

TOWN OF STOW
PLANNING BOARD

Minutes of the July 18, 2017 Planning Board Meeting

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

Associate Members: Mark Jones, John Colonna-Romano

Absent: Lori Clark

Ernie Dodd called the meeting to order at 7:00pm.

Discussion of Meeting Minutes

Minutes of July 11, 2017

Margaret Costello moved to approve the minutes as amended.

Karen Kelleher Seconded.

VOTED: 2-0 In favor (Margaret Costello, Karen Kelleher–Yea, Ernie Dodd Abstained).

Public Input

None.

Member Updates

Mark Jones said that the Zoning Board of Appeals will be reviewing variances for two applicants on Pine Point Road, and through this he learned that historically Lake Boon had zoning that allowed the neighborhood a smaller lot size.

Mark Jones said that the Zoning Board of Appeals reviewed a Special Permit application for an expanded house on Red Acre Road, and that the height of the proposed turrets will be reduced, though there are no setback variances needed.

Planner's Report

Melone and Sons

Jesse Steadman reported that he spoke with Sue Carter of Places Associates, Inc. regarding the Notice of Intent for work at the Melone Sand and Gravel operation on White Pond Road. Jesse Steadman reported that this work would trigger an Erosion Control Special Permit and Site Plan Approval. Jesse Steadman said he will be following up with the Applicant to advise. He and Sue Carter reviewed the plans briefly and a few items stood out for further clarification, although the choice of adding recycled asphalt pavement will help cut down the dust on the site considerably.

Jillian's Lane

Jesse Steadman reported that he visited the Jillian's Lane site and found the site to be in good shape. The culvert work suggested by Places Associates should be a minor issue to repair. Jesse Steadman noted the road is being cut in and that the primary construction entrance was functioning well. Jesse Steadman said he met the future homeowner at the site and advised against changing the plan further to allow a utility pole to remain in its current location. Jesse Steadman told the Applicant the recommendation regarded potential changes to the drainage calculations associated with the entrance and detention basin.

Len Golder arrived.

Delaney Solar Escrow Agreement

Jesse Steadman said that he has not received a response regarding the amended agreement yet.

Lower Village

Jesse Steadman reported that a pre-construction bid meeting has been scheduled for Thursday morning. Jesse Steadman noted that about a dozen or so bid packages have been requested.

Verizon

Jesse Steadman noted that Verizon has provided a Site Plan Approval Application and has expressed their willingness to meet with the Board. Jesse Steadman said he will work to schedule a time for the discussion.

Collings Foundation Temporary Building Permit

Jesse Steadman said the construction team for the Hudson Road access and the Stow Police Department are working on the design and placement of signs at the Sudbury/Barton Road intersection and in the vicinity of the Collings Foundation access which would signal the prohibition of large trucks from passing over the Lake Boon Dam.

Gleasondale Neighborhood Area Subcommittee

Jesse Steadman noted that the Subcommittee met for the first time in their official capacity on Monday evening. After the typical votes on committee roles, the group discussed plans for a presentation by the Massachusetts Historic Commission on historic preservation options available to municipalities.

Discussion with Stow Elderly Housing Corporation Regarding Plantation Apartments II

Karen Kelleher recused herself, as a member of the Board of Directors for the Stow Elderly Housing Corporation.

Present:

Ellen Cataldo, Peter Munkenbeck, Steve Dungan, Jeff Smith, Deb Woods – *Stow Elderly Housing Corporation*

Greg Roy- *Ducharme and Dillis*

Ellen Cataldo said that Plantation Apartments opened about 30 years ago, and currently has a waiting list of 35 people. With only about 4-5 units becoming available each year, the wait list is rather long. The first floor is in particularly high demand. At Plantation Apartments II, there will be 37 one-bedroom accessible apartments, with elevator access. They will partner with Minuteman Homecare to provide services to both Plantation Apartments I and II. Ellen Cataldo said that Stow Elderly Housing Corporation has purchased land for the structure and public water supply wells.

Peter Munkenbeck said that this application with the Zoning Board of Appeals will be very similar to the previous application, though it has been improved based on concerns heard. The most significant improvements relate to water and septic treatment. The septic system will reduce nitrogen introduction into the soil by two-thirds. The site layout has also been altered so that structures are moved out of the Town's Water Resource Protection Overlay District. The layout alteration was made possible by swapping .5 acres with the existing Plantation Apartments to change the geometry of the site.

Peter Munkenbeck said that the building will have the same footprint, height, and materials as it did in the previously proposed plan, though they have been able to have better dialogue with the neighbors of the parcel.

Peter Munkenbeck said that the plans propose improving Johnston Way to a 20 foot roadway, as it is currently 17 feet wide. The right of way is limited to about 23 feet, which will help with snow storage.

Peter Munkenbeck said that they have worked with the Fire Department and will provide more water storage on site.

Peter Munkenbeck said that the application includes an existing home on a parcel that will be divided so that the home is on .4 acres. The home has an updated septic arrangement, and will be sold. Len Golder asked if that home will be made affordable. Peter Munkenbeck said that it could, were the Town to purchase it. Ernie Dodd added that an affordable unit at that location wouldn't count on the Town's subsidized housing inventory, as it is already built.

Greg Roy, of Ducharme and Dillis, provided a description of traffic circulation, pedestrian infrastructure, drainage, and water and sewer upgrades. Greg Roy said that Johnston Way is proposed to be widened to 20 feet, and that there are proposed walking paths that connect the parking areas to the building, as well as to existing walking trails that are part of Plantation Apartments I.

Greg Roy said that the septic design and location has been changed significantly from the previous submission. The septic has been relocated from the north of the building to the south of the building, and the recharge area has been moved further from the lot line. The system was redesigned to be compliant with MassDEP stormwater management standards.

Greg Roy said that since the previous submission, the Stow Elderly Housing Corporation purchased a 6 acre parcel of land to the west of the existing Plantation Apartments for a DEP Zone 1 well. Greg Roy said that the project has been approved by DEP to conduct testing. Once the system is designed, those plans will be submitted to DEP for approval. Greg Roy said that this will be done after the comprehensive permit process, as is typical.

Greg Roy said that the project secured utility access easements from Great Road to the well and from Plantation Apartments I to the well.

Greg Roy explained that the proposed septic system will use an alternative technology that has been approved by MassDEP for use, with two septic tanks in Title 5 compliance to the east of the building. Greg Roy said that placement of the septic was determined by the Interim Wellhead Protection Area (IWPA) radius and the Water Resource Protection Overlay District (WRPOD).

Mark Jones noticed the plans mark three radii around the wells, rather than a typical two radii. Greg Roy said that they identified two primary sites for the wells, but he wanted to leave the option of an alternative site if one proved to be difficult with the topography. Greg Roy said that all 3 have been approved with MassDEP, and all will require a Notice of Intent filing with the Conservation Commission.

Jesse Steadman asked if the IWPA's encumber land on other properties, and if this well placement could trigger requirements from existing or abutting property owners. Greg Roy said that they do not encumber land on other properties, and therefore would not require existing properties to comply.

Len Golder asked if there are any abutting wells nearby. Peter Munkenbeck said that each owner along Devincent Drive has a well. Peter Munkenbeck detailed how this revised application includes a system that reduces the nitrogen levels by over half of what they would have been with the original plan submission.

Ernie Dodd asked if it would be possible to move the existing well that services Plantation I so that both properties would be using the new well. Peter Munkenbeck said that would not be possible, as the IWPA radius would need to be larger with more people using the well.

Margaret Costello asked what uses are allowed on the well radius. Greg Roy said that land on the Zone 1 radii can be used for passive recreation, such as walking trails or maybe a play field, and other uses directly required for operation and maintenance of the system.

Ernie Dodd asked about the Approval Not Required process to change the boundary of the existing lot as part of a Comprehensive Permit. Greg Roy said that there is a provision for a ZBA to act on an ANR if it is part of a Comprehensive Permit, and that the ZBA may grant waivers on local regulations.

Jesse Steadman noted that the plan includes installing landscaping for abutters to maintain, and said that it may be helpful for the ZBA to see the difference between onsite and offsite landscaping. Peter Munkenbeck said that they are still in conversation with abutters to finalize landscaping plans.

Jesse Steadman asked whether the plan will include a path to allow fire apparatus to drive over the curb to access the western and southern sides of the building. Peter Munkenbeck said that they are planning to make it possible for apparatus to be well supported, though likely not through a paved access.

Jesse Steadman asked about the locations of the proposed off-site signs. Peter Munkenbeck said that they would be located at the split on Johnston Way, to distinguish Plantation I from Plantation II.

Mark Jones asked about the number of parking spaces. Peter Munkenbeck said that there will be a few more spaces than there are units, as he believes there will be a lower ratio of car owners at Plantation II, though there would be enough spaces available for event parking. Ernie Dodd noted that curbing should be kept away from handicapped parking spaces to allow passengers room to enter and exit vehicles safely.

Peter Munkenbeck described the proposed building and provided illustrations detailing the roof dimensions, illumination, and landscaping. Jesse Steadman asked what the expected level of sun is on the east side of the building. Peter Munkenbeck said that the abutters yards are open, so they expect full sun.

Peter Munkenbeck said he anticipates providing the ZBA with a full submission in the next few weeks. Ernie Dodd said that the Board would provide comment on the application for the ZBA.

Town Building Space Use Committee Final Report

Jesse Steadman provided the Board with a draft copy of the Town Building Space Use Committee Final Report. Jesse Steadman said that the charge of the committee is to understand more about three buildings in particular: the Crescent Street Fire Station, the Crescent Street Highway Barn and Town Hall, as well as to consider pedestrian improvements and traffic circulation in Town Center, navigating between those three buildings. The report shows the results from surveying Town Departments, Boards, and Committees, and the Committee's groundtruthing work. Jesse Steadman said that the report covers existing conditions, findings, and recommendations of future uses for those parcels.

Lower Village Traffic Safety Improvement Project

Jesse Steadman said that the bid meeting for the project is scheduled for Thursday.

Jesse Steadman provided the Board with an update on the temporary and permanent easement requests, and said that these need to be finalized by the project award.

Collings Foundation Updates

Ernie Dodd said that an executive session would not be needed to discuss updates regarding the Collings Foundation.

The Board discussed the upcoming public forum. Mark Jones said that it may be useful to know where things stand with the Town of Hudson regarding road construction prior to the forum.

The Board discussed the construction schedule. Jesse Steadman said that the inspection schedule is being organized by the contractor and Sue Carter of Places Associates, Inc. Jesse Steadman said that the expectation is that the new road will be completed prior to the October event, though that would require an aggressive construction schedule.

The Board reviewed an email from Kristen Fox, the Principle Assessor, regarding the ability to tax the Collings Foundation's lots. Jesse Steadman noted the 2015 Hammerhead Special Permit that combines the lots is still required for zoning compliance.

Meeting Adjourned.

Respectfully Submitted,

Valerie Oorthuys