

TOWN OF STOW
PLANNING BOARD

Minutes of the May 7, 2014 Planning Board Meeting

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

Non-Voting Associate Member Absent: Eve Fischer

Lori Clark called the meeting to order at 7:00 pm

Correspondence Update

Discussion of 4.16.2014 Meeting Minutes

Ernie Dodd Moved to approve the minutes of 4.16.2014 as amended.

Mark Jones seconded.

VOTED: (4-0) Unanimously in favor. (Lori Clark, Ernie Dodd, Mark Jones, Steve Quinn)

Correspondence Update

Karen Kelleher said street acceptance for Brandymeade Circle will be on the schedule for the October Town Meeting. Karen Kelleher said the last time the drainage issue was addressed, it was found that the detention basin was never cleared of silt from the bottom. It was determined that removal the silt would cause too much disturbance.

Member Updates

Zoning Reform

Ernie Dodd reported that he has looked over the zoning changes now before the legislature. Ernie Dodd said that Karen Kelleher has prepared a thorough response. Ernie Dodd said he would still like to ask Kate Hogan about the *Planning Ahead for Growth Act* and to changes to the Approval Not Required process. Lori Clark said that we should set a time on the agenda to discuss the zoning change issues. The Board agreed that T-Mobil will be in on the 29th if the Selectmen meet.

Nashoba Regional School Committee

Mark Jones said he has been going to subcommittee meetings of the Nashoba High School Space Task Force. Mark Jones reported that the school has not done the required work into studying what the future need may actually be and making informed decisions about scope of building construction.

Mark Jones said he talked with the Lincoln Town Administrator and he was not happy with the agreement changes with Minuteman Vocational School.

Planner's Report

Town Meeting

Karen Kelleher reported special recognition to Assistant Planner Jesse Steadman for a job well done with Presentations to Town Meeting on zoning amendments.

Adams Drive PCD

Karen Kelleher said John Anderson withdrew his Adams Drive PCD Special Permit, adding that Bill Wrigley is in contact with John Anderson about the water tank. Karen Kelleher reported that the Town Administrator and John Anderson had a very brief conversation about purchase of the proposed Hammerhead Lot, as well as the remaining land.

Collings Foundation Application for Earth Removal Special Permit

The Board of Selectmen's public hearing for the Collings Foundation Application for Earth Removal Special Permit was continued to May 27 Karen Kelleher reported. Karen Kelleher added there was some question about abutter notification and the Board of Selectmen required that the hearing be re-advertised. Karen Kelleher added that abutters to the proposed haul road were not notified.

Karen Kelleher said Mr. Collings will be submitting a Site Plan Approval and Erosion Control Special Permit application to the Planning Board for a proposed museum building. Mr. Collings requested a May public hearing, although Karen Kelleher advised that there is not enough time to advertise for a May hearing and that the deadline for a June 4 hearing is May 9. Karen Kelleher said the Building Commissioner determined that the use is allowed in the Residential District because it is considered a non-profit educational use. Karen Kelleher noted that the plan shows the proposed building straddling the lot lines between a lot owned by Bob and Caroline Collings and a lot owned by the Collings Foundation. Karen Kelleher advised Mr. Collings that the lot lines would have to be reconfigured in order to meet setback requirements. The Assessors advised that the proposed building would be considered a change in use and would need to be removed from chapter 61B status, with notice of right of first refusal to the Town.

Laws Lane Hammerhead Lot Special Permit Decision

Karen Kelleher reported that Brett Taylor contacted the office to inquire about the appeal process for the Laws Lane Hammerhead Lot Special Permit. Karen Kelleher said he was advised that he would need to contact his attorney. The appeals period has passed and we have received no notification of an appeal Karen Kelleher said.

Staff Meeting

On May 1, Karen Kelleher attended a staff meeting with Conservation Commission Coordinator Kathy Sferra, Building Commissioner Craig Martin and Health Agent Jack Wallace to discuss recent development projects/applications. Karen Kelleher said they discussed proposal for a museum building at the Collings Foundation, a proposal for 3 homes at 38 Adams Drive and the proposed Medical Marijuana Bylaw.

Villages at Stow

Karen Kelleher said the bond for the Villages at Stow is about to expire on May 19 and the pavement at the Baldwin Drive entrance needs to be repaired and final as-built plans need to be completed. Karen Kelleher reported she recommended that the ZBA hold a special meeting to take action to find the developer in default and/or request an extension of the bond. Karen Kelleher said it is important that the developer have a completion deadline. The ZBA scheduled a meeting to discuss this issue on Thursday afternoon. Karen Kelleher said she forwarded the information to Town Counsel for his advice to the ZBA.

Karen Kelleher said that Town Counsel attempted to record the sidewalk easement for the Villages at Stow and the registry would not accept the plan because it was not in a proper form. The Grant of Easement document refers to the Plan prepared by Places Associates for the Pedestrian Walkway Committee reported Karen Kelleher. Karen Kelleher said she believes Stamsky and McNary had prepared an easement plan and checked with Rich Harrington. He said, if it was done, it would have been by Rose Chaulk. Karen Kelleher said she does not think an easement plan was ever prepared and asked the Board if they would be willing to fund preparation of the Plan.

Economic Development Committee

Karen Kelleher and Jesse Steadman met with the Economic Development Working Group who agreed to request that the Board of Selectmen appoint an Economic Development and Industrial Commission, as established by a vote of Town Meeting in 1966. It appears there was a 7 member EDIC in place until 1986, however membership was very sporadic throughout those years varying from 7 members to 2.

Potential Development

Red Acre Road – Karen Kelleher said Marilyn Kunelius called several times to let me know she has been showing the property. Karen Kelleher said that Tom Sheedy stopped by the office to inquire about zoning and asked if the Town would have an appetite for a 40B development.

Lundy Property (Joanne Drive) – Karen Kelleher said Frank Lundy stopped by the office to advise he has someone interested in the property. Karen Kelleher said she gave him plans that were done for the town in relation to a proposed limited development/rail trail plan to share with potential buyers. Karen Kelleher said that Frank Lundy asked if the town would be interested in the property.

Karen Kelleher said a joint meeting with Conservation Coordinator Kathy Sferra and representatives of the Open Space Committee and SCT is scheduled for next Wednesday morning.

323 Great Road

The closing for 323 Great Road is scheduled for May 28. Kathy Sferra is working on a conservation restriction for the portion of the property to be funded by CPA. The Board discussed the potential for use of the existing fire station site including storage in the building and/or parking.

Gleasondale Phase III Final Plan Presentation

The Gleasondale Phase II Final Plan Presentation is scheduled on the Planning Board agenda for May 14 at 7:30 pm. The Town Hall is reserved. Town Boards and Committees and Gleasondale residents/property owners will be invited.

Springbrook Farm (Apple Blossom Way) Subdivision

Karen Kelleher reported that Kathy Sferra was approached by Mr. Bolton inquiring about the possibility of abandoning trail along the river in exchange for a conservation restriction in lieu of the Trail. Karen Kelleher said Kathy Sferra questions whether the path is walkable and will make a site visit. Kathy Sferra is wondering if the Board would be amenable to amending the Subdivision Decision said Karen Kelleher.

Ernie Dodd said he would like to see something more meaningful than a CR in perpetuity, because it has no public access. Perhaps a donation to the sidewalk fund could be made.

Dunster Drive

Karen Kelleher reported that Bruce Fletcher, Tree Warden approved the Street Trees at Dunster Drive but recommended that the Board hold back \$500.00 until they go through another winter season. Mark White said it would be difficult to get the bonding company to agree to such a small bond amount and asked if the Board would be willing to take his word that he would replace the trees if need be.

Housing Authority Collaboration

Karen Kelleher said she will be attending a kickoff meeting next Thursday to discuss the potential to establish a Housing Authority collaborate with Acton, Hudson, Littleton, Westford and Groton.

T-Mobil – Gleasondale Mill Smokestack

Karen Kelleher reported that a request for special permit modification was filed for T-Mobile to replace 3 antennas with 6 similar type antenna at the Gleasondale Mill. Karen Kelleher advised the applicant that the Board will likely consider the request as a minor modification not requiring a public hearing as in the Sprint Request. They are scheduled to meet with the Board on May 29th.

Lower Village Plans

Karen Kelleher reported that traffic counts and wetland flagging is complete in Lower Village. They are working on the 25% plan which is due in early June. The majority of the detail is included in the Auto CAD drawings forwarded to them, however there was some missing information. Karen Kelleher granted them permission to request the additional data (ACAD baseplan and survey books) from Coler and Colantonio on the Town's behalf.

Wheeler Road Public Hearing Continuance

Lori Clark opened the meeting for the Wheeler Road public hearing.

Ernie Dodd moved to continue the hearing until 8pm on June 4th.

Mark Jones seconded.

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

Natural Resource Protection Development

Ernie Dodd mentioned that stormwater flow should be referenced in the design process to make sure that it is stated up front.

Lori Clark said that one of the only benefits to the developer is the lack of a proof plan. Lori Clark asked that further discussion be scheduled into an agenda where we will have sufficient time to discuss. She also suggested staff talk with other planners, and at some point ask a developer if they would take a look at the draft for feedback.

Meeting Adjourned.