

TOWN OF STOW
PLANNING BOARD

Minutes of the June 13, 2017 Planning Board Meeting

Planning Board Members Present: Lori Clark, Ernie Dodd, Margaret Costello, Len Golder,
Karen Kelleher

Associate Members: Mark Jones, John Colonna- Romano

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

Discussion of Meeting Minutes

Minutes of May 23, 2017

Ernie Dodd moved to approve the minutes as written.

Karen Kelleher Seconded.

VOTED: 3-0 In favor (Lori Clark, Ernie Dodd, Margaret Costello–Yea, Karen Kelleher abstained).

Executive Session Minutes of May 23, 2017

Ernie Dodd moved to approve the minutes as written.

Len Golder Seconded.

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

Member Updates

Karen Kelleher said that the Stow Elderly Housing Corporation will file plans for Plantation Apartments II in early July.

Margaret Costello said that she attended a walk organized by Protect Sudbury along the proposed route for the Eversource Transmission Line. Margaret Costello expressed strong concern about Eversource's Primary Route and Noticed Variation Routes due to their historic preservation and environmental impacts along the MBTA Right of Way.

Public Input

Jeri Dipietro of 506 Gleasondale Road agreed with Margaret Costello's statement regarding the Eversource Transmission routes, and said that she would like to see more support of the efforts to promote the Noticed Alternative Route, which would put the transmission line underground along the road.

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Laurel Cohen, of 481 Gleasondale Road also agreed with Margaret Costello's statement on the Eversource Transmission Line, noting that the Primary Route, underground along the MBTA Right of Way, would involve clear cutting and potential impacts to wells and groundwater. Laurel Cohen noted State Representative Kate Hogan's support of the underground option along the road.

Correspondence

Margaret Costello noted a letter from the State's Office of Housing and Economic Development regarding the Community Compact program and Stow's stated best practices. Margaret Costello said she is concerned about how the State tabulates affordable units that aren't connected with new construction projects. Ernie Dodd said that the Community Preservation Commission has a program for buying deed restrictions, though they aren't accepted by DHCD.

Ernie Dodd asked for more information on the grant award through the State's Municipal Vulnerability Preparedness program. Jesse Steadman said that the grant award will go towards contracting with a certified consultant that can offer workshops, data, and guidance to create a year-long community resilience planning process. Jesse Steadman noted that this may integrate well with crafting an updated hazard mitigation plan.

Planner's Report

Planning Board Dinner

Set for June 28th at 7pm at Red Raven Bistro.

Trapeze Public Hearing

Set for June 20th at 7:30pm for a Special Permit at Crow Island. Staff will have a memo prepared describing the application and some questions to consider.

Complete Streets

Jesse Steadman reported the Town has a signed contract from Howard Stein Hudson regarding Complete Street Prioritization Planning and is awaiting the Notice To Proceed from the State. So far the Complete Streets Working Group has received one letter of interest for the at-large seat.

Gleasondale

Jesse Steadman reported that staff are coordinating with Howard Stein Hudson on the scheduling of neighborhood and stakeholder listening sessions ahead of the MassDOT bridge design process. After the listening sessions conclude, the team will begin the process of planning the first public hearings. Staff are sending them all the documentation they have on Gleasondale to orient them to the Village and issues surrounding it.

Transmission Line Comment Period

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Jesse Steadman noted that the MEPA comment period was extended for the Eversource Transmission Line filing. Jesse Steadman further noted that the EFSB comment period ends on June 15th.

Boxmill Bridge

Jesse Steadman reported that staff, and members of the Historic Commission, Highway Department, MassDOT and Kate Hogan's office met to discuss the future repair of the Boxmill Bridge. A discussion with the Lord family of Carver Hill Orchard is expected this week to determine the next steps regarding design options.

Pennie Lane

Jesse Steadman noted that he has a meeting on Friday with Mark Bobrowski regarding the Spring Hill Estates Decision, including timing issues for construction and performance guarantees. Public hearing for reissuing erosion control special permit set for June 27th.

Cross Country Skiing

Larry Smith of the Weston Ski Track provided information on decibel levels of snow machines to the Planning Department. Staff asked if it would be helpful to have him on a future agenda. The Board agreed that it would be beneficial to have an open, informal conversation at a future meeting.

Plantation Apartments II

Staff met with members of Stow Elderly Housing Corporation and their consultants to discuss the upcoming Plantation II filing. Many ideas were provided to the development team to improve their proposal.

Space Use Feasibility Plan Final Report

Jesse Steadman said that the final report will be completed soon.

LED Streetlights

Present: Pat Laverty, Hudson Light & Power

Pat Laverty discussed a grant from the State that will enable Hudson Light & Power to replace 56 eligible streetlights in Stow with LEDs, out of around 200 streetlights in town. Pat Laverty said that those lights currently have inefficient bulbs, and that converted fixtures can have around 25% of the energy draw. Pat Laverty noted that the LEDs are all-inclusive, rather than multi-bulb and the fixture could last several years. There are many different models of LED streetlights available, and HL&P has selected the Cooper Verdeon to standardize on. Pat Laverty said that these are good lights for decreasing backlight and light pollution. He said that this is measured on a Backlight-Uplight-Glow (BUG) rating, and an ideal rating is 0-0-0, compared with the existing streetlights in Stow which rate roughly 2-4-2. The Cooper Verdeon has a 1-0-1 rating. Pat Laverty said that some streetlights in town have already been replaced, a few of which are on Gleasondale Road, Hudson Road, or

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the Lake Boon area. The new fixtures have options for angling the fixture and options for shielding. He said that the light color on this model is more of a white light.

Jesse Steadman said that HL&P will be looking for the Board of Selectmen to enter into a Memorandum of Understanding, and that the Planning Board could offer a letter to the Selectmen discussing their recommendations. Regarding the grant's timeline, Pat Laverty said that the grant requires that all lights are installed by the end of 2018.

Gleasondale Neighborhood Area Sub-Committee Letters of Interest Approval

The Board discussed the five letters of interest which were received for the Gleasondale Neighborhood Area Sub-Committee.

Karen Kelleher moved to appoint Rosemary Monahan, Laurel Cohen, Jeri Dipietro, Dot Spaulding, and Margaret Costello to the Gleasondale Neighborhood Area Sub-Committee for one-year terms.

Ernie Dodd Seconded.

VOTED: 3-0 In favor (Lori Clark, Ernie Dodd, Karen Kelleher- Yea, Margaret Costello abstained).

Highgrove Estates Restrictive Covenant Approval

Jesse Steadman said that this item will move to the June 20th agenda so that the Board can discuss Town Counsel's comment.

Stowaway Inn Minor Modification of Special Permit Approval

The Board reviewed the draft of the Minor Modification of the Special Permit at Stowaway Inn. The applicant discussed the permit at the Planning Board meeting of May 23.

Ernie Dodd moved to approve Minor Modification #2 for Special Permit and Site Plan Approval for Historic and/or Culturally Significant Buildings and Structures at 271 Great Road, dated June 13, 2017.

Margaret Costello Seconded.

VOTED: 5-0 Unanimously in favor (Lori Clark, Ernie Dodd, Margaret Costello, Karen Kelleher, Mark Jones (Voting Associate Member)- Yea).

Delaney Solar Escrow Agreement Approval

Jesse Steadman said that this item will move to the June 20th agenda so that the Board can discuss Town Counsel's comment.

Eversource Transmission Line Filing

The Board discussed edits to a letter regarding Eversource's Transmission Line routes, to be sent to the Energy Facilities Siting Board (EFSB). The Board agreed that they are in favor of an all underground route along the road, due to neighborhood and environmental impacts.

The Board discussed the rail trail opportunity Eversource's Primary Route would offer, and agreed that their response to the EFSB should focus on the multi-town impacts of utilizing the MBTA Right of Way.

Howard/Stein Hudson Construction Phase Services Contract Vote

The Board discussed the Construction Phase Services Contract. Jesse Steadman noted that it includes language around level of effort, rather than duration. Jesse Steadman said that a vote is needed so that the project can go to bid as soon as possible, and some items in the contract will need to be acted upon in order to do so.

Jesse Steadman discussed the strategy of going to bid as soon as possible, before all easements are finalized, recognizing that some funds would be spent in the process. The Board discussed the remaining easements needed and agreed that the project should go to bid as soon as possible.

Ernie Dodd moved to approve the contract with Howard Stein Hudson dated April 28, 2017 titled Stow Lower Village (Route 117) Resident Engineering Services.

Margaret Costello Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Margaret Costello, Karen Kelleher- Yea).

Lower Village Traffic Safety Improvement Project

Jesse Steadman said that the State has awarded the Town an additional \$150,000, on the condition that it is available only if the original \$850,000 grant is used up. Jesse Steadman said that he is steadily securing temporary and permanent easements from abutters, and that the project is expected to go to bid in the coming weeks.

Member Appointments

The Board discussed and agreed upon annual appointments of Board members and staff.

Ernie Dodd moved to appoint Lori Clark as Chairman.

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Karen Kelleher Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Margaret Costello, Karen Kelleher- Yea).

Margaret Costello moved to appoint Ernie Dodd as Vice Chairman.

Karen Kelleher Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Margaret Costello, Karen Kelleher- Yea).

Ernie Dodd moved to appoint Jesse Steadman and Karen Kelleher as ANR Plan Endorsement.

Margaret Costello Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Margaret Costello, Karen Kelleher- Yea).

Margaret Costello moved to appoint Ernie Dodd as Community Preservation Committee Representative.

Karen Kelleher Seconded

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Margaret Costello, Karen Kelleher- Yea).

Ernie Dodd moved to appoint Jesse Steadman as Minuteman Advisory Group on Interlocal Coordination (MAGIC) Representative.

Margaret Costello Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Margaret Costello, Karen Kelleher- Yea).

Ernie Dodd moved to appoint Mark Jones as Liaison to Zoning Board of Appeals.

Margaret Costello Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Margaret Costello, Karen Kelleher- Yea).

Ernie Dodd moved to appoint Jesse Steadman as Liaison to MAPC.

Margaret Costello Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Margaret Costello, Karen Kelleher- Yea).

Karen Kelleher moved to appoint Margaret Costello as Liaison to the Gleasondale Neighborhood Area Sub-Committee.

Ernie Dodd Seconded.

VOTED: 4-0 Unanimously in favor (Lori Clark, Ernie Dodd, Margaret Costello, Karen Kelleher- Yea).

Len Golder arrived.

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Executive Session- In Accordance with M.G.L. Ch.30A s.21 for purposes of discussing ongoing litigation

Lori Clark stated that the last agenda item is an executive session, as public discussion would be detrimental to the litigation.

Ernie Dodd moved to enter into Executive Session to discuss ongoing litigation and adjourn the regularly scheduled meeting of the Planning Board thereafter.

Len Golder Seconded.

Roll Call Vote: Lori Clark - Yea; Margaret Costello - Yea; Ernie Dodd - Yea; Len Golder- Yea; Karen Kelleher- Yea.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys