

TOWN OF STOW
PLANNING BOARD

Minutes of the January 5, 2016 Planning Board Meeting

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

Absent: Margaret Costello

Voting Associate Member: Mark Jones

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

Complete Streets

Karen Kelleher said that although the Planning Board approved a letter of support to be sent to the Board of Selectmen, a formal vote of support should be taken by the Planning Board.

Ernie Dodd moved to support the Complete Streets Policy adoption as presented and the Warrant article regarding Complete Streets Certification for the February 1st, 2016 Town Meeting.

Steve Quinn seconded.

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

Community Compact

Ernie Dodd moved to support the Community Compact Application as presented.

Steve Quinn seconded.

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

Annual Report

The Planning Board reviewed the Annual Report and provided edits and suggestions for the final draft.

Discussion and Review of Meeting Minutes

Minutes of December 1, 2015

Ernie Dodd moved to approve the minutes of December 1, 2015 as amended.

Steve Quinn seconded.

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

Executive Session Minutes of December 1, 2015

Ernie Dodd moved to approve the Executive Session minutes of December 1, 2015 as amended.

Steve Quinn seconded.

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

Planning Board Member Updates

Mark Jones said an interim superintendent of Nashoba Regional School District has been hired and it will likely be a difficult budget season given the leadership change.

Planner's Report

White Pond Road

Karen Kelleher noted that staff met with a property owner who is interested in the White Pond Road Commercial Zoned Property for use as a landscaping/contractors yard business.

Gleasondale

Karen Keller reported that the Planning Department has requested a quote for a survey plan, which was sent to Howard Stein/Hudson Inc. Karen Kelleher noted that Assistant Planner Jesse Steadman prepared an information sheet on the Gleasondale Planning effort to be shared with the Mill owners to assist them in their marketing efforts for the Mill. Karen Kelleher said staff met with MassDOT, the Town Administrator, Police and Fire Chief at the Gleasondale Bridge. Based on input from the Town and abutters it was stated that:

- DOT will adjust the traffic light and signage.
- DOT will construct a walkway on the mill side of the bridge to accommodate handicap access.

Karen Kelleher reported that the Fire Department will be purchasing a device that will allow the lights to be tripped so emergency vehicles can pass.

DOT explained the timeline for bridge replacement:

- Design plans will begin in the spring/early summer of 2016. The design process will take approximately 2-3 year process and will include forums for public input.
- Construction will commence after the design phase and construction funding is procured. Time frame for construction will be dependent on the final design being based on the bridge staying open to one lane or if it is shut down completely.
 - If built one lane at a time, construction will take 2-3 years.

Lower Village

Karen Kelleher said that based on an email from Rich Presti, it appears that there is some effort toward developing an agreement between property owners before drilling a well.

Karen Kelleher said she has spoke with Howard Stein Hudson and they are working closely with MassDOT District 3 on several projectes and so will look into the potential for MassWorks funding, as well as visiting planning staff to discuss the Gleasondale Survey plan.

Green Community Designation

Karen Kelleher noted that Stow has officially been designated a Green Community and been awarded a grant of \$144,115 for town energy conservation projects.

Assabet River Trail Alignment issues and the Wildlife Refuge

Staff, along with Conservation Coordinator Kathy Sferra and ARRT Representative Don Rising will be meeting with Libby Herland of the Assabet National Wildlife Refuge regarding the potential for Assabet River Rail Trail alignment with the Wildlife Refuge. Given the recent discussions about a proposed transmission line from the Sudbury substation to the Hudson Substation, using the abandoned MBTA rail bed and past discussions about an alternative route for the ARRT through the refuge - staff felt this would be a good time to revisit discussions about the potential for an alternative route for the ARRT through the refuge.

Quirk Property

Karen Kelleher reported that Attorney Dionisi dropped off a packet of documents indicating that the property has been used as a residence consistently up until a year ago.

Gates Lane Subdivision

Karen Kelleher noted that staff was advised that the subdivision plan for Gates Lane property will be filed this month.

Joanne Drive Subdivision

Staff was advised that that a Preliminary Subdivision Plan for Joanne Drive will be filed shortly. Rich Harrington inquired about submission requirements.

Public Hearing – Jillian’s Lane

113 Walcott Street Preliminary Subdivision Plan

*Ernie Dodd moved to waive the reading of the Notice of Public Hearing
Steve Quinn Seconded.*

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

Present

Greg Roy, P.E. – Ducharme and Dillis Civil Design Group

Greg Roy described the 4.93 acre 3 lot subdivision. Greg Roy said they are proposing a private cul-de-sac right of way. The plan shown shows what a conventional road layout would look like. The Lots are compliant with the zoning bylaw. Greg Roy said the applicant’s are asking to build to a common driveway standard and access through the right of way created. They are still proposing drainage, but can minimize land and tree removal impacts by building to a common drive standards. Greg Roy said that the existing house and barn will remain and the new houses will be in the rear of the property. They

have completed soil testing and deep holes and perc tests were witnessed by the Board of Health. The homes will be serviced by onsite wells and septic systems Greg Roy said.

Bill Maxfield of Walcott Street said he believes there needs to be 200 feet of frontage for lots to be developed and cannot understand how two homes could be constructed. Greg Roy explained that the proposal of a cul-de-sac road allows for the frontage to create the lots.

Randy Carpenter, an applicant to the project said that he did request to purchase a part of the abutter's land with the intent of keeping it as an open space buffer to the project being reviewed.

Bill Maxfield noted that the lot on Edgehill that he bought was neither developed by Edgehill or Ed Plant due to perc test issues. Bill Maxfield said that there is a huge berm that was created on the hill due to existing water issues and believes runoff could be an issue.

Richard Riel, owner of the property said he has been there for 47 years and has not had any issue with water in that time.

Planning Board Comment

Len Golder asked how wide the road would be. Greg Roy said 12 feet of pavement with 4' shoulders.

Randy Carpenter said they met with the Conservation Commission and were supported in their effort to develop the property.

Greg Roy said a fire truck could turn around but he is anticipating hearing from the Fire Chief and could install a turnout or a bumpout if need be. Greg Roy said it is a sloped lot and the pitch varies from 15 - 5% throughout.

Ernie Dodd asked where water flows. Greg Roy said that most of the developed site flows to the northeast corner, toward Walcott Street. They will mitigate the roof runoff and are not asking for any drainage waivers and will have a full stormwater management report to accompany the Definitive Plan.

Ernie Dodd asked if the basin will spill over in the 100 year storm. Greg Roy said that the basins will be designed for the 100 year flood and will conform to the zoning bylaw requirements.

Bill Maxfield noted that a nearby stone culvert, just north of the proposal, has failed on two occasions and has not been rebuilt in some time.

Greg Roy noted that they will not be increasing the volume or rate of runoff from the property per zoning bylaw regulations.

Greg Roy noted that the driveways will be paved. Ernie Dodd said he supports the use of the Common Driveways but asked why the two driveways cannot be combined for part of their distance. Greg Roy noted that the current plan is a concept and that the driveways could be reoriented.

Steve Quinn said he agrees. Lori Clark has asked what the Board's history is allowing paper roads? Ernie Dodd said it cuts down on disturbance to the land and impervious surface. Steve Quinn asked about the frontage on Walcott street. Greg Roy said it is between 250 – 300'.

Mark Jones asked the Board how they would deal with sidewalks. Ernie Dodd said that Walcott itself is not large enough for a sidewalk. Lori Clark said that there are really three considerations for an applicant in regard to sidewalks: the Subdivision Rules and Regulations require a sidewalk on the street being created, the zoning bylaw requires a sidewalk along the frontage of the development and the applicant has to option to offer to pay into a designated fund for sidewalks in lieu of construction.

Bill Maxfield asked if they could be required to add a catchbasin near the stream that bisects the two properties.

Ernie Dodd said most of the waivers asked for appear to be reasonable.

Lori Clark said it would be nice to minimize impervious surface by looking for a way to increase the amount of overlapping use regarding the common driveway. The Board generally agreed that a paper road is sufficient.

Ernie Dodd moved to close the public hearing.

Steve Quinn seconded.

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

At 8pm the Planning Board moved to the second floor to hear presentations on 323 Great Road proposals at the Board of Selectmen's meeting. After the presentations the Planning Board returned to the third floor.

Meeting Adjourned.

Respectfully Submitted,

Jesse Steadman