

TOWN OF STOW PLANNING BOARD

Minutes of the August 28, 2007, Planning Board Meeting.

Present: Planning Board Members: Ernest E. Dodd, Laura Spear, Kathleen Willis and Steve Quinn

Planning Coordinator: Karen Kelleher

The Meeting was called to order at 7:00 p.m.

MINUTES

February 20, 2007 – ***Laura Spear moved to approve minutes of the February 20, 2007 meeting, as drafted. The motion was seconded by Kathleen Willis and carried by a unanimous vote of four members present (Ernie Dodd, Laura Spear, Kathleen Willis and Laura Spear).***

April 24, 2007 – ***Kathleen Willis moved to approve minutes of the April 24, 2007 meeting, as amended. The motion was seconded by Laura Spear and carried by a unanimous vote of four members present (Ernie Dodd, Laura Spear, Kathleen Willis and Laura Spear).***

May 1, 2007 – ***Kathleen Willis moved to approve minutes of the May 1, 2007 meeting, as amended. The motion was seconded by Laura Spear and carried by a unanimous vote of four members present (Ernie Dodd, Laura Spear, Kathleen Willis and Laura Spear).***

May 7, 2007 – ***Laura Spear moved to approve minutes of the May 7, 2007 meeting, as drafted. The motion was seconded by Kathleen Willis and carried by a unanimous vote of four members present (Ernie Dodd, Laura Spear, Kathleen Willis and Laura Spear).***

May 9 2007 – ***Kathleen Willis moved to approve minutes of the May 9, 2007 meeting, as amended. The motion was seconded by Laura Spear and carried by a unanimous vote of four members present (Ernie Dodd, Laura Spear, Kathleen Willis and Laura Spear).***

CONDOMINIUM DEVELOPMENTS

Laura Spear reported that she drove through the Cobbs Pond Development in Brewster, Massachusetts and thought it was a good example of a well-done condominium development. She noted that all of the units were attached and had single car garages. Because this Board heard that single car garages as opposed to two car garages would impact the sales price, she inquired about the sale price of the Cobb Pond units and found that they are selling for \$825,000.00. She also noted that they had a community building; used different texture and trim for individual units in the same building; pervious pavers for common drives; and good signage and paths for the open space area. Laura will provide photographs.

BUTTERNUT FARM GOLF CLUB

Trevor Page of Butternut Farm Golf Club and John Farnsworth of DeFalco Engineering Services met with the Board to discuss the Board's enforcement letter.

John Farnsworth noted that his office received the Board's letter of June 8, 2007, which he responded to by asking for an extension and never received a copy of the letter from Town

Counsel, dated July 10, 2007, granting an extension to August 10, 2007. He said Karen Kelleher provided him with a copy of Town Counsel's letter along with an electronic copy of the Planning Board's letter, which was helpful in preparing his report to the Board.

Ernie Dodd asked John Farnsworth to review his report, point by point, as the Board has not had an opportunity to read his report in advance of the meeting.

John Farnsworth reviewed his report:

Clubhouse Area

Stormwater Basin Pod P-2 – Photograph provided showing that leaves were removed.

Parking Area C

Conifers were 18-inches in height at planting and inspection on July 10, 2007 indicated good growth (approximately 30"). The July 10, 2007, inspection indicated one planting to be deficient in height, due to damage from a vehicle, which will be swapped out in the fall. Neither the tent nor the parking area is visible from Wheeler Road.

Kathleen Willis noted that the plantings did not meet the caliper size, as required in the Bylaw. Trevor Page said they thought the 18" height was specified in the bylaw.

Parking Area B

Parking Area B is well screened. The one tree, noted in Sue Sullivan's report, was replaced. Three 6-foot pine trees that did not survive will be replaced. Four Rhododendrons were planted at the request of Malcolm FitzPatrick to provide diversity and low-story planting.

Ernie Dodd noted that the only area of Parking Area B that seems bare is where the emergency access road was to be located. Trevor Page said he is not sure they own that area. He believes they granted an easement for public safety to use.

Maintenance Area

Dumpster - The maintenance area needs a dumpster, which must be readily accessible. DeFalco Engineering Services recommends two additional fence sections to hide view of the dumpster from the road.

Parking Area and Fifty-foot Buffer – The fifty-foot buffer between the building and the street has made a congested site that is difficult to function in. DeFalco Engineering Services suggested eliminating some of the parking spaces to be used for equipment storage and relocating several larger pieces of equipment and stockpiled material to Parking Area H.

Laura Spear noted that the purpose of the parking spaces at the Maintenance Building was to meet the parking requirements of the Bylaw for the clubhouse. She doesn't have a problem with John's proposal but they need to meet the minimum parking requirements of the Zoning Bylaw and, until the additional parking area (H) is approved and signed off, they still need all of the spaces in the Maintenance Area.

Ernie Dodd said he likes the idea of moving the equipment to parking area H, but parking the equipment and golf carts neatly in the maintenance area wouldn't be bad.

Kathleen Willis asked if there would be a problem with oil and gas from the equipment leaking into the gravel area. John Farnsworth said it would be no different than a car.

Trevor Page noted that there could also be cars for sales and deliveries in this area.

Kathleen Willis asked that they remove the tables at the entrance.

Trevor Page said it is a fine line. They will put the fence up, but noted that this is a maintenance building that is part of a business and was approved by the Board.

Ernie Dodd said he knows it is a maintenance building, but the Board has to consider that it is located in a residential area. Trevor Page agreed to John Farnsworth's suggestion to add two fence sections and locate the dumpster on the other side of the fence.

Fifty-foot buffer plantings - The conifer height and planting grid is now substantial enough to preclude parking and equipment storage in the 50-foot buffer. Laura Spear said the growth in the 50-foot buffer is better, but not perfect. John Farnsworth said they lost 6,000 sq. ft. of area that they were using for equipment, which makes the site very tight.

Fuel Tank – All parties would like to see the existing fuel tank replaced and/or relocated.

Trevor Page said they want to move the fuel tank but need to find a viable spot. He said it would be better for them to move it because it is in the way.

Sand Pile – The sand pile is high-quality screen sand used in the golf course sand traps and must be accessible. DeFalco Engineering Services recommends relocated the pile either to the westerly end of Parking Area H or another location at the Maintenance Building.

Ernie Dodd said Lot H would be a good place. Trevor Page said they need a paved surface to store the sand. The sand is delivered on an as-needed basis and is piled in a location depending on what part of the course it is needed for.

Laura said, if they need plan changes to accommodate the needs of the business, that is okay. She is not saying it is bad, she is just saying the plan needs to be modified. John Farnsworth said they want to modify the decision to allow a load of sand once in a while.

Plan Modifications - Laura Spear noted that the Board Granted a Special Permit for Parking Area H and the conditions were never implemented. She noted that Sue Sullivan's job is to review the plan and show the disconnect between what was approved and what was constructed. She said they should either change the plan or show how it will be implemented.

John Farnsworth noted that he met with an abutter who told him that they don't perceive a problem with the Golf Course and that the Pages' are good neighbors.

New Parking Area H

Access/Crossing

In August 2006, several small erosion breeches were noted in the bale line near the bridge crossing to Parking Area H and were immediately rectified. The breeches were a direct result of rains during May and June of 2007. Kathleen Willis asked if there was erosion this June. John Farnsworth responded yes, but it was not breaching the haybales. He said Sue Sullivan suggested paving that area. Ernie Dodd asked if the Conservation Commission was satisfied with erosion control. John Farnsworth said he met with Ingeborg Hegemann a year ago and she was satisfied. John Farnsworth suggested paving a portion of the bridge to eliminate the erosion problem.

The jersey barriers are temporary. They do want to make a covered bridge, maybe in another year. Trevor Page said they plan to install a covered bridge when funds are available. John

Farnsworth said he perceives the covered bridge to be an aesthetic issue. He said the plan is to landscape the bridge entrance with stonework, similar to the main entrance.

Kathleen Willis questioned the purpose of Parking Area H. It was noted that the purpose was for additional parking for the clubhouse and that the entrance at Wheeler Road would be closed off. John Farnsworth said it would provide 56 more spaces for overflow parking and allow them to eliminate the spaces at the maintenance area. Trevor Page said they don't plow that area.

Wheeler Road Entrance - John Farnsworth said they would like to keep the Wheeler Road entrance open and noted that when they laid out the road on the ground, as shown on the Plan, they found there was a straight visual shot from Wheeler Road. Pivoting the road made a difference in what you see from Wheeler Road. Ernie Dodd said that the Police and Fire Departments originally said they don't need the Wheeler Road access. Laura noted that, if they need the Wheeler Road access for public safety purposes, it would need to be paved and maintained year-round. Ernie Dodd said a revised Plan would need to be submitted showing sight distances and how the access road would be constructed and used. Kathleen Willis said, if it is only for overflow parking, she has no problem with it also being used for maintenance equipment, but would like a berm to hide the equipment. She will make a site visit.

Lighting - Ernie Dodd noted that the Parking Lot is not supposed to have lighting (other than security lighting). John Farnsworth noted that the Plan shows two lights. Members noted that the Plan was never approved. The Board Granted a Special Permit with Conditions requiring a revised plan. Ernie Dodd told Trevor Page that it is their Golf Course and they know what they need, the Board just needs to see a Plan that they can approve and see that the Plan gets executed. John Farnsworth said he will show the lighting on the revised plans. Ernie Dodd said, if he does, it needs to be on a timer or a switch to be turned on as needed.

Laura Spear left at this point in the meeting.

Ernie Dodd said he would be receptive to removing the planting, as shown on the plan, at the southerly property line.

Screening - Ernie Dodd said, if they come in with another set of plans, he would be receptive to making a site visit. It is best to do it after the leaves are gone.

Conservation Restriction

John Farnsworth noted that the Conservation Restriction was filed with the Registry of Deeds. Members noted that the documents filed are not adequate for a Conservation Restriction. They need a formal document signed by the Conservation Commission and the Board of Selectmen. It was suggested that they contact the Conservation Commission and request a sample document.

Ernie Dodd asked that they clean up the pond at Wheeler Road.

Ernie Dodd said that the Board supports Butternut Farm Golf Course Business, but the Board has to do its job. The Board is receptive to changes. We only ask that the plans reflect the changes.

Performance Guarantee

Trevor Page noted that their request for bond release has been denied and asked when they will know if the Board approves the work done to date. Kathleen Willis said after we have an approved, revised plan. Ernie Dodd suggested that they list each item they think has been satisfied and then the Board can hold a site visit.

Trevor Page paid the outstanding \$500.00 filing fee and said he had not read the conditions of the Special Permit before, but now understands why the Board needs a Plan. John Farnsworth said he thinks he knows what the Board needs to be shown on the Plan.

Kathleen Willis said it would be helpful to have a site visit.

Members agreed to follow up tonight's discussion with a letter to Butternut Farm Golf Club, giving them six weeks to produce a revised Plan. The letter should also indicate that there might be a need to reopen the public hearing for some of the changes.

ZONING BYLAW AMENDMENTS

Ernie Dodd distributed proposed changes to the Sign Bylaw, which will be updated next week to reflect the changes adopted at the Annual Town Meeting. Kathleen Willis will review the bylaws received from the Agricultural Commission.

UPCOMING MEETING

Members will discuss the Attorney General Letter and proposed Zoning Bylaw Amendment for Lower Village and Signs at the next meeting.

ADJOURNMENT

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Karen Kelleher
Planning Coordinator