of Appeals (ZBA) in about a month or so.
- Abutters would like more information on:
 - Septic Design
 - Water Flow, Storm Water flow, etc
 - Landscaping (how many trees, placement of trees, and what kind of trees).
 - Lighting Design
 - Would like to review the plan that will go to the ZBA – prior to SEHC meeting with ZBA.
 - Requested notification if anyone would be on their property.
 - Traffic Study
- SEHC has a meeting with Minuteman Services tomorrow.
- SEHC will meet with the Fire Department.
- SEHC is waiting for Traffic Study results.
- SEHC will let residents know when the Landscape Engineer is walking the property.