

TOWN OF STOW  
PLANNING BOARD

Minutes of the May 29, 2014 Planning Board Meeting

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

Non-Voting Associate Member Absent: Eve Fischer

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

### **Correspondence Update**

#### **Discussion of April 2, 2014 Meeting Minutes**

*Ernie Dodd Moved to approve the minutes of April 2, 2014 meeting as amended.*

*Steve Quinn seconded.*

**VOTED: Four (4) in favor (Lori Clark, Ernie Dodd, Mark Jones, Steve Quinn) and one (1) abstention (Len Golder)**

#### **Discussion of May 7, 2014 Meeting Minutes**

*Ernie Dodd Moved to approve the minutes of May 7, 2014 meeting as amended.*

*Steve Quinn seconded.*

**VOTED: Four (4) in favor (Lori Clark, Ernie Dodd, Mark Jones, Steve Quinn) and one (1) abstention (Len Golder)**

### **Member Updates**

#### *323 Great Road*

Ernie Dodd recommended that the Town continue to negotiate with Union Church for access to the 323 Great Road property and that the town should provide an area for snow storage as Union Church has been very good to the town.

#### *Nashoba Regional High School Space Study Task Force Meeting*

Mark Jones said he attended the May 28 Nashoba Regional High School Space Study Task Force meeting. It appears they are on track for an application for reimbursement funds. It is clear the high school is full. They do not have enough class room space. They are having to be creative by using closet an office spaces for classrooms. Mark has a feeling we will be seeing a request for funding for a couple of additional classrooms in the short term. He also noted that next year there will be a bubble in school population. The freshman class will be the largest they have seen. Mark further noted that based on information he obtained from the planning departments in Stow, Bolton and Lancaster he estimates there will be about 300 additional students.

#### *Nashoba Regional School Committee*

Mark Jones reported that he attended the Nashoba Regional School Committee Meeting. When asked if there is sufficient space at the high school the response was that there is enough home room space but not enough when they start moving students into classes.

Bill Byron said he would be interested in knowing the number of school choice students. Mark Jones noted that school choice as stopped, however they still have to accommodate the students that are in the system. He noted there is an equal amount of school choice students coming in and coming out. He noted that at one of the task force committee meetings it was noted that after Clinton built their new high school a number of school choice students moved back to Clinton.

### **Planner's Report**

Karen Kelleher updated the Board on ongoing activity in the Planning Department:

#### *Collings Foundation*

Karen reported that the Selectmen held the Public Hearing to consider the Collings Foundation request for Earth Removal Permit. The Public Hearing was continued to June 10, 2014 at 7:10 pm.

An application for Erosion Control Special Permit and Site Plan approval for a Museum Building was also filed with the Planning Board. The Plans were forwarded to Places Associates for a peer review and the public Hearing is scheduled for June 18. Sue Carter will be in attendance at the meeting.

Mr. Collings called the office today to inform us that the Plans will be modified to avoid using the fire pond for drainage infiltration because he heard the Conservation Commission has concerns. Karen explained to Mr. Collings that the revised plans must be received in time for the Peer review.

Karen noted that a traffic study was submitted with the application which included recent Barton Road traffic counts and estimates for major functions. As the Foundation will be holding its annual Father's day event in June, which will be before the public hearing, she asked if the Board wants to see those counts. Members agreed that the application should include traffic counts to document the vehicle counts to the Father's Day event coming from either direction on Barton Road.

Ernie Dodd noted concern about access from a private way (Barton Road) which is in poor condition. He is concerned about the increased traffic on the private way and would like a legal opinion on what say the property owners have, as many of the property owners own property on both sides of the street including Barton Road. Ernie further noted that Section 9.3 (Site Plan Approval) of the Bylaw includes mandatory findings the Board must make including: "Provides for convenient and safe vehicular and pedestrian movement and that the locations of road and driveway openings are convenient and safe in relation to vehicular and pedestrian traffic circulation, including emergency vehicles, on or adjoining the site." Therefore, the Board should consider access.

### *Laws Lane Hammerhead Lot Special Permit Decision*

Karen Kelleher reported that the appeal period on the Laws Lane Hammerhead Lot Special permit has expired and no appeal was filed. She asked if the Board wants to request that Town Counsel record the decision. Members agreed that Town Counsel should record the decision.

### *Housing Authority Collaborative*

Karen Kelleher attended a Housing Authority Collaborative Meeting in Littleton with Jennifer Raite, MAPC Housing Specialist and representative from Littleton, Bedford, Groton, Maynard, Westford Acton, Lexington, and Hudson. The communities are working with MAPC to explore ideas on how Housing Authorities can collaborate. We discussed priorities for collaboration and collected basic information about individual town portfolios. Unlike Stow many of the communities own and operate affordable housing developments have administrative and maintenance staff. Stow's Housing Authority is only responsible for two section 8 designated units at Pilot Grove Hill which are administered by Hudson Housing Authority staff.

Potential outcomes from this project include:

1. Build relationships between municipalities and housing authorities
2. Build collaboration opportunities between one housing authority and a host municipality or more
3. Develop a model other housing authorities in the state can follow
4. Develop housing authority boards
5. To demonstrate how housing authorities can collaborate

A full copy of meeting minutes will be distributed in the next Planning Board Meeting Packets.

### *323 Great Road*

The closing for 323 Great Road is scheduled for June 4.

### *Lower Village Plans*

Karen reported that she, Jesse and Mike Clayton will be meeting with Howard/Stein-Hudson Associates tomorrow morning (May 30) to review draft plans.

### *Gleasondale Planning*

The Gleasondale Final Plan Presentation made by UMass on May 14<sup>th</sup> went well. The Final plan is posted on the website and planning blog.

Karen said she received an email from another Gleasondale resident who is interested in joining the neighborhood group. Karen and Jesse will be setting up another meeting with the neighborhood group to recap the final plan and steps forward for the neighborhood group.

Karen, Jesse and Conservation Coordinator Kathy Sferra walked the Kane Well site in Gleasondale to get an idea of potential trail locations and will be putting together a draft plan to discuss with Gleasondale Residents.

Karen will be putting together an RFP for the existing conditions plans.

#### *Town Center Planning*

Karen reported that she spoke with Professor John Mullin about the possibility of UMass working on a planning project for the Town Center to evaluate potential short term and long term uses for 323 Great Road, the Fire Station site (when vacated) and potential changes to the library. Kathy Sferra noted that she is interested in plans to improve the Conservation Land in back of the Town Building with landscaping and benches, which could also be included in the project.

Professor Mullin is very interested in the project as it is in keeping with projects they have planned for other communities.

#### *Staff Meeting*

Karen and Jesse will be participating in the monthly staff meeting on June 12. The Main topic of discussion will be the two proposals from the Collings Foundation (Earth Removal and Museum building). Mr. Collings was invited to join the discussion, not to discuss the merits of the proposals, but to help us communicate the necessary action steps that will be required depending on the outcome of both the Earth Removal permit, the Special Permit and Site Plan Review from the Planning Board and how those outcomes will affect subsequent/concurrent approvals from the Conservation Commission and others.

#### **T-Mobile 501 Gleasondale**

Michael Almada of TRM, representing T-Mobil met with the Board to discuss T-Mobil's proposal to modify the existing Wireless CommunicatinFacility lccated at 501 Gleasondale Road by replacing 3 existing antenna with 6 new antenna of similar size on the existing smoke stack flush mounted like the existing. Michael Almada explained that T-Mobil is in the process of updating all their sites in order to keep up with and support multiple new technologies. He presented photo simulations depicting existing and proposed views of the antenna from the southeast and east on Gleasondale Road and northeast and south near the intersection of Sudbury Road and Gleasondale Road.

The new antenna will be the same height and width but a little deeper. The mountaing bracket and wiring will be neater. There will be no change on the ground. The cable will be behind the existing cable tray.

Len Golder asked how many facilities they have in Stow. Michael Amada said they have one on Wheeler Road. Len Golder, speaking as a subscriber noted that he, at one time, had good service throughout town and now has no coverage at the shopping center or his

house on Old Bolton Road. Michael Almada said they were looking at placing a new facility in Maynard a while ago but they are currently focusing on upgrading existing facilities.

Ernie Dodd noted there is no signature on the application. Karen Kelleher noted that a signed copy was emailed and is in the file.

Ernie Dodd he would like to see the paint camouflaged to blend in with the smokestack. He noted that Sprint is also upgrading their antenna and will be moving the cable to the back of the smokestack. He suggested that T-Mobil might want to coordinate efforts Sprint. Michael Almada said typically each carrier has their own cable tray. Ernie Dodd said he would prefer that the cable be inside or on the back of the smokestack. Michal Almada will confirm the location of the tray.

It was noted that the antenna will be approximately 5" of the smokestack. Michael Almada will confirm the dimensions.

Steve Quinn noted that the detail sheets indicate the new antenna will be attached to the smokestack with a band which, visually, looks bad. Michael Almada said the band is most likely necessary because the new antenna are considerable heavier than the existing. He will check to see if the band is necessary.

Lori Clark said aesthetics is the Board's main concern.

Len Golder asked if there is any talk about T-Mobil merging with another company. Michael Almada noted that FCC took a stand on the ATT merger. They would oppose any major merger because they want to see competition so consumers will have a change. There are still 6 licenses available and are currently being used.

Mark Jones asked about output from the antenna. Michael Amada said he believes they are 400 or 500 watts.

Michael Almada will get back to the Board on the following questions:

- Location of cable tray
- Dimensions of the antenna
- Whether or not the band is necessary to attach the antenna to the smoke stack.

The Board explained that they will draft a decision modification after they receive the additional information.

Bill Byron questioned the design of the antenna and the band. He feels that the new antennas are really not flush mount.

### **Derby Woods Phase 2 (Dunster Drive extension) bond**

Members discussed a request from Mark White of Bentley Building Corp, for final release of the road bond for the Derby Woods Phase 2 (Dunster Drive extension) subdivision. It was

noted that all work is complete and the road was accepted at the 2014 Annual Town Meeting. The Tree Warden initially suggested that the Board hold back a small amount (\$500.00) to ensure the street trees survive. Mark White indicated that it is not likely the bonding company would be agreeable to hold back such a small amount and indicated that he is willing to address any concerns that come up in the future with regard to the street trees. The Tree Warden responded that, in this particular case, it probably won't be necessary as Mark White promised to take care of any trees that might not survive in the near future. Members agreed that it is not likely that a bonding company would issue a bond for \$500.00.

***Ernie Dodd moved to release the Bond for the Derby Woods Phase 2 (Dunster Drive extension) Subdivision. The motion was seconded by Mark Jones and carried by a unanimous vote of five members present.***

### **92 Dunster Drive - Request for Variance**

Members discussed the request for variance for 92 Dunster Drive to be discussed at the June 2, 2014 Zoning Board of Appeals meeting.

Members agreed to advise the Zoning Board of Appeals that they feel the request for a 48' setback is excessive and is not in keeping with the intent of the bylaw and recommend that the Zoning Board of Appeals request that the applicant show that there is no other feasible location for the proposed shed and generator. If a hardship is proven, the Planning Board supports the Conservation Commission's recommendation to place the shed and generator at least 15 feet from the property line and installation of a solid fence at the rear of the shed to screen the shed and generator from the adjacent open space.

### **Zoning Reform House Bill 1859 rewrite**

Members reviewed the draft letter concerning Zoning Reform House Bill 1859 rewrite. Len Golder noted concern about the recommendation to delete Chapter 40Y and suggested that special provisions for communities with population fewer than 10,000 be made. It was noted that there are provisions for communities that do not have public water or sewer, however the Board had other concerns such as the regional planning agency being responsible to approve or disapprove master plans and zoning. Members also noted concern about creating a two tier regime. The Board feels that the same rules should apply to all communities. It was agreed to send the letter as drafted and amended to include the statement: "We appreciate that the redraft addressed some of our concerns however we strongly oppose a two tier regime as proposed by Chapter 40Y. We feel that Chapter 40Y should better accommodate small rural towns and would be happy to talk through what those accommodations might be."

The letter will also be copied to area Boards of Selectmen and Planning Boards and posted on the Massplanners list serve and the Town Website.

### **Natural Resource Protection Zoning**

Members reviewed the NRPZ notes drafted by Assistant Planner Jesse Steadman, based on his review of bylaws and/or conversations with Town Planners from Holliston, North Attleboro,

Littleton, Milford, Wellesley and Westford concerning NRPZ zoning. Each community differed somewhat on yield plans; minimum tract size; open space percentage, shape and buffer zones; lot dimensions and density bonus. Members found Holliston's approach to density bonus to be interesting as it ties the density to what the town wants such as open space upland, affordable restrictions and agricultural land. Members agreed to dedicate a meeting to reviewing the draft PCD update prepared by staff.

Meeting Adjourned at 9:30 pm.

Respectfully submitted,

Karen Kelleher  
Town Planner