

TOWN OF STOW  
PLANNING BOARD

Minutes of the November 5, 2014 Planning Board Meeting

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

Voting Associate Member: Margaret Costello

Town Counsel: Barbara Huggins

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

**Correspondence**

None.

**Planning Board Minutes of October 22, 2014**

*Ernie Dodd motioned to approve the minutes of October 22, 2014 as written.*

*Steve Quinn seconded.*

**VOTED: (5-0) Unanimously in favor (Lori Clark, Ernie Dodd, Len Golder, Mark Jones, Steve Quinn).**

**Member Updates**

Mark Jones said that the three associates were appointed as full members on the Zoning Board of Appeals at their last meeting. There are three Associate positions now open he reported. The ZBA understands that there is interest in the comprehensive permit policy. Ernie Dodd said that they should be looking into adopting rules and regulations for the Board. Mark Jones said there has been some discussion about adopting parts of the Comprehensive Permit policy. Karen Kelleher said it will be coming up at a future meeting of the Selectmen.

Mark Jones said that the Merril parcel off Wedgewood Road has recently had a public hearing regarding Conservation Commission review a substantial tree cutting plan as part of a state approved forestry plan.

**Planner's Report**

**Collings Foundation**

Karen Kelleher reported that the Planning Department received a request to withdraw.

**Crow Island**

Karen Kelleher noted that Rob Albright would like to amend his Special Permit to remove the restriction on Commercial landing and takeoffs. Karen Kelleher explained to him that the Board is awaiting Town Counsel's opinion on the issue of zoning and Chapter 90 § 39B. Rob Albright has requested pilots to provide information on the fact that they have been

landing at Crow Island since the 1970's said Karen Kelleher. Ernie Dodd said he would like copies of the log books for flights to document the early years of using Crow Island as an airfield.

### **Lower Village**

Karen Kelleher and Jesse Steadman met with the Town Administrator and Conservation Coordinator, Rich Presti, Kostas Asprogiannis and Steve Steinberg to discuss action steps toward a lease agreement between the Town and property owners. We also discussed the need for the property owner's agreement amongst themselves and the need for the Town's approval of the agreement. Bill Wrigley indicated he is willing to provide funds for professional advice in this regard.

### **MassWorks Grant Application**

The MassWorks Grant awards were announced said Karen Kelleher. Unfortunately Stow was not successful during this grant round. The Planning Department continues to work on action items – obtaining easements, responding to Mass Historic Commission's letter concerning the common, etc. Karen Kelleher said she spoke to Kate Hogan about her 495 Edge Community program and how that group can support any grant proposals moving forward.

Karen Kelleher said she spoke with Tom Stokes of Howard/Stein-Hudson about other grant opportunities and will be meeting with him to discuss the potential to apply for Transportation Improvement Program funding.

### **Gleasondale Traffic Plans**

Karen Kelleher said she will speak to Howard/Stein-Hudson concerning an RFP for Gleasondale surveying. Town Meeting appropriated funds this past May and planning staff has been waiting to get the Lower Village Plans complete before starting on Gleasondale.

### **Meeting with Historical Commission**

Karen Kelleher and Jesse Steadman met with the Historical Commission to talk about the Mass Historic Commission's letter asking for more information about the common and the possibility/process of getting the Gleasondale Mill on the Historic Register. The Commission indicated that they are interested in doing an archeologic survey for the Town as a whole. Karen Kelleher said she questioned whether they would first focus on the Lower Village Common so we will have something completed for the next grant application.

### **Permit Team Meeting**

Karen Kelleher and Jesse Steadman attended a permit team meeting this morning and discussed ongoing developments. The Permit team will be discussing a Complete Streets Policy and 323 Great Road proposals in more detail at upcoming meetings.

### **Planning Board Applications/Public Hearings/Meetings**

November 12

- Informal Meeting Stowaway inn

November 19

- Working Meeting

December 3

- SpringHill Estates

December 10

- The Pompositicut School Re-use public hearing
- Informal Meeting with Rick Lundy

December 17

- Minuteman Airfield Erosion Control Special Permit

### **Public Hearing Continuance – Collings Foundation Site Plan Approval and Erosion Control Special Permit**

Lori Clark opened the Public Hearing at 7:31pm.

*Ernie Dodd moved to accept the letter of withdrawal from the Collings Foundation dated November 5<sup>th</sup>, 2014 without prejudice.*

*Steve Quinn seconded.*

Lori Clark said any plans submitted in the future prior to approval in Hudson would be an incomplete permit. Lori Clark asked that if a future plan does not contain all of the necessary approvals on the Hudson side, what recourse does the board have to wait for them.

Barbara Huggins said the applicant could legally have both hearings open at once. Barbara Huggins said that the Board could always condition the approval on the plans being approved in Hudson. Lori Clark said she is concerned that the plans would change.

Lori Clark said that even if the Collings Foundation submits plans to Hudson, if they change through the process, it could be difficult for the Board to approve on contingent. Barbara Huggins said there is nothing unlawful about having both open. Ernie Dodd said that they could condition that if the plans change, they would need to come back to the Board.

Bill Byron said that he has submitted correspondence in the past and if he wants the letter to be seen again, will he have to resubmit the letter? Barbara Huggins said that materials from this hearing can be imported into any following hearing record. Bill Byron said the substance of the record regarded the access road through Hudson and if the Board was inclined to permit the facility, he would ask that they condition the approval of that road be used to handle all of the traffic.

**VOTED: (5-0) Unanimously in favor. (Lori Clark, Ernie Dodd, Len Golder, Mark Jones, Steve Quinn).**

Meeting adjourned at 7:44 pm.