

TOWN OF STOW
PLANNING BOARD

Minutes of the January 12, 2015 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 7:30 pm

Lighting Public Hearing and Site Plan Approval

Project – Pompositicut Community Center and Fire Station

Present – Imad Zrein – P.E. with Devrellis and Zrein; Kaffee Kang – Architect with Kang Associates

Imad Zrein explained the revisions that have been made since comments from Places Associates were delivered, including the addition of a turnaround in the northeast parking lot, turning radii for fire apparatus shown by the back fire bays, and extra snow storage gained by pulling guardrail and fence back from the pavement. Imad Zrein noted that they have taken out the rain garden to improve snow storage and reduce maintenance costs and have proposed stormceptors in their place. Other revisions include the addition of riprap at the outlet of the southwest outfall, moving light poles away from the septic system, moving the sidewalk away from the curb to allow for the overhang and moving the generator to the kitchen entrance. Imad Zrein reported that the team has modified the recharge basin in the rear to provide access for a tractor by a grassed 10% ramp. He added that evergreen trees were added on the east side. Lastly Imad Zrein reported that the turning radii were increased at the fire access to preclude apparatus turning into oncoming traffic.

Imad Zrein added that comments received today should be able to be addressed with the final plan.

Lighting Special Permit

Steve Quinn asked what kinds of controls were proposed in terms of timing. Imad Zrein said that all of the lights can be set on dimmers. Imad Zrein said motion sensing gets tricky. Kaffee Kang said that motion sensors would not be the best idea with a lot of wildlife in the area. Imad Zrein said they could install backshields on any light to avoid spill over off the property line. Imad Zrein said that directly under the parking lot poles light is in the 2-3 footcandle range. Imad Zrein said that from a safety standpoint this is the lowest they can go. Imad Zrein said having hours of operation of the lights could be worked into the decision. Imad Zrein said that they currently have 70,000 square feet of parking.

Greg Troxel said that in terms of times of operation, there are three times – times of operation, low activity and no activity. Greg said that the Center School lights are on timers and dimmers that go from half to full. Greg Troxel said that after the time of occupation, some of the rear lights may not even need to be on.

Kaffee Kang said that they have had meetings with public safety regarding the electrical infrastructure and the police chief advocated for a system with security cameras throughout the site, which would require some need for light. Kaffee Kang said that she does believe that the food pantry will be operating through the evening.

Len Golder said that on one hand you do not want light to be a nuisance, but on the other it should be enough for public safety to preclude liability issues. Len Golder said that there may be uses taking place outside of the building as well as inside.

Don Hawkes said that he is speaking on behalf of abutters here at a prior meeting who live across the street and would like their lighting intrusion on the property to be minimized. Kaffee Kang said that the wall packs will be replaced with LED fixtures. Greg Troxel said that every fixture will need to be full cutoff.

Ernie Dodd asked if the Fire Station access would need to have as much light as proposed? Greg Troxel said that he is more concerned about lights being on when nothing is going on or the building is not in use. Steve Quinn said at Center School the lights will dim down to a certain percentage and the motion sensing brings them to full brightness. Greg Troxel said the motion sensing can really work.

Greg Troxel suggested that the parking lot lights can be left off at a certain time and the wall packs could be left on motion. Greg Troxel said that the Board wrote several conditions for the Center School project has not worked and he is hoping to avoid those problems. Steve Quinn said that wall lights could also be on motion. Lori Clark said that timers are probably a good idea to maintain consistency since someone would have to be responsible for turning them turning lights off at a certain time.

Kaffee Kang said that it would be helpful for the engineering team if the Board could determine the fixture specific needs and options and leave the operation plan up to a body that can best determine based on the building's use. Kaffee Kang said that would be helpful since the Community Center cannot yet grasp what their needs will be.

The Board discussed the inclusion of between 3 and five zones with dimming, motion sensing and timing capabilities, including the fire station driveway, the rear of the fire station, front parking lot, wall packs and eastern parking lot. Kaffee Kang said that coming up with some goals based on certain times of the day would help them design the system.

Kaffee Kang said that the floodlights were requested to be a manual switch by the Fire Department. Kaffee Kang said wallpacks are located over every door. Kaffee Kang said that the fire chief has told her that people visit the fire department at all times of the day. Ernie

Dodd said the Bollards can be on at all times of the day. The Board agreed that all of the wall lights should be on motion except for the ground mounted bollard lights. The Board further agreed that all of the front parking lot lights and wall mounted lights should be on motion sensing.

Steve Quinn and Lenny Golder agreed that they do not want to make a decision regarding the hours of operation before confirming with users of the building, including public safety. Lori Clark agreed that it would be difficult to close without getting input from the Police Chief and the Building Committee.

Kaffee Kang said that they do not yet have a sign, but that they could mount it from the top if needed.

Kaffee Kang said that the flagpole light will have to be turned off at night. Greg Troxel added that the light cannot shine up said Greg Troxel.

Mark Jones said that shielding along the western side of the parcel should also be included. Kaffee Kang said that the light will not shine into the wetlands. Mark Jones said that there is a downslope and it will likely be a bit more light spillover than expected.

Margaret Costello said that we would be asking for too much complicated input from a committee and that it may be better to have the committee's respond to a plan. Kaffee Kang asked if it would be just as easy to specify the needs of the fixtures that prior to operationalizing the plan, the town must submit an O&M Plan. Kaffee Kang said after this initial committee there will need to be an operation plan that other building users can follow.

The Board discussed the merits of having the operational plan in the decision or as a separate plan. Lori Clark said the lighting hearing cannot be closed due to the need for more comment.

Kaffee Kang said that they have requested the best fence that can be built around the proposed generator. Kaffee Kang said she believes the generator is 600kw but can confirm the size.

Ernie Dodd said that he believes the generator is going to be too loud and he would like to see more information before permitting it. Ernie Dodd said that the generator must meet the bylaw. Kaffee Kang said that it could be conditioned that the generator comply with the noise bylaw.

Steve Quinn moved to close the Site Plan Approval and Erosion Control Special Permit Public Hearing.

Ernie Dodd seconded.

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

It was agreed that Planning Staff can incorporate Greg's comments, as well as the minutes, can get input from public safety on a draft lighting plan.

Ernie Dodd moved to continue the Lighting Special Permit to February the 4th at 7:45.

Steve Quinn seconded.

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