

TOWN OF STOW
PLANNING BOARD

Minutes of the June 11, 2014 Planning Board Meeting

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

Absent: none

Non-Voting Associate Member: none

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

Discussion of Meeting Minutes

Minutes of June 4, 2014

Ernie Dodd moved to accept the minutes of the June 4, 2014 minutes as written.

Mark Jones Seconded.

VOTED: (3-0) Unanimously in favor (Lori Clark, Ernie Dodd and Mark Jones)

Member Updates

Collings Foundation - Ernie Dodd asked that Town Counsel attend the Public Hearing scheduled for June 18, 2014 to consider the applications filed by the Collings Foundation for an Erosion Control Special Permit and Site Plan Approval. He noted that the Board must make a determination as to whether Barton Road provides for adequate safe access. He is concerned about the width and condition of Barton Road and the fact that much of Barton Road is a private way, owned by the residents. He questioned whether approval from the private owners is required.

Ernie Dodd also noted that the Plan shows the proposed museum on a parcel with no frontage.

Members agreed to request that Town Counsel attend the Public Hearing.

Len Golder arrived at this point in the meeting.

Zoning Reform - Ernie Dodd requested that the Planning Board's letter concerning Zoning Reform be forwarded to Brian Dempsey and Robert DeLeo.

With regard to the Board's opposition to the proposed Chapter 40Y, Len Golder noted that a sub-group of Massachusetts Municipal Association should be formed for small towns.

Planner's Report

Collings Earth Removal Permit

The Selectmen's Public hearing was continued to July 8.

Collings Museum Building

The Conservation Commission's Public Hearing is scheduled for June 17 and the Planning Board Public Hearing is scheduled for June 18. Places Associates is reviewing the plans for the Planning Board and Conservation Commission.

Cushing Property

Greg Roy of Ducharme and Dillis advised that he plans to submit the Definitive Plan next week. Karen encouraged him to meet with the Fire Chief about the requirement for a cistern and turnaround.

Lower Village

Staff is meeting with Lower Village property owners and Kate Hogan tomorrow (6/12 at 4:00 pm). Howard/Stein-Hudson will forward draft plans to be shared with the property owners.

Bruce Wheeler of Habitech called to discuss Karen's email re: the Great Road property. Karen returned his call but they have not yet connected.

MAGIC

Karen will be attending the next MAGIC Meeting, scheduled for June 19. Agenda includes election of officers and work plan. MAPC appointed a new MAGIC Coordinator, Tanya Paglia. She asked to meet with Karen next week to familiarize herself with Stow.

GIS Analyst

Karen reported that the notice for a GIS Analyst was posted last month. One application was received, Jill Kern – who has been volunteering her time since August of 2013. Karen sent a letter to Bill Wrigley encouraging him to hire her under contract. She would continue to work out of the Planning Department.

T-Mobile Wireless Service Site Plan Approval Modification Decision – Gleasondale Road

Members reviewed the draft T-Mobile Wireless Service Site Plan Approval Modification Decision and details provided by Michael Almada of TRM, representing T-Mobile. In reviewing the additional details provided, members are concerned that the standoff from the smokestack is 10.5 inches to 11 inches as opposed to 5 inches as described by Mike Almada at the May 29, 2014 Planning Board Meeting. Members agreed to hold off on the Decision and advise the applicant that the Board would like to have a further discussion. The Board would the applicant to explain why they can't live with something less than a 10.5 inch to 11 inch offset. The Board feels they need to make a better effort reduce the offset.

Planned Conservation Development (PCD) Update

The board discussed updates to the PCD Bylaw.

ANR Plan – Treaty Elm Lane(R15 # 56 and 57)

Members reviewed an ANR Plan for 27 Treaty Elm Lane. The Plan is intended to convey a 7,636 sq. ft. parcel of land to the abutting lot (25 Treaty Elm Lane).

Ernie Dodd moved to accept the ANR Plan entitled “Plan of Land in Stow, Mass”, dated May 5, 2014, prepared by Colonial Surveying Co, Inc. and authorize Karen Kelleher or Steve Quinn to endorse the plan.

Mark Jones Seconded.

VOTED: (4-0) Unanimously in favor (Lori Clark, Ernie Dodd, Mark Jones and Len Golder)

Planned Conservation Development (PCD) Bylaw

Members reviewed concept plans, prepared by Assistant Planner, Jesse Steadman depicting how the proposed lot count formula works with parcels less than ten acres. The example shows a three lot conventional subdivision on 5.3 acres. Using the proposed formula for that same 5.3 acre parcel it would yield two lots for a PCD Plan. It appears the formula would not work on a parcel smaller than 5 acres.

It was noted that in some instances, depending on the location, it makes sense to use the PCD Bylaw on a 5 acre parcel. Mark Jones said the 5.3 acre parcel concept plan happens to make sense because it abuts conservation land.

Lori Clark noted that she is concerned about the unknown impact to abutting properties and would rather keep the minimum parcel size at 10 acres for now with the understanding it could be changed later. Mark Jones said he has no strong opinion but would like some time to analyze other parcels.

Ernie Dodd said that three acres would be protected as open land on a five acre parcel. He would be comfortable with reducing the minimum parcel size to 5 acres.

Members agreed to keep with the 10 acre minimum lot size. Mark Jones said he would like to analyze the issue further and may ask the board to reconsider.

Steve Quinn arrived at this point in the meeting.

Members continued to review the draft document. Karen and Jesse will clean up the document with final changes for the Board to review at an upcoming meeting.

Request to Televisе Public Hearings on Stow TV

Members discussed an email from Stow TV Coordinator, Anne VanTine, encouraging the Board to allow Stow TV to televisе the Collings Foundation Public hearing. Members noted that the purpose of a public hearing is to gather input to be used in its deliberations. Input cannot be considered if it is received after a public hearing is closed, therefore residents should be encouraged to be in attendance.

Lori Clark noted that the policy should be to either televise all public hearings or none. A determination should not be made on a case-by-case basis.

Steve Quinn and Ernie Dodd are not in favor of televising any public hearings. Len Golder said he would be in favor of televising all public hearings but not on a case-by-case basis. Mark Jones would be in favor of televising this particular hearing (Collings).

There was no consensus to televise the Collings Public hearing or any other public hearings. As in the past the Board is only willing to televise presentations, such as the Gleasondale presentation made by UMass Students but not Public Hearings which are intended to gather input for the Board's deliberation.

The meeting adjourned at 9:30 pm.

Respectfully submitted,

Karen Kelleher
Town Planner