

TOWN OF STOW
PLANNING BOARD

Minutes of the February 11, 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 February 4, 2015

Steve Quinn motioned to approve as amended.

Ernie Dodd seconded.

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

Planner's Report

Spring Hill Estates

Karen Kelleher reported that the applicant for Spring Hill Estates has asked for a continuance.

Villages at Stow

Karen Kelleher reported that a very concerned resident from the Villages at Stow visited the office regarding various potential building code issues, including inaccessibility of the Fire Cisterns due to snow and excessive damage from ice damming. Karen Kelleher said she sent a note to all applicable parties to notify the appropriate people.

Regional Housing Services

Karen Kelleher reported that the Regional Housing Services Coordinator's will be meeting next week to discuss Phase II deliverables with staff and SMAHT members.

Working Meeting

The Planning Board discussed that an update on the workplan for Lower Village and NRPZ would be helpful, including action steps on the items to be completed.

Earth Removal Bylaw

Karen Kelleher noted that staff in the Planning Department and Conservation Commission continue to work on the Earth Removal Bylaw.

Review of Accessory Apartment Special Permit Decision at 50 Hudson Road

The Board reviewed the Special Permit Decision.

*Steve Quinn moved to approve the Accessory Apartment Special Permit at 50 Hudson Road.
Ernie Dodd Seconded.*

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

PUBLIC HEARING – Amendments to the Site Plan Approval, Special Permit, and Subdivision Rules and Regulations

Lori Clark opened the Public Hearing at 7:30

*Ernie Dodd Moved to waive the reading of the notice of public hearing.
Steve Quinn seconded.*

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

Ernie Dodd moved to approve the proposed changes to the Site Plan Approval Regulations as amended.

Steve Quinn seconded.

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

Special Permit Rules and Regulations

Ernie Dodd moved to approve

Steve Quinn seconded.

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

Subdivision Rules and Regulations

Ernie Dodd moved to approve the Subdivision Rules and Regulations as amended.

Steve Quinn seconded.

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

Ernie Dodd moved to close the public hearing

Mark Jones seconded.

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

Public Hearing Continuance – Pine Bluff Recreation Area Site Plan Approval and Erosion Control Special Permit.

Landscape Architect Ben Gary presented the concept plan.

Ben Gary said that there will be a wood guard rail and slope to the inside curve to collect water in a trench.

Ben Gary discussed the drainage comments by Places Associates, saying the applicant does not want to increase peak runoff and will be recharging the groundwater. Ben Gary said the percolation rate is high in this area of course sand. Calculations run by Places Associates found a few problems, including the unnecessary nature of the cultech infiltration systems. Ben Gary described that changes will utilize trenches and drip lines.

Regarding handicapped parking, there needs to be four spaces, which will be indicated with the use of plates on the guardrail. They are proposing twelve extra parking spaces at the Recreation Area, said Ben Gary.

Ben Gary described the bid documents as containing two separate contracts, one for builders and the site work including guardrails and grading. On March twelfth they are expecting the bids to come in. Ben Gary said they anticipate construction to start in April and be finished by June 1st.

Karen Kelleher asked which plans are in the central registry? Ben Gary said that the plans will be available by the 19th of February. Ben Gary said that no work can begin until the Board's approve the plan. Regarding erosion control, there will be changes likely with the Conservation Commission. Lori Clark said the concern she has is that the hearing cannot be closed tonight and there would need to be revised plans to have Places Associates validate the changes.

Mike Bush noted that the first bid cycle is to let people know that a project is coming up. The central registry is not the starting point, given that they can resubmit. The Board and applicant discussed the schedule of hearings and how that may relate to the bid cycle.

Len Golder asked about funding. Mike Bush said that CPC funds will be coming in and some from donations.

Jesse Steadman asked about parking, noting that the rules and regulations call for parking spots to be identified at least on paper to help the Board determine if there is sufficient space. Mike Bush noted that curb stops could help.

Steve Quinn moved to continue the Public Hearing to 7:30pm on March 18th.

Mark Jones seconded.

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

**PUBLIC HEARING – Minuteman Airfield Public Hearing Continuance
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).

Lori Clark read the Public Hearing Guidelines.

Don McPherson described the current phase of the project and the Erosion Control Special Permit. David Rich said they are encircling almost the entire site with fiber rope and haybales and where slopes are steep they will line them with an erosion control blanket. They plan to hydroseed during the spring season prior to removing the controls.

David Rich clarified that they are planning to displace around 19,000 cubic yards of mostly ledge to a grassy area on the northern edge of the runway with a side slope of 2-1 on three sides and 7:1 on one side. Erosion control blankets will be added to the site he said.

Len Golder asked if there will be blasting. David Rich said they anticipate blasting will be used, adding that any abutters within 250 feet will need to be surveyed for potential impacts and it will be done in coordination with the Fire Department and will not be an impact to local wells.

Mark Jones said that the prohibition of perchlorate is important. David Rich said that would likely be at the top of the list.

Carby Toronto of 212 Taylor Road asked if there would be notice of the blasting. Lori Clark said that there can be conditions to require notification of blasting.

Steve Quinn asked if the comments from Places Associates can be worked into revised plans? David Rich said that he does not see any issue. The Board agreed that the updates to the plans can be conditioned as part of the decision.

Ernie Dodd moved to close the public hearing.

Len Golder seconded.

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

Review of Pompositticut Lighting Decision

Mark Jones asked about the flag pole and whether it would be lit. Staff noted there is no light on the plan.

Bollard Lights

Lori Clark clarified that the Board agreed to having the Bollard lights at 25% with motion triggering to 100% output. Steve Quinn said that he hoped there can be a way to go back to the plan and make minor modifications if it turns out that the percentages do not work. The Board agreed that it would be possible.

Len Golder asked about the motion sensing feasibility of the Wall Pack lights and if they would be constantly coming on and off. The Board believed that the wall packs can be at 0% from dusk on and motion activated to 100%. Len Golder believed that would not be enough light for the building.

Steve Quinn and Lori Clark clarified that the lights for the front lot will be at 25% until 8pm. Steve Quinn said that an override may not be necessary with the double pole light on the entire time.

Karen Kelleher asked if all lights should allow for a manual override. Ernie Dodd said that the motion detectors should function to make it seem as the lights are always on.

Len Golder said that manual override should be there for all activities. Lori Clark said that they are more concerned with the Fire Department use. Steve Quinn said that there will always be a light on in the parking lot.

*Steve Quinn moved to approve the Pompositticut Fire Station and Community Center Exterior Lighting Special Permit
Ernie Dodd seconded.*

Len Golder moved to amend paragraph 2 of Section 7.11 to add a manual override option to the lighting plans.
The motion was not seconded.

The Board voted on Steve Quinn's motion.

VOTED: (4-1) in favor (Lori Clark, Ernie Dodd, Steve Quinn in favor; Len Golder opposed).

PUBLIC HEARING - Spring Hill Estates Subdivision

Planning staff noted that the applicant has sent a letter requesting a continuance without testimony.

*Steve Quinn moved to continue the Spring Hill Estates subdivision until March 4th at 7:15pm.
Len Golder seconded.*

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

Meeting Adjourned.

Respectfully Submitted,

Jesse Steadman