

TOWN OF STOW
PLANNING BOARD

Minutes of the December 17, 2014 Planning Board Meeting

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

Non-Voting Associate Member: Margaret Costello

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

Correspondence Update:

Minutes of December 10, 2014

Ernie Dodd moved to accept the minutes as amended.

Len Golder seconded.

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

Planner's Report

Homestead Lane

Karen Kelleher reported that she and Jesse Steadman met with developer's regarding a conceptual 40b development off of Laws Lane. Karen Kelleher said a conceptual plan shows 5 structures housing 14 units in total. Karen Kelleher said that she and Jesse Steadman and other staff have scheduled a meeting to discuss the potential project.

Sprint Telecom Applications

Karen Kelleher said staff met with Don Madden, a contractor with Sprint, the company of which would like to add 3 antennas to Gleasondale Mill and the First Parish Church. Karen Kelleher and Jesse Steadman advised them to show as-built plans of the towers to be sure that past conditions were met. Karen Kelleher asked if the board would like to send a letter to the applicant to prove that the antennas cannot be brought closer to the Gleasondale smoke stack. Ernie Dodd said the other companies on the smoke stack have been able to do so. The Board agreed that they would like a modification to the decision to bring the antennas as close to the smoke stack as possible.

Collings Foundation Sign Complaint

Karen Kelleher said the Building Inspector received a complaint regarding the persistence of temporary anti-tank signs along Barton Road. Craig Martin sent a letter to Ron Gerhard demanding the signs be taken down. A resident along Barton Road has sent a letter claiming the signs are political in nature and not temporary.

Discussion of Fence Bylaw Amendments

Present: Don Hawkes

Don Hawkes said that it has been common courtesy and practice for years that the finished side of fences be installed to face toward public viewpoints. However, a fence on Gleasondale Road is positioned in the opposite direction. Don Hawkes explained that after discussing the matter with the building inspector, there are no provisions in the zoning bylaw to preclude the practice. Lori Clark said the issue has never come up, and therefore there has been no need for a more explicit bylaw. Don Hawkes said he would like to suggest the fix, which the Planning Board can sponsor or he can petition. Karen Kelleher said that Framingham's bylaw does address the issue. The Board expressed agreement to sponsor a zoning change. The Board asked staff to look into neighboring Town language regarding definitions for fences.

Informal Discussion for Pine Bluff Recreation Area

Present: Laura Greenough – Recreation Director

Ben Gary – Marshall and Gary Landscape Architects

Mike Bush – Chair of Recreation Commission

Ben Gary described the concept plan as a work in progress, explaining the engineering team is pursuing technical details, such as surveying and dealing with Hudson Light and Power. Ben Gary described the addition of a wood guardrail and a stone dust pathway on the inside of the existing guardrail. Additionally, two gates would be used. A turnaround is for drop off and pickup with a gate stopping vehicles from going further into the facility. A storage building is planning to be moved to the beach area for storage.

Laura Greenough said a 24x32 pavilion is planned to provide space for lunches and other activities. A new storage area of 24'x24' will take on play equipment, canoes and kayaks which is currently stored throughout town, as well as contain a small office and cot in case of a sick child. Otherwise it has a roll up door with clapboard and white trim. The Recreation Commission is proposing two new restrooms, one being fully handicapped accessible. An overhead door would be replaced with two doors Laura Greenough said. Power and hot water will be included. Floor drains will be going into each of the bathrooms.

Laura Greenough described a handicapped accessible observation deck which will be 20x30' and overlooking the lake. Additionally, they are proposing a hardcourt pavement area for multi-purpose use, which can also serve as a large tent pad functions. Volleyball, horseshoe pits and bocce court will also be included. Laura Greenough described the driveway from the circle, which can be used for maintenance and emergency equipment to be brought down to the water. This area would also function as a boat ramp for car toppers. Jesse Steadman asked if there are bike ramps included in the plans. Laura Greenough said a rack for fifteen bikes will be located near the restrooms.

Laura Greenough said that for security purposes, there will be cameras with recording capability. The use of Pine Bluffs will continue to be dawn until dusk. They hope to go to

town meeting with an estimated cost, money from donations, and funding from CPC, which would like the project to be under 280k and some funds from recreation. Laura Greenough said the camp provides a good amount of revenue. Laura Greenough said the Conservation Commission will be approached early 2015 and the MA Historic Commission will be contacted as well. Ben Gary said there are six pages in the Master Plan on this site and nowhere in the plan is anything said to be found on the site although archeological findings have been found in the vicinity. They will have something to Mass Historic within one week.

Ben Gary said that around the rim of the beach is a juniper grove that has been helpful in slowing erosion. However, Japanese knotweed and bittersweet are taking over the juniper and the invasives will be removed.

Laura Greenough said they are proposing a shade structure on the beach and an open outdoor shower, with two additional changing rooms. Inside there will be baby changing tables.

Mark Jones asked if this was a phased project? Laura Greenough said depending on funding they may have to phase. Laura Greenough said the priority aspects of the project are the pavilion to give a safety zone in bad weather, storage buildings and renovation of the existing bathrooms. Laura Greenough said Jack Wallace is adamant that new bathrooms be added to meet regulations. The portable toilets are not being used. To meet the need the current and increased needs, four toilets and two sinks are needed. They have seen people standing in line to use the restrooms.

Mike Bush said this is a fairly small project for phasing. Steve Quinn said that he only mentioned phasing in terms of being ready for the summer. Mike Bush said that it is important to get the bathrooms ready for the upcoming camp season.

Ernie Dodd said that safety is an important concern for him. Ernie Dodd said that the fence should keep errant drivers from driving on the fields. Ernie Dodd said the cul-de-sac has been moved which is a big improvement. Mike Bush said that based on feedback, the cul-de-sac is being moved.

Ernie Dodd said the path along the water will require an erosion control plan. Ernie Dodd said that there were homes all over the site in the past and much cutting and introduction of sand to the site.

Steve Quinn asked how many cars the parking lot can hold? Mike Bush said that an analysis would be good to know and they will plan to undertake one. Laura Greenough said the water carnival pushes the limits when it comes to parking. There will be twenty to thirty additional spaces with the proposal she said.

Laura Greenough said the guardrail fence can be set up so that landscaping machinery can get by.

Len Golder asked about the movement of the storage area? Laura Greenough said they would like to move a 12x12 shed to store lifeguard bouys and other safety equipment on the beach.

Laura Greenough explained that the shade structure is two posts with a canvas, which can be taken off in the winter time and stored.

Margaret Costello asked what provisions would be taken to govern usage. Laura Greenough said they have a little room to grow and aim for 60 kids a day. Field hockey camp and public use brings in more users. Laura Greenough said that during the week she does not anticipate it getting too much busier. Margaret Costello asked if maintenance will be increased? Laura Greenough said the current plan will be enhanced with a maintenance person.

Ben Gary said the drive to the beach will need erosion control measures and a guardrail. There will also need to be a retaining wall. Ben Gary said that the Conservation Agent said that anything within on hundred feet is jurisdictional, as well as a 35' no disturb buffer.

Ernie Dodd asked about the classroom trailer at Pompo. Laura Greenough said the public input on the issue has not been too positive, but Ben Gary is going to look at the specifications and discern whether it could fit on the site and whether it would fit in with the neighborhood. Mike Bush said it could become an archeological issue.

Mark Jones said it would be nice to see the whole parcel when site plan approval comes.

Laura Greenough said she spoke with Police regarding the gates, which would continue be locked at night.

Margaret Costello said it is dangerous when kayaks and sailboats enter the water near the cove at the swimming area. Laura Greenough said that it has never been their intention to have kayaks and other boats in the swimming area and floating lines and buoys will be used to delineate the boundaries of boats.

The Board said that stormwater will also need to be addressed.

Ernie Dodd said no parking signs may be necessary to keep people from parking off of the gravel on the lake-side of the access drive.

Ben Gary said that he should have plans by December 29th to make the January 21st hearing date.

Stow Town Center Study Final Proposal

Karen Kelleher said she has made some changes to the Phase 1 proposal, as well as changes in scope and deliverable to draft Phase II. Len Golder asked if water would be a consideration? Steve Quinn said it may be useful to look at usage and potential future

usage, as well as well and septic capacities. Karen Kelleher said she has a request to the Board of Selectmen for funds for the project. Karen Kelleher said she has a request into CPC as well as Planning Board funds, which are available.

Lori Clark asked if this was discussed. Karen Kelleher said there was unanimous consensus to move forward with Phase II. Lori Clark said she has no concerns.

Len Golder motioned to amend the contract as modified and approve Phase II.

Ernie Dodd Seconded.

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

Rules and Regulations

Ernie Dodd said he would like to see bonding in the Site Plan Approval Rules and Regulations. Karen Kelleher said she could speak with Town Counsel to see if the Town has the ability to bond. Karen Kelleher said it could be an issue when the property is private. There may be some circumstances where it is appropriate said Ernie Dodd.

The Board suggested a public hearing in February.

Steve Quinn moved to adjourn.

Adjourned at 8:55pm