

TOWN OF STOW
PLANNING BOARD

Minutes of the November 19, 2013 Planning Board Meeting

Planning Board Members Present: Lori Clark, Ernie Dodd, Steve Quinn, Len Golder, Mark Jones

Non-Voting Associate Member: Absent

Lori Clark called the meeting to order at 7:03 pm

Correspondence Update:

Discussion of Meeting Minutes

October 22, 2013 Meeting Minutes

Ernie Dodd motioned to accept the minutes as amended.

Len Golder seconded.

VOTED (5-0) Unanimously in favor (Lori Clark, Len Golder, Ernie Dodd, Steve Quinn, Mark Jones)

November 12, 2013 Meeting Minutes

Len Golder motioned to accept the minutes as amended.

Ernie Dodd seconded.

VOTED (5-0) Unanimously in favor (Lori Clark, Len Golder, Ernie Dodd, Steve Quinn, Mark Jones)

November 5, 2013 Meeting Minutes

Ernie Dodd motioned to accept the minutes.

Mark Jones seconded.

VOTED (5-0) Unanimously in favor (Lori Clark, Len Golder, Ernie Dodd, Steve Quinn, Mark Jones)

Member Updates:

Mark Jones offered thanks for the Board's support at the Selectmen's joint appointment meeting.

Mark Jones said he asked Jill Kern to indicate speed limit signs throughout Town and she was excited about looking into it. Lori Clark asked what constituted having a middle line in the road.

Planner's Report

Open Space Committee

Karen Kelleher said the Open Space Committee is interested in taking part in discussions regarding the any Natural Resource Protection Zoning Bylaw. Karen Kelleher and Jesse Steadman offered to first meet with them and Conservation Coordinator Kathy Sferra.

Heritage Lane Open Space

Karen Kelleher, Jesse Steadman and Kathy Sferra walked to the open land parcel with Rich Presti to review the access point for a test well. It appears that the equipment will be able to get into the site with limited clearing – mostly cutting back limbs.

Lower Village RFP

Karen Kelleher reported that she was given input from Bill Wrigley and Craig Martin regarding the RFP for Lower Village, and is just waiting for input from Sue Carter.

Hammerhead Lot

Karen Kelleher said she and Jesse Steadman went on a site visit to the Wheeler Road Hammerhead Lot location and there was some indication that erosion control measures may be necessary. Karen Kelleher also said that common driveway regulations also require a 500' maximum length. Initial estimates show the potential for a 1000'+ common driveway. Karen Kelleher indicated that drainage and erosion control were cause for denial for a prior subdivision at the same parcel.

Hemenway Farm Planned Conservation Development

Karen Kelleher said that the applicant does not yet have the updated plans and would like to continue until December.

Ridgewood Active Adult Neighborhood

Karen Kelleher said she looked into the permit at Ridgewood and due to the permit extension acts, the special permit for the approved project is valid until July 2016.

Delaney Street Solar sitewalk

Karen Kelleher said they have confirmed that the Emergency Response Plan sitewalk is scheduled for Tuesday the 26th at 11 am.

Gleasondale Groundtruthing

Karen Kelleher reported that a panel of mill experts will be visiting Stow on December 9, from 12 – 5pm to tour the mill and report their thoughts on the ideas generated by the planning process so far.

MAPC Agricultural Forum

Karen Kelleher reminded Board members of the November 21st agricultural forum at the Sargent Memorial Library.

Public Hearing - Hammerhead Lot Off Wheeler Road Present – Scott Hayes: Foresite Engineering

Prior to opening the Hearing, Board members were informed by the applicant's engineer that abutter notices had not been sent out. The Planning Board did not open the public hearing. It was rescheduled until December 11th.

Public Hearing Continuance – Hemenway Farm PCD

Lori Clark opened the hearing at 8:05pm

Ernie Dodd moved to continue the hearing without testimony until December 11 at 8pm
Steve Quinn seconded.

VOTED (5-0) Unanimously in Favor (Lori Clark, Len Golder, Ernie Dodd, Steve Quinn, Mark Jones)

Conceptual Traffic Plan Discussion

The Board reviewed the Lower Village concept plans, including suggested turning lanes, road widths, curbcuts and sidewalk locations.

The Board identified several major components of future work in Lower Village:

- Curbcut placement
- Traffic calming islands
- Turning lanes at Pompostitticut Street and Red Acre Road
- Drainage utilities
- Streetscape improvements

Mark Jones said it may be an opportunity to remove or replace street lighting.

The Board agreed that the Habitech owned lot that runs between lot 132 and the Stow House of Pizza is an important one for the potential it has to house utilities.

The Board reviewed the Coler and Colantonio concept plans and agreed on the following:

- Utilities would be less detrimental to the streetscape if they were located behind the southside businesses.
- The Habitech parcel is worth pursuing and if there are means within our regulations to make a trade it should be pursued.
- Drainage in Lower Village needs to be updated. All efforts should be made to contain drainage on site, in order to not further burden the Town system.
- The White Pond Road intersection with 117 should be changed to have a more defined turn.
 - The White Pond Road turn does need to be accessible to truck traffic

The Following observations refer to a numbered map:

- Island #1 – confirm westbound truck traffic can make the turn onto White Pond Road.
- Island #2 - Confirm that traffic turning westbound out of Pompositticut Street has enough room to maneuver around the island.
- Island #3 – Confirm that enough queuing space exists in the turning lane

- Island #4 – Confirm the island can allow access from all directions from curbcut #2.
- Island #5 – Confirm curbcut is aligned for turning out of Linear access and out of curbcut #3.
- Curbcuts #1 - 3 – Board agrees with placement
- Curbcut #4 - Eastern access to Shaws – Needs an island to separate traffic direction.
- Curbcut #5, 6 – Curbcut 5 should be removed, with an interlot connection connecting the gas station with the plaza to the east.
- Island #6 – Confirm adequate left hand turn radius from north side plaza access
- Island #7 – If the current right hand turn only island could allow left and right turns how would the turning lanes and curbcuts be re-arranged in that area?
- Sam Prescott curbcut– Agree with right hand turning lane
- Island 8 – Confirm adequate turning radius out Elmridge Lane
 - Based on current Special Permit site plans at 148 Great Road indicating addition of another retail use, where would the crosswalks be best positioned?
- What types of materials have been used in traffic calming islands of a similar size, use and type?
- Bradley Lane – Feasibility of a crosswalk on the east side of the Bradley Lane curbcut should be examined.
- Regarding road widening – The Board agreed that a major concern with widening route 117 is the preclusion of using a grassy median to separate Great Road from asphalt sidewalks.
- Bikes – The Planning Board is seeking a balance with complete streets requirements. How can bikes fit into the conceptual streetscape?
- Sidewalks – Should be narrow and surfaced with asphalt.

December Schedule

The Board agreed they will meet on December 4th and December 11th.

Meeting Adjourned

Respectfully Submitted,

Jesse Steadman