

TOWN OF STOW
PLANNING BOARD

Minutes of the October 14, 2015 Planning Board Meeting

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

Voting Associate Member: Absent

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

Discussion and Review of Meeting Minutes

Minutes of October 7, 2015

Ernie Dodd moved to approve the minutes of October 7, 2015 as amended

Steve Quinn seconded.

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

Executive Session Minutes of October 7, 2015

Ernie Dodd moved to accept the Executive Session Minutes as written.

Steve Quinn Seconded.

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

Public Input

None.

Member Updates

None.

Planner's Report

Ridgewood

Karen Kelleher noted that there has not been an appeal of the Ridgewood Decision. The Conservation Commission has yet to modify the decision.

Crow Island

Karen Kelleher noted that she included a staff memo in the packets dated October 14.

Joanne Drive

Karen Kelleher reported that an Application for wetland delineation was filed with the Conservation Commission.

Lower Village Water

Karen Kelleher reported that Rich Presti is working toward filing an application with DEP. Karen Kelleher noted that he is not familiar with the requirements of DEP and has yet to form an agreement with the neighboring property owners.

The property owners currently have a proposal for the construction of a well, but are looking to receive a more limited proposal to go forward with some aspects of the work. Karen Kelleher said staff may be setting up a meeting to discuss next steps in the process.

Spring Hill Estates

Karen Kelleher reported that she sent a letter to Alice Cushing outlining the Plan Modifications and conditions still outstanding.

Discussion of Crow Island

Lori Clark asked the Board to review a memo prepared by Karen Kelleher as a follow up to previous discussions of a potential rescission of the original Special Permit at Crow Island. Karen Kelleher noted that outright rescission of the Special Permit is not appropriate in this scenario as the fields were in use at one time. However, Karen Kelleher added, the Modification regarding the rental of canoes and kayaks was never acted upon and is therefore not relevant.

Lori Clark explained that Town Counsel has suggested that rather than rescind the Special Permit, it should be amended to contain the new storage building and conditioned upon compliance with the ZBA's decision and the Planning Board's existing Special Permit conditions, which includes a prohibition on commercial flying. The Board discussed that such a plan seems appropriate since the Special Permit speaks to the use while the site plan and building permit regarded the buildings. The Board agreed that Town Counsel should explain the process the Board is taking to the Applicant's counsel and recommend that Rob Albright apply for a Special Permit Modification.

Wedgewood Pines Country Club - Special Permit Modification

Present: Joe Pittorino

Nick Fazendola – Level Design Group

Lori Clark opened the Public Hearing and described the Hearing guidelines.

Ernie Dodd moved to waive the Notice of Public Hearing.

Steve Quinn seconded.

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

Nick Fazendola of Level Design Group, described the Special Permit Modification to allow for the construction of a caretakers cottage on 1.5 acres of land recently changed from the Recreation/Conservation District to the Residential District by a citizen petition at the previous Town Meeting. Nick Fazendola explained that the proposed home will have a 3100 square foot footprint with a two car garage, golf cart garage and fairly large septic system due to less than ideal soils. Nick Fazendola said the septic system is a trench design system with no reserve system due to the ledge in the area. He explained that is why the system is as large on the plans. Nick Fazendola explained the horseshoe driveway and the ledge knoll that will contain significant landscaping and plantings. He further explained that the applicant is proposing to connect the cart garage to the existing cart path to allow the caretaker direct access to the clubhouse. Nick Fazendola said behind the house will be some small retaining walls and a level backyard.

Nick Fazendola said there will be some waivers required. The required 50' buffer cannot be left naturally vegetated due to grading for the septic system. Joe Pittorino added that they are not looking to clear any more trees than they have to. Nick Fazendola said the applicant has included a request for waivers outlined in the submission package, including a request to waive the development impact statement, stormwater management plan, given that single family homes are exempt under the MADEP stormwater policy and Earth Removal calculations. Regarding Earth Removal, Nick Fazendola said they will balance the site out with cuts and fills. They are also requesting a waiver from the requirements of a traffic study due to the status as a single family home which will generate only 10-15 trips per day.

Douglas Moffat of 185 Harvard Road asked about certain delineations on the plan.

Vin Antil of Hiley Brook Road said it was hard to tell whether the 3100 feet was just for the dwelling or whether it included the garage footprint as well. Nick Fazendola replied that the total footprint of the entire building will be 3100 square feet.

Dylan Scott of Hiley Brook Road asked about the golf cart garage.

Doug Moffat asked if they were going to have to blast ledge. Joe Pittorino said that they are hoping to hammer instead of blast, given the expense and the impact on the neighbors. Doug Moffat said his foundation is right on the ledge.

Marilyn Savorski speaking on behalf of the Stow Historic Commission said the Commission is very concerned about the West School historic building surviving with blasting at the site given the condition of the brick and the foundation dating to the mid 1800's. Marilyn Savorski said that she wants to make sure that the school house has historical integrity and that the buffer is retained to keep the historic setting.

Marilyn Savorski said in Harvard Acres they had to bring in crushers to lay pipe for the well.

Vin Antil said that his main concerns are protecting the scenic and historic integrity of the West School house and the size of the dwelling going in, including the septic system. Vin Antil said he also concerned about the additional curb cuts with fast traffic on the corner and asked whether two driveway cuts are necessary. Vin Antil added that maintaining existing trees where possible along Harvard Road to maintain the scenic approach to the West School house is also important. If the 50' buffer were waived on the west side of the proposed home, would the buffer be bigger on the east side where the school house is located?

Joe Pittorino said his intention is to leave as many trees as possible. Vin Antil asked if trees would be left to the east of the septic system. Joe Pittorino said that they could add hemlocks or other evergreens to provide a screen from the septic system clearing.

Duncan Thorn of 257 Harvard Road asked what the proposed square footage of the house is? Joe Pittorino said it is about 4400 square feet. Joe Pittorino said he is happy to leave trees along the frontage on Harvard road. The only clearing on the frontage will be the two curbcuts.

Dorothy Spaulding, speaking on behalf of the Historic Commission, said they have great concern about preserving the West School. Nick Fazendola noted that the proposed home is 65 feet to the property line at its closest. Dorothy Spaulding said the Commission is concerned about line of sight for the driveway on Harvard Road, which can be a difficult corner. Dot said that even crushing the rock could damage the fragile west schoolhouse building.

Vin Antil of Hiley Brook Road said he understands the need to have a circular driveway pattern. Would it be possible to have it connect to the Wedgewood Pines driveway. Joe Pittorino said they have put a lot of money and effort make that entrance as nice as they can. Joe Pittorino said he has some kids that are getting to the point of driving and would like the driveway to be a loop for safety.

Joe Pittorino handed some photos of landscaping that they have done at Wedgewood to show their intent to keep landscaping features during construction.

Margaret Costello asked Joe Pittorino what would happen if they internalized the turnaround to remove a curbcut. Joe Pittorino said putting a circle in the front of the house for a turnaround would cause more hammering, but it could be done.

Connie Schwartzkoff said that she led the charge to restore the school house, and that adding a 4400 square foot house would be a lot more driving and there is already a double entry going up to Wedgwood. Why not join the Wedgewood driveway road.

Nick Fazendola described the area of a current waterfall feature that would need to be reworked for a driveway reconsideration. Easier to come off of Harvard Road. Not having

a driveway would almost make it look like it does not belong there since there would be no driveway.

Dorothy Spaulding asked about the test pits for the septic system. Joe Pittorino reiterated their intent to hammer the ledge and the horseshoe is safety and aesthetics. Dorothy Spaulding said the line of sight issue is not very good from Harvard Road coming around the school. Now there will be a driveway closer to the bend and one might be better.

Connie Schwartzkoff said that the development ruins the future possibility of National Historic Registration for the school, which is eligible. It would be too modern in the vicinity. Joe Pittorino said the building itself would be the thing that would be registered. Joe Pittorino said he does not think their home would have any affect on that.

Dot Spaulding asked how many stories. Joe Pittorino said ti would be two stories and an attic loft. They are planning a full basement.

Marilyn Zavorski asked how they can guarantee that the school house can be safe with the ledge that is on the site.

Planning Board comments and questions:

Len Golder asked what type of house style he was going to be constructing? Joe Pittorino said it would be Colonial in style.

Len Golder said that ideally the West School would be located in a different area and whether relocating could be done. Dot said it was 1860's construction and there is no way that it could survive.

Vin Antil asked if the foundation of the school house is on the ledge itself.

Margaret Costello asked whether Vin Antil feels satisfied with what he heard? Vin Antil asked if the septic system could be on the other side of the house? Nick Fazendola said there is too much ledge on the other side of the house to meet Title V requirements. Could not get approval for a reserve system so needed the trench system.

Ernie Dodd said he would like to have a site visit and asked if they would flag where the different positions of the house and driveway are to be located. Ernie Dodd said they would need to have a survey done of the West School prior to any work. Ernie Dodd said there are some pointing problems with the school house. Joe Pittorino said he will flag out the areas where ledge will be hammered.

Steve Quinn asked about the waiver for the buffer. Steve Quinn said that he does not know a residential lot in town that has met a higher threshold than this. Ernie Dodd said the Special Permit pertains to the entire area. Steve Quinn said that the intention at Town meeting was to have a home on the rezoned area. Lori Clark said she can understand the

confusion regarding setbacks since they are talking about a zoning district rather than the lot line. Lori Clark said it is somewhat of a unique situation and she is glad to hear they are interested in hearing whether they are willing to preserve trees and are understanding of the school house issue.

Doug Moffat asked if this is considered a separate lot. Lori Clark said it is not.

Connie Schwarzkoff said that she is unclear about the caretakers cottage.

Karen Kelleher noted that it would be good to have an overlay with the zoning district line shown on the final plans.

Site visit scheduled for 4pm Monday the 19th.

Bill Byron, of Gleasondale Road said that without placing any further burden did he hear a member ask for or require a survey to the West School? Lori Clark said Ernie suggested but they would rather discuss as a Board after the Site visit. Members of the Historic Commission said that the Board could get inside of the West School to see the school.

Lori Clark said they will need to continue the Public Hearing until Wednesday, October 21, 2015.

Connie Schwarzkopf said it would be nice to change the buffer from historical to 100 feet from historic buildings. Lori Clark said they need to think through the fact that this is not a separate lot.

*Ernie Dodd moved to continue the Public Hearing until October 21, at 7:15pm
Steve Quinn.*

VOTED: (5-0) Unanimously in favor.

Ernie Dodd moved to enter into Executive Session to discuss ongoing litigation with adjournment immediately thereafter.

Steve Quinn Seconded.

Roll Call Vote: Lori Clark – Yea; Margaret Costello – Yea; Len Golder – Yea; Ernie Dodd – Yea; Steve Quinn – Yea.