

TOWN OF STOW
PLANNING BOARD

Minutes of the September 11, 2012 Planning Board Meeting

Planning Board Members Present: Steve Quinn, Ernest Dodd, Len Golder, Kathy Sferra,

Planning Coordinator: Karen Kelleher
Assistant Planner: Jesse Steadman

Steve Quinn called meeting to order at 7p.m.

Public Input:

Joe Mishley, of 419 Great Road, thanked Ernie Dodd for working with he and the landscape contractor for Center School on the best planting scenario for his abutting property. Joe Mishley's main concern is now in regard to the bright parking lot lights at Center School. He claimed that despite the full cutoff requirement, it seems there are bright LED lights that are directing light from the sides of the light fixtures, shining onto his property. Although the lights have been casting shadows on his property, Mishley said it seems only two of the twelve lights installed are operating. With that in mind, he surmised that in the winter the glare will likely be lighting up his whole property and casting a glow upon the entire area. Joe Mishley said that in the future, the light level will likely be detrimental to his property value.

Kathy Sferra and Steve Quinn asked Karen Kelleher to follow up with an email to the Elementary School Building Committee and the Building Inspector, requesting that the building inspector look into the matter.

Correspondence Update:

Planning Board Member Update:

Economic Development Meeting:

Steve Quinn said an economic development committee would be a good liaison between town and business issues. He noted it would be a good way to effectively collaborate.

Center School

Steve Quinn reported that the School Building Committee is awaiting advice from DEP before moving forward with installation of a water system. The School Building Committee expects contractors to complete all punch_list items by Columbus day and to be fully finished by early November. While there are mainly minor items to take care of reported Steve Quinn, they must still replace the infield clay, and re-

grade and re-sod the fields before the winter in order for the turf to be ready for the following spring. Steve Quinn said removal of the field material is the only item that could cause minor disruptions. Saturday Sept. 22 is the date for the dedication ceremony.

Coordinator's Report:

Minuteman Airfield:

Karen Kelleher reported that she left a message with Kearsage Solar to advise them of the public hearing postponement and to encourage them to withdraw the application, especially since it appears that abutters to the airfield still have not been notified. She has yet to hear back from them.

Derby Woods:

Karen Kelleher received a letter from Places Associates, noting the as-built plans for Sylvan Drive are all set, except for the open space parcel, which is still undergoing encroachment issues. The bounds for the Dunster Drive parcels that abut the open space are currently being installed. Those bounds should be shown on the Dunster Drive as-built plan as well as the open space baseline report completed for the Conservation Commission.

Karen Kelleher also reported that Habitech's attorney has notified abutters of the encroachments on the open space. One serious encroachment involves an abutter's stonewall/patio and water feature, which is located in the open space. Karen Kelleher suggested that a land swap may be a less contentious solution than outright removal.

Brandymeade Circle Drainage Basin

Karen Kelleher said she spoke with Mike Clayton regarding the Brandymeade Circle drainage basin. He said he agrees with the suggestion of the Town's engineer, Sue Carter, that the board might want to leave the basin as is since it has withstood several heavy rainfalls over the past several years without incident. There is no evidence the basin has ever overflowed and if it does it would be on the side abutting the conservation land rather than the Brandymeade Development site. Karen Kelleher noted that repair of the basin would cause significant disturbance to the abutters' landscaped yards. He was glad to hear that the \$10,000.00 from the bond is available to the Highway Department – should the basin fail in the future.

Villages at Stow

Karen Kelleher reported that the ZBA meeting attended by Mark O'Hagan went well. She noted that the walkway modification was received without issue and that the ZBA will be sending a letter supporting the change to allow installation of a walkway in accordance with the Pedestrian Walkway Planning Sub-Committee Plan in lieu of a donation to the sidewalk fund.

Economic Development

Karen Kelleher notified the Planning Board that the Town Administrator sent an email regarding the possible establishment of an Economic Development and Industrial Commission. At a Special Town Meeting held on November 4, 1966 Stow voted to accept the provisions of MGL Chapter 40, section 8A and established an Economic Development and Industrial Commission (EDIC). Karen Kelleher reminded the Board that an Economic Development Committee will meet on Spet. 12 at 7:30 p.m.

Cushing Property

Jeff Brem of Meisner Brem and Pennie Cushing will be meeting with the board to discuss updated concept plans for a subdivision for Pennie Cushing's Walcott Street property. Karen Kelleher requested that the plan be in the office by Thursday so staff can arrange for the plans to be in that week's planning board packets. Karen Kelleher said that Jack Wallace witnessed some of the deep hole tests, claiming they barely passed. Karen Kelleher said it seems they may be going for an eight lot large lot subdivision but it is not yet fully clear. ??Karen said that this meeting may be a way to give input on the conservation aspects of the land and how it fits into the town-owned property and Banks property.

Banks Property:

Karen Kelleher mentioned that the Board should be expecting a preliminary subdivision plan for the Banks property within the next month.

Ongoing Developments

Sue Carter, the Town Engineer with Places Associates sent out notes to the subdivision developers in Town outlining seasonal precautions if they are intending to pave this year.

At Dunster Drive, Mark White reported that he does not plan to pave this year.

At Villages at Stow, Bruce Wheeler said they will be paving this year, using sub-contractor Sunshine Paving, who Sue Carter has been happy with in the past.

Lower Village Water Discussion:

Karen updated the Board on her conversations with Bill Wrigley, regarding his position on the potential for bringing water from the Lower Village to the Town Center. Although he said there does not seem to be a need for more water in the Town Center, Karen Kelleher reported said he expressed using conservation land at the Heritage Lane parcel to provide water for the south side of Lower Village. Karen noted that she thought the Conservation Commission was opposed to using that parcel in the past and that is why Bill Wrigley proposed the Deerfield Lane property. Kathy Sferra said that a past decision of the Conservation Commission stated they could not consider conservation land unless there had been an exhaustive search

regarding other potential sites. When Bill Wrigley came back to the Conservation Commission the Heritage Lane property was not focused upon. Rather, said Kathy Sferra, Bill Wrigley focused on the Deerfield property as a potential public water supply source.

Steve Quinn said that even a DEP Zone 1 public water supply radius would present a hefty restriction on the land. Kathy Sferra said she believes that DEP may allow the Zone 1 to overlap on to the conservation land. Kathy Sferra noted that an easement request would trigger article 97. Karen Kelleher said Bill Wrigley had mentioned the possibility of the fire department tying into the School's water supply. Steve Quinn said the school was quoted a price to run water between it and the fire Department. Steve Quinn added that future regulations are only going to get stiffer in regards to the operation of the Town's Town Building Public Water Supply. Karen Kelleher noted that with all of the new developments proposed for the Town Center, anything less than a new public water supply seems like a band-aid approach.

Karen Kelleher continued, saying she agrees with Bill Wrigley that a municipal water supply would not be a good idea. Steve Quinn agreed saying however that the Town should not get into owning a public water supply.

Karen Kelleher reported that a company called Small Water Systems has been interested in getting a privately run public water supply installed for Stow. She said they are planning to talk with MassDevelopment and Bill Wrigley on a conference call about a potential funding source. Karen Kelleher said if the company leased Town land it would be subject to an open bidding process.

Steve Quinn said that the Town could make the investment to run water from Lower Village to the Town Center to spur economic development and allow a privately run water supply operation to remain viable. Lenny Golder said the Town should also be getting money from the water company since the Town is leasing the land they are using.

Gleasondale School Lot Letter

Len Golder asked if the proposed letter could indicate his dissenting vote as he does not agree with the Planning Board's opinion that the Town owned Gleasondale lot should be kept in Town ownership.

Len Golder said he believes that the Gleasondale lot was once in the abutter's family and she would like to have that property back. He said that even if they build or put an addition on the property it may build on the tax base. He claimed that this is the type of situation where government can get possessive of property. Len Golder said he does not think a pumping station is necessary at the location. He also stated that

he does not believe the cost of possible school children added at the site would outweigh the potential tax benefits if a house were constructed.

Kathy Sferra motioned to send the letter as amended to the Board of Selectmen with the vote count stated in the letter.

Ernie Dodd seconded.

Voted 3-1 Len Golder dissenting, Ernie Dodd, Steve Quinn, and Kathy Sferra in favor.

Sylvan Drive Update:

Ernie Dodd said that the Selectmen's public hearing mentioned a dip in landscaping between the curb and some of the properties at Sylvan Drive. Some of the houses are now seeing pooling water in their lawns. Karen said that the Town's Engineer, Sue Carter, viewed the site and determined that the pooling of the water is not a concern. Because the lawn area is so flat and if there is a slight dip, it is typical that you will see water for a short period of time. Ernie Dodd mentioned that there is still construction debris by the emergency road. He noted that where the sidewalks were built some signs have been thrown in the woods. Additionally, one of the houses has not yet been finished. Ernie Dodd said the Selectmen voted to place the Sylvan Drive Street Acceptance on the Warrant for October's Town Meeting. Steve Quinn said that if abutters were to come to Town meeting with major issues the road could still be held up.

Citizens Bank Lighting

The Board discussed the lighting modifications at Citizens Bank. Kathy Sferra asked if the ground lights are planned to be removed. Karen Kelleher said she will confirm that the ground lights are coming out and that the lights on the side of the building are gooseneck lights as shown in the hand drawing. Ernie Dodd said the Board would like to know the wattage of the gooseneck lights. Steve Quinn said the lights still have to comply with the bylaw but it seems that it is a big improvement.

Lower Village Planning

The Planning Board reviewed a proposed flyer for the Lower Village planning effort.

Discussion of Table of Uses

Steve Steinberg Letter:

The Board agreed that the contents of the letter would be best discussed at an exploratory economic development committee meeting. Len Golder said the mention of the letter referencing the Golf course and residential development, is a realistic economic development scenario.

Kathy Sferra motioned to enter in Executive Session to discuss Star Tower and to adjourn at the conclusion of Executive Session. .

Ernie Dodd seconded.

Unanimous roll call all in favor. (Ernie Dodd, Steve Quinn, Len Golder and Kathy Sferra)

Meeting adjourned.