

TOWN OF STOW
PLANNING BOARD

Minutes of the January 14, 2015 Planning Board Meeting

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

Voting Associate Member: Margaret Costello

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

Planning Board Minutes of January 7, 2015

Ernie Dodd motioned to approve as written.

Steve Quinn seconded.

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

Planning Board Member Updates

Minuteman Airfield Application for Earth Removal Permit - Mark Jones reported that he attended Board of Selectmen Earth Removal Public Hearing for Minuteman Airfield. The Selectmen voted 4 in favor and 1 opposed to deny the permit. The Selectmen noted problems with the Earth Removal Bylaw as written and said they would like input from the Planning Board. Karen Kelleher noted that the Permit Team will be reviewing the bylaw and making recommendations. Planning Staff has begun compiling information. Members noted that minimum thresholds should be built in.

Karen Kelleher said she contacted the applicant's engineer to inquire if the Planning Board should expect a revised plan, given the Selectmen's decision on the Earth Removal Permit. He responded that they are currently looking at options and may modify the plan. They will let us know as soon as possible.

Planner's Report

Karen Kelleher reported on ongoing activities in the Planning Department.

Springhill Estates - The Applicant requested that the Board continue tonight's Spring Hill Estates public hearing without testimony to allow time to update plans in response to the peer review and staff comments.

Fire Station/Community Center - Staff spoke with Building Commissioner Craig Martin about the proposed generator for the proposed Fire Station/Community Center. He will be providing specs showing that the generator is 230 KW - not as large as indicated at the hearing.

Bruce Fletcher, Associate Member of the Pompositticut School Re-Use Committee prepared a draft Operations Plan to be reviewed by the Committee before the next meeting. He also urged committee members to attend the hearing on February 4. Staff will also review and provide input on the proposed operations plan. Bruce Fletcher suggested that staff wait until the Committee has a chance to review the plan so there will be a more formal plan to be put forth to the Police Department for input. Assistant Planner Jesse Steadman is working on a map depicting the zones.

Mark Jones asked if it makes sense to have Associate Member Greg Troxel speak with the Police Department about the lighting plan in terms of security. Steve Quinn said he thought it would be more appropriate to have staff speak to the Police Department. Karen noted that staff could consult with Greg Troxel if necessary.

Karen Kelleher is working on the Site Plan/Erosion Control Decision.

Town Center Planning - The UMASS Student Team will be presenting their findings on Phase I of the Town Center Planning Project regarding the future of 323 Great Road on Friday, January 23rd at 10 am in the second floor Warren Room. The presentation will be a chance for the students to showcase their final report, explain their recommendations for improving the proposals and provide insight into opportunities at 323 Great Road based on meetings and discussion with various stakeholders. Karen urged Planning Board Members to attend.

Minute Man Airfield - The Board of Selectmen denied the request for Earth Removal Permit. Karen inquired as to the whether the plan will be changed. The Applicant's Engineer responded that they are currently looking at options and may modify the plan. They will let us know ASAP.

Lower Village Common - Assistant Planner Jesse Steadman sent out requests for quotes for the Lower Village Common Archeological Survey. Based on responses, it appears the cost will be around \$8,000.00. Staff submitted a request to CPC to fund the survey.

Stow Shopping Plaza - David Elkins stopped by the office to advise he is investigating the possibility of locating a 100 seat pub in the shopping plaza. He has had discussions with Linear Retail and is waiting to hear on capacity for water and septic. Steve Quinn noted that David Elkins and Linear want to be sure about the infrastructure because they already have some intense uses (Red Ginger, Emma's Café, Global Fitness).

Collings Foundation - Karen reported that it is expected the Collings Foundation Application for Site Plan Approval and Erosion Control Special Permit Application will be filed on January 21. Assistant Planner Jesse Steadman, Conservation Coordinator Kathy Sferra and Building Commissioner Craig Martin met with Mr. Collings and his Engineer to discuss the submission. Town Planner Karen Kelleher did not attend as she is an abutter to the proposed project. Mr. Collings requested that the Planning Board public hearing be scheduled for February 11. Jesse Steadman noted that February 11 is not feasible because it is a large project, there is also a public hearing already scheduled for that date, and more

time is need for the peer review. He advised Mr. Collings that he would speak to the Board to see if they feel a February 18 public hearing time would allow time for the board and peer reviews. Jesse Steadman also advised that he will be forwarding an outline of submission requirements to the applicant based on his notes of the meeting. The next available date would be March 4. Members were agreeable to a February 18 public hearing date, provided that the application is filed by January 21. Len Golder then advised that he is not available for the February 18 meeting, therefore, the Board determined that March 4 is the earliest date that they public hearing could be held.

Budget - Karen will be meeting with the Town Administrator on February 23 to discuss the proposed budget.

Special Town Meeting – Scheduled for February 23 – Warrant Closes January 20

Special Town Election – Saturday, March 7

Annual Town Meeting - Warrant closes March 20.

Spring Hill Estates Public Hearing Continuance

At 7:35 p.m. the Public Hearing continuance to consider the Application for Definitive Subdivision Plan, Hammerhead Lot Special Permit and Site Plan Approval and Erosion Control Special Permit was called to order. It was noted that he Applicant requested that he Public Hearing be continued to allow time to modify the plans in response to the peer review and staff review.

Ernie Dodd moved to continue the hearing without testimony to February 4, 2015 at 8:30 p.m. The motion was seconded by Steve Quinn and carried by a unanimous vote of five members present ((Lori Clark, Ernie Dodd, Steve Quinn, Len Golder, and Mark Jones).

Adjourned at 7:45 pm

Meeting Schedule

Members reviewed the upcoming meeting schedule and agreed to dedicate February 18 as a working meeting. Mark Jones said he would like to bring forth a zoning amendment to the hammerhead lot bylaw so it is consistent with conventional lots. Mark also asked if the Board thinks they will be in a position to bring forth amendments to the Planned Conservation Development bylaw. Lori Clark noted that a 2015 Fall Town Meeting might be more appropriate for proposed zoning. It was agreed to discuss these issues at the February 18 meeting.

Respectfully Submitted,

Karen Kelleher
Town Planner