

TOWN OF STOW
PLANNING BOARD

Minutes of the January 7, 2015 Planning Board Meeting

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

Voting Associate Member: Absent

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

Planning Board Minutes of December 17, 2014

Ernie Dodd motioned to approve as modified.

Steve Quinn seconded.

VOTED: (3-0) Unanimously in favor (Lori Clark, Ernie Dodd, Steve Quinn)

Correspondence

The Board discussed a letter from Rob Albright.

Planning Board Member Updates

Ernie Dodd noted that he attended the Collings hearing in Hudson and it appears that the project will be approved.

Steve Quinn updated the Board that his company installed two high pressure sodium lights at the ice rink at Stow Community Park and there has been an abutter complaint about the lights. Steve Quinn said the light could potentially be moved at night. Steve Quinn said the other lights were not proving adequate but they do have to take care of the abutter issue. Steve Quinn said that combined, the lumens may extend beyond the conditions of the plan.

Len Golder arrived at 7:12 pm

Planner's Report

Dover Amendment

Karen Kelleher said that it may be worth a discussion between the Board regarding the definition of the Dover Amendment. Karen Kelleher cautioned that it would not be an opportunity to discuss the Collings case in particular but rather to discuss the Board's opinion on the Dover Amendment in general. The Board agreed that it would be impossible to discuss the Dover Amendment without highlighting specific details of the Collings Application and therefore declined to speak about the matter.

Minute Man Airfield

Karen Kelleher reported that a response to the peer review letter is included in the packets, although the revised plans have not yet been submitted. Karen Kelleher noted that the Conservation Commission has closed their hearing and the Board of Selectmen Earth

Removal hearing is scheduled for January 13. Karen Kelleher said the Board may want to consider continuance to after the Earth Removal hearing to allow time for peer review of the final plans. Also, depending on how the Earth Removal decision goes, further plan amendments may be required.

Pompositticut Fire Station/Community Center Plan

Karen Kelleher said the Public Hearing was continued to Monday January 12 and revised Plans were submitted Friday, January 2.

Spring Hill Estates

Karen Kelleher reported that the peer review letter was received today and forwarded to Ducharme and Dillis, adding that staff will offer comments on the Open Space parcel.

Karen Kelleher said the Fire Chief is checking to see how the new NFPA regulations apply to this application and whether or not it is grandfathered because the application is already under review.

Pine Bluff Recreation Area

Karen Kelleher said that the Public Hearing is scheduled for January 21. Karen Kelleher said that the Site Plan application was submitted but the application is lacking. The plan submitted is a "concept plan". Karen Kelleher reported that no drainage calculations were submitted, adding that a staff review letter was forwarded to the consultant with a request for more information. Karen Kelleher said she included in the packets, a request to waive Stormwater requirements along with an email from Sue Carter as to her recommendation. The applicant was told that input would be sought from the Board so that he will be prepared with the appropriate plans for the public hearing.

UMASS

Karen Kelleher reported that the 323 Great Road report is expected next week. The students will present at a Permit Team meeting in which the Planning Board and Selectmen will be invited. The Permit Team will then review the recommendations on 323 proposals and forward to groups that submitted proposals.

Existing Fire Station Site

Karen Kelleher said the Town Administrator is looking for input from the Planning Board on potential uses for the Fire Station site, which will be included in an upcoming agenda when we have the final UMass report. This will include results from a survey and their recommendations.

Homestead/Laws Lane Concept 40B

Karen Kelleher said that a conceptual 40B plan off of Laws Lane was reviewed by staff. The Comment letter is included in the packets.

FY2016 Budget Submitted

Karen Kelleher reported that copies are included in the packets, adding that the Town Administrator requested more backup information regarding the salary requests.

Collings Foundation

The Town of Hudson closed the public hearing last night and will vote to approve with conditions next week. Jesse Steadman spoke with Collings Engineer who expects to be ready to file an application with Stow for a February Public Hearing. They agreed a pre-application staff meeting would be appropriate. Karen Kelleher said she will not participate as she is an abutter to the Maynard Sand and Gravel Parcel.

Lower Village Sign

The seal peeled off the Lower Village Sign. Karen Kelleher contacted Image 4 and asked for it to be repaired. They asked us to let them know if there are any other problems with the sign so they can order the appropriate materials.

Economic Development and Industrial Committee

Karen Kelleher noted that the first meeting of the EDIC will be held tomorrow evening.

Goshen Lane

Karen Kelleher and Jesse Steadman will be meeting with a developer and his attorney tomorrow morning to answer questions about Goshen Lane. The developer is trying to design a way to use Goshen Land as frontage.

Permit Team Meeting

Karen Kelleher reported that the Permit Team met this morning and discussed status of pending permits and department proposals for bylaw and regulation amendments. It appears that the Planning Board will need to review the Bylaw and Regulations to be consistent with the NFPA regulations that are now in effect. It appears requirements for driveway and roadway widths are in conflict with Planning Board and Conservation Commissions regulations and policies, said Karen Kelleher.

Earth Removal Bylaw

Bill Wrigley asked the Permit Team to propose changes to the Earth Removal Bylaw. Karen Kelleher said staff are collecting other bylaws to review and will discuss whether it should be a General Bylaw or Zoning Bylaw.

Lower Village Water

Karen Kelleher noted that Rich Presti continues to investigate how the language for an agreement between property owners should be drafted. The Town Administrator asked Town Counsel to review and comment on a draft agreement between the property owners and the Town.

Accessory Apartment

Karen Kelleher said the Planning Department expects an application for Accessory Apartment to be submitted for a February Public Hearing.

Public Hearing – Minuteman Airfield Erosion Control Special Permit

Present – Don McPherson, Owner

David Rich – Project Engineer with Stantec

Ernie Dodd moved to waive the reading of the Notice of Public Hearing
Len Golder seconded.

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

Don McPherson reported that the State of MA initiated a study to evaluate the quality of the pavement at state airports and Minuteman became a priority for pavement repair due to its condition. To date, nearly 2/3 of the paving job on the north side of the lot has been completed this past June. Don McPherson said there are no expansions of the runway proposed. In order to be granted funding, the airfield must follow FAA design guidelines, including those design aspects proposed in the project. Don McPherson said that they have an earth removal project in front of the Selectmen and Notice of Intent open with Conservation Commission.

David Rich said the grading proposed meets requirements for a safety area outlined in Federal Regulations. One aspect of the FAA design regulations is the inclusion of a relatively flat area which extends 250 feet beyond the runway, which in the case, runs into a hill at the end of the runway. David Rich said they are very focused on erosion control, having surrounded the entire project with fiber roll, leaving out the top of the hill. They have further fortified the fiber roll with a line of haybales and are proposing an erosion control blanket along the grass channel where they are recreating 8000 square feet of wetlands and covering the bank with fiber rolls as well. David Rich said they will be expecting to see the site hydroseeded and a resident project engineer will be overlooking the site every day, including compliance with the Stormwater Pollution Prevention Plan. David Rich said they received a peer review and went through the comments in person on December 19th and have provided a response letter today. The drawings have increased and they have modified the stormwater management plan and are ready to submit for the end of the week.

Len Golder asked what an erosion control blanket is? David Rich said it is typically a woven fabric that is staked into the ground and left in place. Mark Jones asked what planes are disabled by non-compliance with safety zone regulations. Don Mcpherson said there are none. Mark Jones asked if any commercial planes could fly in now. Don Mcpherson said that this does not affect the type of planes that can use the airport. Paying passenger flights cannot use the airport even after the work he added. David Rich said runway dimensions are staying exactly the same.

Don Mcpherson said that if they were not constrained by environmental constraints they would have balanced the cuts with fills.

Ernie Dodd asked about traffic studies. David Rich said the use of the project is not changing. Ernie Dodd said that he does not disagree. Mark Jones said the Board's consulting engineer suggested they look closely at truck traffic. David Rich said that a contractor may make the decision of how many trucks to use, and so it is a tough estimate for the engineers to make.

Mark Jones asked about blasting. David Rich said that a detailed blasting plan is going to be submitted to the engineers. Don Mcpherson said there is a public water supply so it will be important regarding what materials will be used.

Regarding the removal and movement of earth and ledge, David Rich noted that 3300 cubic yards of earth will be stored in an area outside of the buffer. He said they are planning to remove the 6000+ cubic yards of ledge off-site. Mark Jones asked if this brings the airfield toward certification. David Rich said that to be certificated they would need a certain size runway, which this project will not afford them. David Rich said the stockpile could be re-used in the future or temporarily seeded.

Don McPherson said they have had only positive input from abutters and neighbors. Lori Clark and others said they rely on Places Associate's comments on Erosion control measures. Karen Kelleher noted that they will need to hear what the Selectmen's decision is on the Earth Removal permit.

Mark Jones said that he has seen truck traffic on Packard Road, which is an inappropriate road. Don McPherson said he expects the Selectmen will have similar concerns. During construction the airfield will only use the runway that has been repaired in June and they are preparing to be partially shut down for only two weeks. The total project will likely run for fifty days said Don McPherson

Len Golder asked if this is all approved by FAA. Don McPherson said they followed FAA design project, but it is more of a state project, permitted through the DOT.

The Board discussed with the applicant the best date for continuance.

*Ernie Dodd motioned to continue the hearing until January 21st at 8:15
Steve Quinn seconded.*

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

Steve Mong APR Discussion

Steve Mong said that he has been farming in Stow for over 30 years and recently purchased the farm stand APR property, which he would like to protect through the Agricultural Preservation Restriction Program in perpetuity as well. Steve Mong said that in order for the state to buy the parcel he would need to have his hammerhead lot turned into a subdivision, but without the stipulation that the lot cannot be further subdivided.

Karen Kelleher said that this is very similar to a plan for Phil Moseley where a paper road was created. Steve Mong said that he would rather have this parcel in APR than a traditional conservation restriction. Before he goes through with the surveying, he would rather have the input from the APR program said Steve Mong. The Board agreed that they would support a plan. Steve Mong said that he would ask for a waiver from the design standards of the road to allow for legal frontage. Karen Kelleher asked if the board would be comfortable without a turn around for the road. A 20' rural lane would be used for access said Steve Mong.

Steve Mong offered two concept plans. One plan showed a rural lane with reduced width at the end to provide frontage for two lots. Karen Kelleher said Steve Mong would need to rescind the original special permit and issue a new special permit. Steve Mong asked if the Board can hold off endorsing the plan until the APR is ready to go through to make the process more secure for the Planning Board and eliminate the risk. Lori Clark said she is excited about the prospect. Lori Clark said the only main concern is that the land remains protected in case something happens. Ernie Dodd said the Hammerhead lot seems like it would be an easier process. Mark Jones agreed. Lori Clark said she is flexible on direction based upon what the engineer thinks will work.

Adjourned at 9 pm

Respectfully Submitted,

Jesse Steadman