

TOWN OF STOW
PLANNING BOARD

Minutes of the January 29, 2014 Planning Board Meeting

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

Absent: Lori Clark

Non-Voting Associate Member: Dan Beaudette

Steve Quinn called the meeting to order at 7:05 pm

Discussion of 1.22.2014 Meeting Minutes

Ernie Dodd moved to accept the minutes of January 22, 2014 as written.

Mark Jones seconded.

VOTED: (3-0) Unanimously in favor. (Ernie Dodd, Len Golder, Steve Quinn)

Executive Session Minutes 1.22.2014 Meeting Minutes

Mark Jones seconded.

VOTED: (3-0) Unanimously in favor. (Ernie Dodd, Len Golder, Steve Quinn)

Member Updates

None

Correspondence Update

None

Len Golder arrived at 7:15pm.

Planner's Report

Wheeler Road Hammerhead Lot Special Permit

Karen Kelleher reported that the applicant requested that the hearing be continued without testimony because the Planning Board will not have five members present due to the chair being out sick. Karen Kelleher said that the applicant's engineer is also concerned about the level of review from Places Associates because the proposal is only for a single family dwelling and it appears the level of review is that of a larger project. Karen Kelleher said it also appears that they are required to file for an Erosion Control Special permit because they are disturbing more than 32,000 sq. ft. The Applicant argued that this project does not meet the thresholds for an erosion control special permit since the proposed site development generates 22,200 sq.ft. of land disturbance with slopes over 25%, less than the 32,000 sq.ft. threshold that triggers the special permit. However, Karen Kelleher explained, because half of the lot area is 3.125 acres, the 32,000 sq.ft threshold would control. Karen Kelleher told the applicant's engineer that she would ask the Board if they agree with the recommendations from Places Associates

The Board discussed the potential ramifications of the project on the steep site and instructed that Sue Carter should continue with the current direction of her evaluation.

Gleasondale Mill

Karen Kelleher reported that Sprint submitted a faux brick sample to be used at the Gleasondale Mill as required by Section 7.8 of the Special Permit Decision dated May 1, 2012. The decision requires that the Applicant meet with the Board on site to choose the color sample.

Cushing Property

Larry Ducharme of Ducharme and Dillis stopped by the office with a concept plan for the Cushing Property. The Plan shows 5 lots (including the existing house) on the south side of the driveway with frontage off a cul-de-sac. The proposal is for a conventional Subdivision with three hammerhead lots and two conventional lots. They are requesting a waiver to reduce road construction standards to a common driveway.

Karen Kelleher said she discussed lot shape requirements and whether or not the 50' diameter circle that must move on the lot plan from the street line to the building area can overlap wetlands. The bylaw only speaks to the FloodPlain Wetlands District line and not wetlands in general added Karen Kelleher.

Larry Ducharme asked if the 10% set aside would be based on the entire parcel or only the developed area. Karen Kelleher advised it would be on the entire parcel. Karen Kelleher advised him that the Board would likely suggest the set aside be located adjacent to the SCT Corzine property.

The Planning Board discussed potential arrangements for the Conceptual plan for the Cushing property. The Board agreed that they would still stand by their last letter, feeling the option to waive the road requirements to common drive standards is a possibility.

Lower Village RFP

Karen reported that a total of 9 proposals for the Lower Village Design Plans were submitted, adding that the next step is for the Selection Committee to determine the most highly advantageous proposals and interview those proposers.

Karen Kelleher suggested that the selection team comprise of Planning Department Staff, Superintendent of Streets or his designee, a Planning Board Member or two and maybe the Conservation Coordinator Kathy Sferra. Karen Kelleher suggested Steve Quinn be on the committee because of his experience with the School Building RFP.

First Parish Church Parking Plan

Karen Kelleher reported that she and Jesse Steadman met with Phil Moseley to explain the Planning Board's suggestion on the proposed plan revision to move the handicap space to the other side of the building near the handicap access. Phil Moseley explained the purpose of the handicap space in that location is to access the Minister's office from the other side of the building.

Dunster Drive Street Acceptance Plans

The Dunster Drive Street Acceptance Plans were updated and submitted to the Board of Selectmen.

Quirk Property, Hudson Road

Karen Kelleher reported that she received an inquiry from an Engineer on behalf of an individual who is looking at the Quirk property. Karen Kelleher advised of the challenges with this property including lack of frontage, and conservation issues. She noted that a former developer looked into acquiring a lot on Hudson Road to gain access. Karen Kelleher noted that the property is zoned industrial, which cannot be accessed through a residential district, adding that the property is located in the AAN Overlay District, which does have limitations on the number of units. Karen Kelleher also noted that the Ridgewood Permit is extended to 2015.

Budget Meeting with the Finance Committee

Karen Kelleher met with the Finance Committee last night to present the Planning Board Budget.

Public Hearing Continuance – Wheeler Road Hammerhead Lot

Steve Quinn opened the hearing

Ernie Dodd moved to continue the hearing until February 19, 2014 at 7:30pm in the third floor conference room.

Mark Jones seconded.

VOTED: (4-0) Unanimously in favor (Len Golder, Ernie Dodd, Mark Jones, Steve Quinn)

Medicinal Marijuana

The Board discussed the addition of Overlay District parcels in the refuse disposal district, as well as the site of a former town landfill. The Planning Board discussed whether one district could allow the retail use while another district could allow cultivation and processing. The board discussed the possibility of creating greater setbacks.

NRPD

The Board agreed that it would be wise to have some developers and engineers weigh in on the draft bylaw to understand better where the market is for mixed housing types and whether the dimensional requirements are reasonable and easy to follow from an

engineering standpoint. The Board further discussed different ways to incentivize mixed housing types. Steve Quinn said if there was incentive that reduced lot size and allowed more units, it could incentivize more affordable dwelling units. Steve Quinn noted that Stow's high tax bills may be a big factor that make certain housing types unaffordable for some people, adding that whether or not there is a market for smaller home types will largely dictate the effect of the bylaw.

Karen Kelleher said that at the Villages at Stow, market rate units sold at a higher rate than some of the larger home subdivisions in Stow.

Ernie Dodd moved to enter into Executive Session for the purpose of discussing the 323 Great Road access negotiations.

Mark Jones Seconded.

VOTED: Roll Call unanimously in favor (Ernie Dodd – yea; Len Golder – yea; Mark Jones – yea; Steve Quinn – yea)