

TOWN OF STOW
PLANNING BOARD

Minutes of the December 10, 2014 Planning Board Meeting

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

Absent: Lori Clark

Non-Voting Associate Member: Margaret Costello

Steve Quinn called the meeting to order at 7:00 pm

Correspondence Update

none

Review of Meeting Minutes of December 3, 2014

Ernie Dodd moved to accept the minutes of December 3, 2014 as written.

Len Golder Seconded.

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

Member Updates

Mark Jones said he was appointed as an Associate Member of the Zoning Board of Appeals last night.

Planner's Report

Pine Bluffs Recreation

Karen Kelleher reported that the Recreation Commission is holding a Joint Boards meeting this evening on the proposed plans for Pine Bluffs and will be holding an informational meeting with Laura Greenough on December 17th to discuss the plans.

Pompositticut Lighting Special Permit

Karen Kelleher noted that an application for Special Permit for the parking lot lighting plan was filed. Karen Kelleher said a copy of the plan was given to Associate Member Greg Troxel for his review and comment. The Public Hearing will be scheduled for the same date as the continuance of the Site Plan Approval hearing.

Economic Development Committee

Karen Kelleher reported that the Board of Selectmen appointed a 7-member Economic Development and Industrial Committee at their meeting of December 9. The Committee Members are: Rich Eckel, Manny Alphonso, Tom Farnsworth, Andrew Bluestein, Kevin Whalen, Serena Howlett, and Bob Collings. The first meeting is scheduled for Thursday, January 8.

Town Center Planning

Karen Kelleher explained that based on the Board's discussion on the UMass Town Center Planning Effort, she has revised the original proposal to be clear on deliverables and also revised the proposed Phase 2 Proposal and forwarded those documents to Professor Mullin for his review. Karen Kelleher also cautioned Professor Mullin that based on last week's discussion the Board may not approve funds for Phase 2. Karen Kelleher said the staff need to get back to Professor Mullin on the Phase 2 project as soon as possible so he can plan for next semester.

Ernie Dodd said that 323 Great Road development is imminent and there should be a planning process that leads it. Regarding the other structures and uses in the Town Center, Ernie Dodd said there are some like the old highway barn that need attention as they are decaying. Ernie Dodd said that since it seems unlikely that a new library will be built in the near future, there need to be discussions regarding its expansion, along with some research into alternatives. Ernie Dodd said the same thinking applies to the soon vacant fire station. Ernie Dodd said with all the changing spaces and shifting needs, there needs to be a big picture look at the Town Center.

Steve Quinn said looking at the big picture is an important enough issue to warrant attention. Karen Kelleher said that the Selectmen can be approached to help pay for part of the expense given the multiple benefits of a study.

Mark Jones said that there may be opportunities to work on Town Hall as part of the Green Communities designation. Steve Quinn said an overview of municipal uses would be helpful, since different spaces will be juggled around. Steve Quinn said they could talk with each department. Ernie Dodd said his biggest concern is the future use of the properties.

Rules and Regulations

Karen Kelleher reported that she has updated the Special Permit and Site Plan Approval Rules and Regulations for the Board's review before scheduling a public hearing for modification.

Minute Man Airfield

Karen Kelleher said that the Board of Selectmen held a Public Hearing to consider the request for Earth Removal Permit for the runway safety zone. There was some discussion as to whether the permit can be issued, she said. The original application stated the reason was for landscaping. After reviewing the bylaw, the applicant amended the application to show that they will retain soil, loam, sand and gravel on site and propose to only remove ledge. The applicant noted that the bylaw states that earth material includes soil, loam, sand and gravel and does not mention ledge and therefore, asked the board if a permit is even required. Karen Kelleher questioned if the Erosion Control Special Permit Plan will also be amended to reflect the materials to be stockpiled on site. The Selectmen continued the public hearing to January 13, 2016. The Board agreed that the Earth Removal bylaw likely needs some revision to articulate the intent.

Homestead Lane

Karen Kelleher and Jesse Steadman will be meeting with developers to discuss proposed plans for a potential 40B development at the Homestead Lane Hammerhead Lot property.

Joanne Drive Discussion

Present: Frank and Rick Lundy

Karen Kelleher described the original, recorded 1973 plan that was never followed through on with any construction, as well as a later 1996 preliminary plan, which was never followed up with a definitive plan. Karen Kelleher said that due to the changes in various regulations at the state and local level, the Lundy's would need to hire an engineer and design a new road and subdivision.

The Board looked over the various plans, including a concept plan for a rail trail by MAPC and the preliminary plan from 1996. Steve Quinn asked if they have worked with an engineer? Frank Lundy said they created the plan before them now. Frank Lundy said they could use a hammerhead lot off of Forest road.

Ernie Dodd said that the Planning Board encourages the connection of roads when a new subdivision is being constructed. Rick Lundy said that the road crosses an area of seasonal runoff and the drainage has been designed for the crossing. Karen Kelleher said that stormwater regulations have changed and a filing with the Conservation Commission would be necessary with any new subdivision.

Rick Lundy said that this development could be very similar to one he recently built in New Hampshire with 3000 sq. foot homes on relatively small lots. The Board discussed the merits of the Planned Conservation Developments (PCD). The Board explained the process of permitting a PCD.

Rick Lundy asked about sidewalks. The Board noted that the Board has a policy that allows for a waiver to the sidewalk if the applicant pays a fee in lieu of construction or constructs the sidewalk elsewhere. Rick Lundy asked if the Board would want to see the roads connect. Karen Kelleher said that may depend on the abutters along Forest Road. Karen Kelleher suggested that the Board continue discussions with their engineer to develop a concept plan.

Pompositicut Community Center and Fire Station Public Hearing

Ernie Dodd moved to waive the reading of the public hearing notice

Mark Jones Seconded.

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

Steve Quinn read the guidelines of the public hearing.

Present:

Kaffee Kang and Imad Zrein

Kaffee Kang gave a presentation on the property, explaining that not many changes will be made to the footprint of the building other than the raised roof for fire trucks and a six foot corridor added at west end. Shared by fire and community center.

Kaffee Kang explained there is some unassigned space possibly to be rented out in the future.

Imad Zrein, Civil Engineer on the project, said they are proposing two curbcuts, one for civilian uses and one for the fire station. There will be signage to regulate the public from using the fire entrance.

Imad Zrein said that the existing septic system failed tests and the new septic system will be able to handle 7000 gallons per day, which includes calculations for the unassigned space. A new public water supply well will be permitted on the southwest corner of the soccer field, Imad Zrein said.

Imad Zrein notified the Planning Board that they will be eliminating the rain garden from the plans and instead using stormceptors and infiltration basins for detention and treatment to reach the Total Suspended Solid removal minimums. Imad Zrein said they have had one meeting with the Conservation Commission and are looking to hear more from this board on the drainage review. Imad Zrein said that a surface recharge basin will take the water from the roof to provide detention due to the increase in the impervious surface involved in the project. Drainage in the rear will be collected in catch basins before being routed to detention basins and recharged to the wetland.

Imad Zrein said an attached photometric plan shows 15 poles in the parking lots. Due to the number of doors and associated lights required by code, the number of lumens is higher than the bylaw allows.

Imad Zrein said they have received a letter from Sue Carter and have provided a response letter and they should be able to address all of her comments.

The board asked about the dumpster use and Imad Zrein said that the dumpster will be for both the community center and the fire station's use.

Regarding snow storage, Imad Zrein said they have setback the chain link fence at the rear of the building to provide for unobstructed snow storage and with the rain garden being eliminated along the frontage, that area will become available for snow storage.

Imad Zrein noted that they were granted several waivers from the parking section of the bylaw by the Stow Zoning Board of Appeals. The site will include 138 spaces, with 90 in the front, 22 for the fire department and 21 in the rear.

Karen Kelleher noted that Sue Carter feels strongly that turning radii throughout the property accommodate a ladder truck. Imad Zrein said that the Fire Chief brought out trucks and tested the largest they had. The curb was then set 10 feet further back from that point. Imad Zrein said that they will design the turning radius to accommodate Sue Carter's concerns. Kaffee Kang said the garage doors are large enough to accommodate 4 trucks side by side.

Kaffee Kang said that if they do get a ladder truck in town, there could be future expansion to allow for better turning.

Kaffee Kang said the generator will be moved to the southeast corner of the building. Kaffee Kang said that there will be an underground sprinkler tank at the northeast corner of the building. There will be no fuel storage on site.

Ernie Dodd asked if there would be physical protection on the generator to protect abutting properties. Kaffee Kang said it only needs to be tested for under an hour per week. Ernie Dodd said they may want to put an acoustical mitigation or fence around the generator.

Len Golder asked how much more money the expanded septic system would cost. Imad Zrein it is likely to double the cost.

Les Hoensfield asked if there will there be traffic lights?

Imad Zrein said the Fire Chief is looking to repurpose the school lights with flashing lights on a remote control. Karen Kelleher said that Sue Carter is suggesting that any lighting be up to code.

Ernie Dodd asked about the removal of the external building. The applicant's said they are looking into different options.

Tom Ryan said that in the future the Fire Department could potentially expand into the unassigned space. The bunkrooms have been set up so that the capacity can be doubled said Tom Ryan.

Mark Jones asked how many exits the food pantry has? Kaffee Kang said there are two exits.

Steve Quinn asked whether the new well would impact the use of the fields. Karen Kelleher said as long as the grass is not fertilized. Steve Quinn asked about the chain link fence color. Imad Zrein said it will be black.

Len Golder asked if there would be a barrier between the COA and Recreation uses? Kaffee Kang said there will be lockable doors separating office spaces. The activity rooms will be used in tandem and dealt with through scheduling.

Ernie Dodd suggested that construction times be placed on the plan. Ernie Dodd noted that there did not seem to be a lot of snow storage. Kaffee Kang said that with the rain garden taken out, there should be some more space.

Ernie Dodd asked if there will be hazardous waste disposal. Kaffee said in the apparatus bays there will be holding tank of 10,000 gallons that can be pumped out. There is space for hazmat room included in the plans. Kaffee Kang said there is no fuel storage.

Don Hawkes asked if the property would be lighted through the night. The Board said that such issues can be worked out in the upcoming lighting special permit hearing.

The Board discussed possible continuation dates. Imad Zrein asked if the site plan approval could be closed and approval contingent on Sue's comments being addressed. The Board preferred not to take that approach.

Ernie Dodd moved to continue to January 12th at 7:30 pm

Mark Jones seconded.

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

Meeting adjourned at 9:20pm.

Respectfully Submitted,

Jesse Steadman