

TOWN OF STOW
PLANNING BOARD

Minutes of the August 7, 2012 Planning Board Meeting

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

Lori Clark called meeting to order at 7p.m.

Correspondence Update:

None.

Planning Board Member Update:

Linear Retail Special Permit:

Kathy Sferra said she was disappointed with Gordon Whitman's response regarding compliance with the Stow Shopping Center special permit. A young Boy Scout, in attendance at the meeting added that it is bad for the Town to have a dilapidated sign.

Fire Station:

Kathy Sferra, referring to notes from the Fire Station Architect,, asked if a zoning change would be necessary for the proposed addition/renovation of the Fire Station. . Karen Kelleher said they would need to come to the board for the site plan approval and may need variances to setback requirements but a Zoning change would not be necessary for a municipal use.

Center School:

Steve Quinn said furniture has been delivered to the school and that the project continues to come along well.

Minuteman Solar Project:

Ernest Dodd reported on the Minuteman site-walk, noting he has not seen anything that is cause for immediate concern. He mentioned that the runway slopes a bit due to a small hill, and learned that both Kearsage and Minuteman Air Field plan to re-grade that section of runway as part of an agreement to help Minuteman remove the obstruction and increase the safety of existing airport conditions. He said there may only be one abutter affected visually, although the construction will have some impact on nearby homes.

Coordinators Report:

Derby Woods:

Karen Kelleher described the activity at Derby Woods, reporting the trails have been completed and the Conservation Commission Coordinator has walked them with the woodcutter. The sidewalk has been paved and debris has been moved off the open space parcel. She explained that the Town's engineer needed some minor clarifications on the as-built plan and that the conservation restriction is now on the selectmen's agenda for August, 14 2012.

Shopping Center:

Karen Kelleher reported on her conversation with Gordon Whitman, as well as the President of Linear Retail, regarding the necessary conditions for compliance with the Shopping Center's special permit. Karen Kelleher explained that Gordon Whitman stated that, according to their lease agreement, Citizens Bank has full control of landscaping at their site and will not agree to plant the required trees. He may come back to the board with a proposal to plant the trees in other locations within the site. . Karen Kelleher also noted that the Building Inspector deemed the pylon sign a hazard and sent notice to Linear that it needs to be repaired or replaced. Her conversation with Linear's President went well, said Karen Kelleher, as he offered to write a public relations letter to the Independent regarding the sign.

MAPC Agricultural Meeting:

Karen Kelleher described Jesse Steadman's meeting with MAGIC Coordinator Julie Conroy, regarding MAPC's agricultural initiative in the region. She said the two are looking forward to involving the Agricultural Commission in the upcoming planning process. Karen also noted that it would be good for Jesse to take the lead on this project given his background in Agricultural Planning.

Pilot Grove Sidewalk:

Kathy Sferra said that the comprehensive permit for Pilot Grove required a sidewalk easement. She said the Town will own the land and lease to Pilot Grove, so perhaps the Town could make it a condition that the sidewalk will be built.

Velaria Petri Special Permit Application:

Karen said that Ms. Petri went before the ZBA, who voted 3 in favore and 1 against her permit request. She needed a vote of at least 4 in favor and therefore the permit was denied. Petri could potentially wait twoyears to have the permit revisited. Ernie Dodd provided a copy of the statute (MGL Chapter 40A, Section 16), which states the Zoning Board of Appeals may not act upon a new application within two (2) years unless:

- 1) The Zoning Board of Appeals, by a vote of four members of the five member board, finds that there are specific and material changes in the conditions upon which the previous unfavorable action was based, and
- 2) Unless, all but one of the members of the Planning Board consents to a new petition. Such vote of the Planning Board requires notice to be given to parties in interest of the time and place of the proceedings when the question of such consent will be considered.

Members noted that it appears there are no specific and material changes in the request for a repetitive petition and therefore the Board would not be able to consent to the repetitive petition.

Public Hearing – Hammerhead Lot Special Permit and Review of ANR Plan (158 Walcott Street)

Ernie Dodd moved to waive the notice of public announcement.

Steve Quinn seconded and the board...

VOTED (4-0) Unanimously (Steve Quinn, Lori Clark, Kathy Sferra, Ernest Dodd) to waive the notice of public announcement.

Scott Hayes of Foresite Engineering introduced the proposal:

Hayes explained the Hammerhead lot proposal, noting the owners have made mention of a future division of the ANR lot although that is not at issue with this specific application. Karen asked if there were any proposed bounds between the two lots. Hayes said there is nothing of a permanent nature shown on the plan.

Steve Quinn asked why they did not subdivide both lots? Hayes said it is likely due to tax purposes. Steve Quinn asked if the easement for the sidewalk should be deeded.

Karen Kelleher noted that she reviewed the ANR Plan and it meets the requirements of the Rules and Regulations.

The Plan shows a 15' sidewalk easement. Board members noted that a grant of easement to be recorded at the registry of deeds should also be submitted.

Ernie Dodd motioned to close the public hearing.

Steve Quinn seconded and the board...

VOTED (4-0) Unanimously (Steve Quinn, Lori Clark, Kathy Sferra, Ernest Dodd) to close public hearing.

Ernie Dodd motioned to approve the special permit for the hammerhead lot, with conditions and authorize the ZBA to endorse the Approval Not Required lot prior to the restriction being recorded at the registry of deeds.

Steve Quinn seconded and the board...

VOTED (4-0) Unanimously (Steve Quinn, Lori Clark, Kathy Sferra, Ernest Dodd) to accept the special permit for a Hammerhead lot at 158 Walcott Street.

Extension of Tolling Period:

Kelleher noted that a bill proposing a two year extension of the tolling period is before the state legislature. Kathy Sferra explained that extending the tolling period would be better as a local option.

Len Golder arrived at 8 p.m.

First Parish Church: Preliminary Site Plan Discussion

Roy Miller -Chair of Projects Committee, Elizabeth Moseley - Clerk for the Projects Committee, Brian Milisci – Whitman and Binurham Associates and Richard Mckinnel, Architect were present.

Roy Miller opened the discussion stating the committee's goals of making the property more accessible to those with disabilities, improving safety, preserving the historic aspects, improving connectivity and allowing for flexibility in space. The Church expansion project has been defined into two phases, with the first about 75% finished, including roof replacement, attic ceiling work, updated wiring, lighting and air conditioning. Phase two is the connecting of the buildings. The architect has completed the conceptual design and they will now begin their preliminary cost estimating. By October they hope to have permitting and initial contracting underway. Miller explained that they would like to use a finished basement to allow for better movement between the different levels.

Steve Quinn said that the church is a nice visual and it is a great structure to have in a small town.

David McKinley, the landscape architect, said that one of the major issues is needing large amounts of parking for only short amount of time. He said they do not want to over-pave to meet the need. He reported that up to 60 cars have been counted parallel parked along the road. There is no longer a driveway proposed to go around the building. He said they are not sure how much parking they can fit, but when the connector is put in they estimate losing 8-10 spots. Because there are no handicapped accessible spaces, part of this design is bringing the area up to code. For the most part the architect said the parking lot and the drainage is primitive.

What they would like to create are rooms outside that are functional, including a deck and a plaza abutting the connector. They have decided against a turn around in the driveway in order to mitigate the loss of parking spaces. He said much of the area on the existing access drive around the back would remain gravel. The architect said that angled parking encroaching along the green could mitigate some of the crowding along route 117.

Ernie Dodd said that he thinks common road could be a one way street with angled parking. Lori Clark asked if they thought people would still parallel park? Roy Miller said that they have met twice with the Library Trustees to share ideas on future parking plans and opportunities. He claimed they need to at least offset the

parking spaces that would be taken away. Dodd said they should work with the highway department and selectman as well. Ernie added that drainage problems will also have to be worked out with the Town. The architect said they could add leaching pits to mitigate the pavement. David Mckinley added they would more than likely have to address water quality as well as drainage.

Kathy Sferra noted that this discussion of parking is one approach but not necessarily the solution. Ernie Dodd agreed, saying something will have to change on Common Road. Lenny Golder said a one way could probably work in either direction. However, a one way going east to west seems more plausible said David Mckinley.

Karen Kelleher asked if they have discussed any of the library's plans for expansion and subsequent parking needs. Lori Clark responded that all of the boards should be on the same page before any bigger decisions are made. Kathy Sferra said there would likely need to be a walkway on the east side of the lot due to people walking along the gravel. She asked whether the storage building could be moved to mitigate the visuals of the parking lot? Roy Miller did not think that option was feasible, noting that the land drops off behind the structure and that it has already been moved once in the past.

Ernie Dodd asked about the water well for the property. Roy Miller said that the building inspector had talked about the potential of installing a meter. He added that he believes there should be a Town Center board to discuss long range planning for the entire area. Steve Quinn asked if the addition would need a sprinkler system. Roy Miller said it is his reading of the code that it is not required but they will add in the piping regardless. Ernie Dodd asked if CPC could be used to provide fire protection for a historic building such as the church. Roy Miller said that it would be better to provide water for the whole area rather than just the church.

Steve Quinn said that it would be great if everyone could agree to a shared vision for water. Clark said she would like the Town to look further toward a vision for the area before that discussion begins.

Roy Miller said they are hoping to be ready by next spring to move forward. The architect asked whether the Common Road issue should be considered the applicant's issue or whether parking along the road is a Town issue. He clarified that he just wants to understand their own scope of work. Kathy Sferra said they should work together to advance the Common Road discussion. Ernie Dodd added that going through this process with the Selectmen would be a good next step in the process.

Lastly, Roy Miller noted the proposal for a lighted solar powered sign in black and white on the Church's property. Elizabeth Moseley described the sign in detail

Sprint/First Parish Decision:

Karen Kelleher reminded the board that there should be documented protocol for any issues that arise with this agreement. Members agreed that the documents provided, a copy of the lease agreement and First Parish Church's agreement to the proposed upgrades meet that requirement.

Ernie Dodd motioned to grant modification to the site plan approval.

Kathy Sferra seconded and the board...

VOTED: (5-0) Unanimously (Steve Quinn, Lori Clark, Kathy Sferra, Ernest Dodd, Len Golder) in favor.

Discussion of Coler and Colantonio Traffic Plan:

Karen Kelleher said she believed the board had asked for a schematic estimate based on the immediate Lower Village district rather than extending it to White Pond Road. The Board clarified their expectations. Steve Quinn said he is a bit disappointed with the final product from Coler and Colantonio. Lori Clark agreed, saying they seemed to have been appeasing the board with talk of a roundabout, rather than offering realistic solutions to the issues they were asked to address. Steve Quinn would like to see if they could expand down to White Pond road for the same price. Ernie Dodd offered that the Lower Village area could be in color while the extended areas on the east and west end could be a line diagram in black and white. \

Karen will ask for an updated quote from Coler and Colantonio for a presentation plan covering the area from Elm Ridge Road to just east of White Pond Road, including a traffic island just east of Elm Ridge.

Update on Gateway Sign:

Kelleher reported that the Town Accountant could not authorize a deposit on the gateway sign without some materials or service gathered or completed beforehand.

Kathy Sferra moved to adjourn

Len Golder seconded and the planning board...

VOTED: (5-0) to adjourn the meeting.

Respectfully submitted.

Jesse Steadman