

TOWN OF STOW
PLANNING BOARD

Minutes of the March 2, 2016 Planning Board Meeting

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

Voting Associate Member: Mark Jones

Lori Clark called the meeting to order at 7:05 pm

Discussion of Meeting Minutes

Meeting Minutes of 2.16.2016

Ernie Dodd moved to accept the minutes of February 16, 2016.

Steve Quinn seconded.

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

Correspondence Updates

Mark Jones asked for some clarity regarding the letter from Craig Martin regarding potential uses at the Quirk property. Karen Kelleher said she is unsure how the Planning Board will make the mandatory findings as to whether the property meets the bylaw given the property does not have frontage. Ernie Dodd said he would like to see the property owner prove they have the right of access to the property.

Member Updates

Margaret Costello said she has a friend who taught golf at Stow Acres Country Club, and he has noted that he has lost his job, saying a company has taken over management of the Golf Course.

Mark Jones noted that he discovered that covenants can be a renewable document if in the document it is noted that they can be renewed. He cited a court case where a covenant that had no renewable option, it would expire after 30 years.

Len Golder said he was talking with a couple on Taylor Road regarding their water. They said that when Harvard Acres dug individual wells they have seen a drop in their water level and a rise in oxidization. Len Golder said the couple suggested that Stow should consider a summer water rationing.

Planner's Report

Eversource

Karen Kelleher updated the Board on the Eversource plans for a transmission line to run through Sudbury, Hudson and Stow. Karen Kelleher said that Eversource presented the

plans to the Board of Selectmen and a working group made up of planning staff and others provided a memo of considerations the Selectmen should review prior to any formal vote on the topic. Karen Kelleher said that while there are considerable energy needs in the region, the underground option for the transmission line would be the most appropriate for the recreational nature of the future rail trail along the corridor. Karen Kelleher noted that Hudson and Sudbury will be hosting public forums on the matter on March 15 and 16th respectively.

Wedgewood Pines Special Permit Modification

Karen Kelleher said that the Public Hearing for a modification to the Special Permit to allow blasting will be scheduled for March 29th. Steve Quinn will not be in attendance but believes that blasting will cut down on the amount of time that it will take to get the job done.

PCD schedule

Karen Kelleher reported that staff have scheduled a public forum/joint board's meeting for discussion of the bylaw at Town Hall on March 28th.

South Acton Road Solar Project

Karen Kelleher noted that a Public Hearing has been scheduled for April 5th for a solar project at the Fletcher property.

Minute Man Airfield

Karen Kelleher said staff are expecting an application for Erosion Control Special Permit and Earth Removal Permit and may have the hearing for April 12 on the matter.

Quirk Property

Karen Kelleher noted that staff are meeting with a commercial loan broker for someone interested in applying for a contractor yard use at the Quirk property. Craig Martin has sent memos explaining the process.

Ridgewood At Stow

Karen Kelleher reported that Toll Brothers is going to be applying for another Special Permit with a modified plan that will include less open space. Staff are meeting with them next week. Right now, said Karen Kelleher, the expectation is that it will be a new application, as the existing permit is set to expire.

Gates Lane

Karen Kelleher noted that the Conservation Commission has a hearing scheduled for the Abbreviated Notice of Resource Area Delineation for March 22nd.

Applefield Farm APR Plan

Len Golder Recused himself from the discussion

Ernie Dodd said the Applefield Farm Subdivision plan needs to represent a road but does not have to be a cul-de-sac. Karen Kelleher described the difficulty in meeting the

regulations due to the greenhouse and solar structures to be included in the APR. Steve Quinn asked if the ownership would change.

Karen Kelleher said the plan meets the frontage requirement but they cannot fit the turnaround due to the greenhouse and the solar panel structure. Lori Clark said that given that the road is never going to be built, does the turnaround become an issue. Steve Quinn said that the decision will have to note that the lot can never contain a house lot. The Board agreed that if the Board is to allow the road as shown, they will require that the easements for a turnaround be created and recorded if the road is ever built.

Planned Conservation Development Update

The Planning Board reviewed comments on the Planned Conservation Development Bylaw update submitted by Kathy Sferra, the Conservation Coordinator. The Board reviewed the comments, noting that their intent, is to try to make changes to the PCD bylaw that include more flexible design requirements rather than alter the number of allowable lots. The Board noted that comments from Kathy Sferra, regarding the prohibition or limitation of the use of the open land stormwater infrastructure would alter the ability of the developer to provide 60% open space and retain the number of house lots allowed through conventional subdivision development. The Board agreed that such a scenario would likely push prospective developers toward conventional subdivisions.

Respectfully Submitted,

Jesse Steadman