

TOWN OF STOW  
PLANNING BOARD

Minutes of the June 4, 2014 Planning Board Meeting

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

Absent: none

Voting Associate Member: Eve Fischer (Absent)

Non-Voting Associate Member: none

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

**Discussion of Meeting Minutes**

*Minutes of May 14, 2014*

Ernie Dodd moved to accept the minutes of May 14<sup>th</sup>.

Steve Quinn Seconded.

**VOTED: (4-0) Unanimously in favor** (Lori Clark, Ernie Dodd, Len Golder, Steve Quinn)

*Minutes of May 29, 2014*

Ernie Dodd moved to accept the minutes of May 29.

Steve Quinn Seconded.

**VOTED: 4-0 Unanimously in favor** (Lori Clark, Ernie Dodd, Len Golder, Steve Quinn)

**Correspondence Update**

Karen Kelleher reported that Howard Stein and Hudson met with she and Jesse Steadman to discuss potential streetscape scenarios. Karen Kelleher said that the proposal that allows flexibility in the road width will still require easements.

**Member Updates**

*Board of Health*

Steve Quinn noted the Board of Health is looking to shorten the septic and well setback, as well as updating the monitoring of private wells.

*Collings Foundation*

Ernie Dodd said that 150,000 of cubic yards of earth material would be analogous to a 100 foot tall tower of dirt, an acre at its base. He said that the number of truck trips required to move the dirt, as stated during the Earth Removal Permit hearing is not accurate, and would take more than three years to move.

**Planner's Report**

**Wheeler Road Hammerhead Lot**

Karen Kelleher reported Scott Hayes of Foresite Engineering informed her that he has finally received the architectural plans for the proposed Wheeler Road Hammerhead Lot and he is working on the Drainage Plan. He requested that the hearing be continued to July 9. He will notify abutters.

### **Habitech Great Road Lot**

Karen Kelleher reported that she reached out again to Bruce Wheeler of Habitech about the Great Road parcel.

### **Villages at Stow**

Karen Kelleher reported that John McIntyre of MetroWest CD inquired about the affordable restriction for one of the Villages at Stow Units. Karen Kelleher said she contacted Habitech's attorney who will track down the documents from the closing attorney.

### **Lower Village**

Karen Kelleher and Jesse Steadman will be meeting with Lower Village Property owners, Rich Presti, Kostas, and Steve Steinberg on Thursday, June 12 to provide an update on the Lower Village Planning effort. Kate Hogan also agreed to attend to provide an update on the Heritage Lane Parcel.

Karen Kelleher, Jesse Steadman and Superintendent of Streets Mike Clayton met with Howard/Stein-Hudson Associates on May 30 to discuss concept plans. Meeting notes are included in Planning Board packets. It appears that easements will be needed. Howard Stein and Hudson agreed to provide a concept Plan for Karen and Jesse to share with property owners at their meeting on June 12. Karen Kelleher said they also need to reach out to Linear Retail.

### **Collings Foundation**

The next Earth Removal Permit Public Hearing has been continued to June 10 at 7:10 pm.

Karen Kelleher reported on the Proposed Museum Building, saying the Conservation Commission Public Hearing is scheduled for Tuesday, June 17 and the Planning Board Erosion Control Special Permit and Site Plan Approval Public Hearing is scheduled for Wednesday June 18.

The Board agreed that finding the total count by placing the traffic counters across the driveway would be the best way forward.

### **Staff Meeting**

Karen Kelleher reported that the monthly staff meeting with representatives of the Planning, Conservation, Building, Board of Health, Police and Fire is scheduled for tomorrow morning (June 5). The main discussion will be about permitting process for both Collings Foundation Projects.

### **323 Great Road**

The closing for the 323 Great Road property was scheduled for today, but was postponed because they are still waiting for the mortgage releases.

### **Gleasondale**

Karen Kelleher reported that a Gleasondale Neighborhood meeting is scheduled for June 10 at 7:00 pm. Same night as Selectmen Hearing.

### **Planning Board Elections**

#### **Chair of Planning Board**

Ernie Dodd nominated Lori Clark

Steve Quinn Seconded.

VOTED: (4-0) All in favor

#### **Vice Chair**

Ernie Dodd nominated Steve Quinn

Len Golder Seconded.

VOTED: 4-0 All in favor

#### **ANR Endorsement**

Ernie Dodd nominated Steve Quinn and Karen Kelleher

Second Len Golder

VOTED 4-0 All in favor.

#### **CPC Representative**

Ernie Dodd nominated Kathy Sferra

Steve Quinn Seconded.

VOTED: (4-0) All in favor

#### **Elementary School Building Committee Representative**

Ernie Dodd nominated Steve Quinn

Len Golder Seconded.

VOTED: (4-0) All in favor

#### **MAGIC Representative**

Len Golder nominated Karen Kelleher

VOTED: (4-0) All in favor

#### **MAPC Representative**

Len Golder nominated Karen Kelleher

Ernie Dodd seconded.

VOTED: (4-0) All in favor.

#### **ZBA Liaison**

Steve Quinn nominated Mark Jones

Ernie Dodd seconded.

VOTED: (4-0)

**Board of Health**

Will deal with as needed.

**Conservation Commission**

Ernie Dodd nominated Mark Jones

Steve Quinn Seconded

VOTED: 5-0 All in favor

**Stow Municipal Affordable Housing Trust**

Steve Quinn nominated Ernie Dodd

Len Golder seconded.

VOTED: 5-0 All in favor.

**Non-Voting Associate Member**

Ernie Dodd moved to nominate Eve Fischer and Greg Troxel.

Steve Quinn seconded.

VOTED: 5-0 All in favor

**Wheeler Road Public Hearing Continuance**

Ernie Dodd moved to continue the Hearing until July 9 at 7:30pm

Steve Quinn seconded.

VOTED: (5-0) Unanimously in favor.

**Non - Voting Associate Member of the Planning Board**

Ernie Dodd moved to nominate Kathy Sferra as a non-voting associate member

Steve Quinn seconded.

VOTED: (5-0) Unanimously in favor.

**Planned Conservation Development Update**

The board discussed updates to the PCD.

Ernie Dodd Moved to adjourn at 9:10pm