

# **TOWN OF STOW PLANNING BOARD**

Minutes of the June 20, 2006, Planning Board Meeting.

Present: Planning Board Members: Ernie Dodd, Malcolm S. FitzPatrick, Laura Spear, Kathleen Willis and Leonard Golder

Planning Coordinator: Karen Kelleher

The Meeting was called to order at 7:10 PM.

## **MASSACHUSETTS FIREFIGHTING ACADEMY ENF**

Tory Fletcher of Epsilon Associates met with the Board to discuss the ENF for the Firefighting Academy. She explained that the previous ENF, filed in 2004, was premature and therefore was withdrawn. They have since hired an Architect and Civil Engineer to prepare more detailed plans for the ENF currently under review.

The project description includes:

- 1) A new 42,880-gross-square-foot (gsf) Administration Building for DFS/MFA office functions, now housed in the Academy Building and in five wooden modular buildings.
- 2) A new 20,150-gsf training Fire Station.
- 3) A new 15, 524 gsf warehouse.
- 4) Renovations to the existing Academy Building.
- 5) 294 formal parking spaces (including fire truck spaces) to be added to existing 93 striped spaces to accommodate current on-street parking.
- 6) New Waterline connection in Sudbury.
- 7) On-site Title 5 wastewater disposal system.
- 8) Land Disposition Mitigation Plan.

Tory Fletcher explained that, although the proposed build-out seems large, most of the proposed construction will accommodate existing uses. They anticipate only a 10% increase in traffic. The net change in parking spaces is 294 formal parking spaces. However, the current demand is there is now, informally parked on-site and on Sudbury Road.

Tory Fletcher also noted that the water use numbers are based on Title 5 and not reflective of actual use and probably won't be near as what they will actually need.

She reviewed the Land Transfer map indicating that Lot 2 will still be part of the State Forest.

Malcolm FitzPatrick said there is a need for mitigation to improve the bad curve on Sudbury Road and asked if easements could be obtained. Tory Fletcher said it would not be easy to obtain easements because there are five public agencies involved. Malcolm FitzPatrick said that is all the more reason to address the issue now. Tory Fletcher also noted that there is a philosophy, that if the road is straightened, traffic will go faster, and there could be a problem with road improvements due to the proximity to White Pond, which is a Public Water Supply. Lenny Golder questioned if there are any statistics on the issue of whether it would be safer to straighten the road or not. He also noted that the increase in traffic could make the conditions more hazardous. Ernie Dodd said traffic will increase even more, if they decide to put in dormitories. Tory Fletcher said that dormitories are off the table, noting that DFS would love them, but the State does not have funding to construct them. If dormitories were ever to be

reintroduced, they would have to go through MEPA, but it is unlikely to come to pass for a long time, if ever.

Tory Fletcher noted that there is currently one entrance and they propose two additional entrances. For Homeland Security reasons, they propose a separate entrance for deliveries and another egress only to accommodate more orderly traffic flow. Len Golder noted concern that additional entrances may create conflicts in traffic flow. Laura Spear noted the plan appears to show sufficient distance between entrances.

Malcolm FitzPatrick noted that the Towns of Concord and Lincoln benefit most with the land transfer. He suggested that the State consider helping Stow with the rail trail along Track Road, currently owned by Albright. He sees Stow coming up short in the land transfer mitigation plan. He questioned how Stow can get more protected open space between the Wildlife Reserve and the river. Tory Fletcher noted that the requirements for the land transfer are that the area be both accessible and adjacent to existing open space. Malcolm said he would like to see some benefit to Stow such as improvements to Sudbury Road or the Assabet River Rail Trail. He has a problem with the fact that six agencies came up with a Plan and didn't talk to Stow. Tory Fletcher explained that the mitigation parcels are state owned land. The proposal is not to purchase land, but to allow a swap between agencies. Malcolm said he would like the state to take the initiative to purchase the bike trail.

Ernie Dodd said he likes that the proposal is an environmentally friendly plan in that they intend to secure Leadership in Energy and Environmental Design (LEED) Gold certification.

Tory Fletcher explained that the town of Sudbury voted to provide water to the Firefighting Academy and they are still working out the details.

Kathleen Willis noted that she was first aghast at the idea of five acres of pervious surface; however she is happy to see that stormwater will be recycled.

Ernie Dodd questioned what the green tags on the trees along Sudbury Road signify. Tory Fletcher said she is not sure and suggested they may be wetland flagging. Ernie Dodd and Karen Kelleher said they appear as though the trees could be marked for removal to improve sight visibility.

Malcolm FitzPatrick asked if there is any chance of getting an easement or a conservation restriction on Lot 2. Tory Fletcher said the land is already restricted because it is wetlands and has a federal restriction. Malcolm said he would like a local restriction on the property as well.

Ernie Dodd said Sudbury Road should be involved noting there have been fatalities, and with the increase in bicycle traffic it will become more dangerous.

Ernie Dodd also requested that Stow be included in the planning process.

Lenny Golder said he still has concern about the two additional entrances and suggested that the delivery trucks share the main entrance and then take a separate path to the storage building. Tory Fletcher said the trucks would not be able to maneuver the turn. It was noted that the entrances are approximately 200' apart, which is sufficient, and they do not expect a lot of traffic for deliveries. Laura Spear compared it to the distance from Elm Ridge Road and Shaw's Supermarket, noting she doesn't expect the same level of competing traffic at the Firefighting Academy. Laura Spear asked Tory Fletcher to provide additional detail as to the size of trucks and how often deliveries will be made. Tory Fletcher noted that the entrance is also designed for fire trucks.

Tory Fletcher said that DFS is happy to hold a site walk so that Board Members can see that property.

Malcolm FitzPatrick said he would like to see a bike trail from Sudbury Road through the State Forest. Tory Fletcher said that area is really wet. Laura Spear said cyclists won't go back there. They like to ride on pavement. She also said we should think about the consequences of providing the trail. She is concerned that the path would attract snowmobile use, which could become a safety problem, such as exists in the Town Forest. Tory Fletcher said DFS may not want to encourage increased opportunities for the public to access the vicinity of the gas training facility, which is somewhat remote and may be an attractive nuisance for vandals.

Tory Fletcher referred the Board to Exhibit 6, which shows existing paths. Malcolm FitzPatrick said he wants an easement as insurance that the paths will remain. Tory Fletcher said it is a requirement of NPS that the area will remain open to the public. Malcolm feels there should be an easement so Stow will have a say.

Ernie Dodd noted that the proposal to recycle stormwater is a positive and is appreciated. Malcolm FitzPatrick said chemicals should be treated in concentrated form because the more you dilute the chemicals, the less treatment will occur.

Tory Fletcher provided an extra copy of the ENF to Malcolm FitzPatrick.

Members agreed to include the following comments in its review letter to EOEa:

Road Improvement – The Plan should include provisions for realignment of Sudbury Road to address the unsafe conditions of Sudbury Road due to the bad curve.

Bicycle Access – The Plan should include provisions for a bike trail from Sudbury Road through the State Forest.

Land Protection – The Land Transfer Plan provides no benefit to the Town of Stow. The Plan should show some benefit, equal to that of the Towns of Concord and Lincoln, by providing for access to and preservation of open space in Stow. For example:

- Easements to the Town of Stow to ensure that Parcel 2 and all of the open space areas on the Firefighting Academy site are preserved.
- Pathways on Parcel
- Pathways in the State Forest
- Easements in Track Road for development of the Assabet River Rail Trail

Additional Entrances – The Board is concerned that additional entrances may create conflicts in traffic flow. The Plan should include sufficient documentation (including data on truck size, frequency of deliveries, adequate distance between entrances, etc.) to warrant the need for additional entrances and why the main entrance cannot serve as access to the Storage Building.

Stormwater Runoff – The Board is concerned about what happens if stormwater runoff exceeds the capacity of the two cisterns.

- How will it be disposed of?
- What impact will it have on existing groundwater quality?

Low Impact Development and LEED proposals – The Board appreciates that the proposed plan is environmentally friendly in that it incorporates Low Impact Development Techniques and the proposal to secure Leadership in Energy and Environmental Design (LEED) Gold certification.

### **MEETING SCHEDULE**

Site Visits – Karen Kelleher reported that she spoke with Harry Blackey about his offer to give the Board a tour of other sites they have developed and suggested a few sites in Framingham. Members agreed that Tuesdays would be best for them.

June 27, 2006 Planning Board Meeting – Karen Kelleher reported that The Stow Paper failed to print the legal notices for the Public Hearings scheduled for June 27, 2006 (Accessory Apartment off of Old Bolton Road and Riverhill Estates Subdivision) and therefore, they must be rescheduled. The Accessory Apartment will be rescheduled to July 11, 2006. As discussed at the June 13, 2006, Planning Board Meeting, a letter was sent to Mr. Collings suggesting that the Riverhill Estates Subdivision plan be withdrawn, due to the many deficiencies in the Application. Mr. Collings advised Karen Kelleher that he will speak with his Engineer to discuss whether or not they will withdraw the application or request a continuance.

### **CRESCENT STREET FARM STAND**

In response to an inquiry by Malcolm FitzPatrick, Karen Kelleher advised that the Crescent Street Farm Stand is being converted to a Single Family Dwelling and therefore, the Planning Board has no jurisdiction. She was advised that a building permit has not been issued, but will confirm with the Building Inspector.

### **OMNI POINT – FIRST PARISH CHURCH**

Karen Kelleher reported that she received an inquiry from OmniPoint, who wants to co-locate with Sprint at the First Parish Church Steeple. They want to know if the application should be before the Board of Appeals as for a Special Permit to expand a “pre-existing non-conforming use” or if it should be a Special Permit before the Planning Board.

Karen Kelleher explained that the existing structure is located outside the Wireless Service Overlay District and advised the Board that it appears the application should be before the Planning Board under Section 3.11.6 of the Bylaw and further advised that Section 3.11.7.1.d limits the height of the facility to 35 feet AGL on land located outside the Wireless Service Facility District, unless a waiver is granted by a vote of Town Meeting. Karen Kelleher further recommended that the Board with check with Town Counsel before advising Omni-Point. Members agreed.

### **DRAINAGE**

Malcolm FitzPatrick reviewed a PowerPoint presentation that he prepared as an educational tool for the Board so the Board can have a common understanding of drainage. He is in favor of Board members having the ability to rough check drainage calculations. Members agreed, and suggested that requiring certain parameters to be used in the model rather than require that they use the Rational Method could do it. Malcolm FitzPatrick agreed. He wants the basic data so he can check it with the rational method and not have to purchase the software.

Ernie Dodd suggested referencing DEP’s Stormwater Management Policy. Malcolm said he has not reviewed the Policy, but understands that there is a conflict between Low Impact Development (LID) techniques and Stormwater Quality. Ernie Dodd noted that LID techniques are included in the Stormwater Management Policy. Laura Spear suggested that the Regulations require compliance with the Stormwater Management Policy. Ernie Dodd agreed and noted that the Regulations should also require documentation on parameters. Malcolm

FitzPatrick said he wants to address the conflict between water quality and LID, noting the Board should not just accept the model. Ernie Dodd said he agrees, but if they use the parameters outlined in the regulations, the Board should accept the model. Malcolm FitzPatrick said the model should reflect the time of concentration.

Members also agreed that they need to agree on the storm event that the drainage is designed for. Ernie Dodd said that the design should accommodate a 100-year storm, but not necessarily design for a 100-year storm to be retained on site. Malcolm FitzPatrick recommended also reviewing Best Management Practices, noting that rip rap is good for a 2-5-year storm event, but not for a 25-50-year storm event.

#### **ADJOURNMENT**

The meeting adjourned at 10:30 PM.

Respectfully submitted,

Karen Kelleher  
Planning Coordinator