

TOWN OF STOW
PLANNING BOARD

Minutes of the October 4, 2016 Planning Board Meeting

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

Absent: Margaret Costello

Voting Associate Member: Mark Jones

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

Public Input

None.

Member Updates

None.

Discussion of Meeting Minutes

Minutes of September 21, 2016

Ernie Dodd moved to approve the minutes as amended.

Steve Quinn Seconded.

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

Len Golder arrived.

Planner's Report

Gleasondale School Lot

Jesse Steadman reported that Planning Staff held a forum on the planning and design of the Gleasondale School Lot. Attendees took part in a visual preference survey that uncovered some new ideas and insights into the neighborhood's hopes for the parcel. Planning staff are expecting to put together a planning document outlining some potential options for future use of the space, as well as provide a phased plan that could allow the community to determine which aspects of the park improvements they would like to pursue.

Boxboro Road Hammerhead Lot

Jesse Steadman said that James Fenton has inquired into Lot 3, the Hammerhead Lot originally pursued by SMAHT for affordable housing on Boxboro Road. He has asked whether the Special Permit has expired, noting that the construction of the common driveway and the creation of neighboring Lot 2 could constitute substantial use having commenced.

Ernie Dodd said that because they were given a special permit, the land was approved as a hammerhead lot, which should stay with the land and not expire. Jesse Steadman said that the decision shows that lots 2 and 3 should share a common drive, though no building has occurred on lot 3. Jesse Steadman asked if the common drive construction, as it is currently, constitutes substantial work, as it is legally a common drive yet only partially constructed. Ernie Dodd and the Board agreed that the lot is buildable and that the building of the common drive constitutes substantial work.

Traffic

Planning Staff attended a Board of Selectmen's meeting on September 27th to discuss traffic issues on Boxboro Road. Jesse Steadman noted that the Town is currently in the process of obtaining traffic use data all over town and will be looking into short term solutions, as well as long term planning solutions at Boxboro Road and other streets in Town. Jesse Steadman that they will be further discussing the issues at the upcoming Permit Team meeting for October.

Stowaway Inn

Jesse Steadman noted that the Applicants for the Stowaway Inn Historic Reuse Special Permit attended a meeting with Planning Staff to discuss proposed changes to the site plan. Included in the changes are alterations to the entrance to the building, decreasing the size of the patio, and altering the layout of the proposed additions. Jesse Steadman said the most significant potential changes are solutions for mitigating the poor sight lines at the entrance. They will be working Ducharme and Dillis to identify potential modifications to improve the situation, which may have an impact on the parking and circulation configuration.

Lori Clark and the Board agreed that these changes sound significant enough to warrant a public hearing.

Athens Lane

Jesse Steadman reported that the owner of Lot 7 on Athens Lane and attorney Mark Bobrowski are on the November 15th agenda to discuss the possibility of creating access via Athens Lane to the Lot 7 parcel, which currently has frontage off of Maple Street. Jesse Steadman said he notified Mr. Bobrowski that the Board will likely be looking for confirmation of rights of access over the right-of-way leading to Lot 7.

Hallock Point Road

Jesse Steadman reported that he had a meeting with Jeff Brem of Meisner Brem Corporation regarding potential development of Hallock Point road on the eastern end of Lake Boon. Jesse Steadman said they discussed the need to understand rights of access along the road as well as considerations regarding Conservation Commission concerns and changes to the Planned Conservation Development Bylaw. Jeff Brem said he would be interested in designing a Planned Conservation Development if the project were to move

forward. Jesse Steadman said there is about 12-13 acres currently owned by one owner on the point that could be included in the development.

Gates Lane

Jesse Steadman said that Sheri Lazarus has indicated that the development team at Gates Lane is preparing for initial soil testing. Jesse Steadman said that the Conservation Commission will likely need to review the soil testing routes for crossings over any resource areas. Jesse Steadman said he reminded Sheri Lazarus that there is a new Planned Conservation Development Bylaw approved, with an attending set of Rules and Regulations that they should consult prior to filing.

Lower Village Final Design Discussion

Jesse Steadman said that Planning Staff met with Howard Stein Hudson at 92 Great Road to discuss the proposed Lower Village Traffic Improvement Plans with the property owner and tenants. The group reviewed modifications specific to the lot, including an eastern curb cut, frontage parking and circulation, utility pole removal and relocation, and tenant considerations such as signage, snow plowing, and the inter-lot connection. Questions that were raised included the reasoning behind the location of the improvements, as the northern side of Great Road is less impacted than the southern side at that location. Design solutions were discussed, with Joe SanClemente from Howard Stein Hudson available to answer questions about altering the design and what is feasible. Jesse Steadman noted that at the meeting consultants from Howard Stein Hudson painted a few lines to show boundaries of the proposed streetscape.

The property owner wanted to know if a portion of the 3 foot landscape buffer could be eliminated to give the lot more room to retain current traffic circulation and parking patterns, and would like to know if the Planning Board would adjust the plans.

Jesse Steadman said that the Planning Department received a contract amendment from Howard Stein Hudson. The Board discussed the current budget for design and engineering services for the Lower Village improvements, including the terms and fees for services from Howard Stein Hudson to complete the project. From the provided schedule from Howard Stein Hudson, the most crucial items to be completed that remain are the curb tie and grading plan, the survey, and the right of way plans. Jesse Steadman said that it would be helpful to hear more from Howard Stein Hudson about finishing the project, and the Board agreed that they should be invited to a Planning Board meeting to discuss further.

The Board discussed the path towards a final agreement on easements from property owners along the Lower Village corridor. Steve Quinn asked about the general consensus about the traffic improvement plans among the abutters who are being asked for easements. Jesse Steadman noted progress on securing easements from several abutters,

with additional residents and property owners currently engaged in the conversation, and those easements are progressing.

Randall Road Special Permit Expiration

A straight reading of the law shows that permit has expired. Lori Clark said that they would be able to apply for an extension of the special permit even after it has expired. Ernie Dodd said that that other developments have had special permits extended because of economic factors. Jesse Steadman said that it does sound as though the applicant would want to go forward with modifications to change the wetlands access. Lori Clark said that the special permit should first be extended and then modified, though it would be best if the applicant first approached the Conservation Commission.

Pompositticut Community Center/ Fire Station Minor Modification Decision

Lori Clark and the Board agreed that the conditions in Section 6.4 should state that any tree replacements shall comply with the Tree Warden and the Conservation Commission's Order of Conditions, and that a finding should be added to state that the Conservation Commission issued an Order of Conditions.

Stiles Farm Subdivision Legal Documents

Len Golder recused himself as an abutter to Stiles Farm.

Jesse Steadman said that easement and covenants from Stiles Farm were received and reviewed by Town Council. The Board reviewed the documents and approved them to be sent back to the applicant's attorney.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys