

PLANNING BOARD MEETING
Tuesday, January 10, 2006
Stow Town Building

1.	7:00 PM	Call to Order
2.	7:01	Review Correspondence and Minutes
3.	7:05	Public Input
4.	7:10	Planning Board Members' Updates / Coordinator's Report (News and Views, Committee Reports and Work Plan Update)

Appointments

5.	7:15	Mark O'Hagan – Harvard Road property <ul style="list-style-type: none"> Letter, dated 1/03/06, w/5 Exhibits + Conceptual Road Plan, dated 6/14/05
6.	7:30	PUBLIC HEARING CONTINUED – Stow House of Pizza <ul style="list-style-type: none"> D.E.P. letter, dated 11/14/05, Unapproved Public Water System Scheier & Katin, P.C. letter, dated 11/15/05, Recorded Certificate of Action Rescission of Portion of Dudley Court
7.	8:00	PUBLIC HEARING CONTINUED – Cingular Wireless, Gleasondale Road <ul style="list-style-type: none"> Board of Appeals Decision, dated 12/27/05, GRANTS requested variance
8.	8:45	PUBLIC HEARING CONTINUED– Arbor Glen <ul style="list-style-type: none"> Marchionda & Assocs. "Record Plan" Application for Hearing for Arbor Glen, dated 8/15/05, approved and signed by Zoning Board of Appeals, dated 10/3/05 Conservation Commission letter, dated 11/16/05, to Marchionda & Assocs. re: MEPA filing Letter from Catherine M. O'Brien and Thomas W. Grant, dated 12/14/05, addressed to Esquire Donald F. Borenstein, Law Office of Mark B. Johnson Extension Agreement, Public Hearing Continuance, dated 12/20/05 Letter from Donald F. Borenstein, dated 12/21/05, addressed to Catherine O'Brien and Thomas Grant re: settlement agreement

Discussion/Action Items

9.		Memorandum from Municipal Land Use Committee – dated 11/30/05
10		Memo from Board of Selectmen, dated 12/19/05 – re: discussion of major initiatives for 2006-2007
11		Budget Submitted to Town Administrator – 12/30/05
12		ANR Plan Endorsement– Arbor Glen, received 12/23/05
13		Dudley Court Definitive Plan Endorsement
14		Trefry Lane – Request for Bond Reduction – Recommendation to Selectmen on petition to snow plow
15		Butternut Farm Golf Club – Request for Bond Reduction
16		School Building Committee 2002-2005, Summary of Work, Findings and Recommendations
17		Meisner Brem (Wildlife Woods) <ul style="list-style-type: none"> Request for Full Release of Roadway Bond for Whispering Way – dated 12/06/05

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		<ul style="list-style-type: none"> • Roadway Bond Estimate for Woodland Way – dated 12/14/05 • Revised Bond Estimates for Woodland Way and Foxglove Lane – dated 12/23/05 • Request for Release of Lots (49, 50, 51, 52, 53 off of Foxglove Lane) – dated 12/28/05
18	9:30 PM	Adjournment

CORRESPONDENCE

09/30/05 Office for Commonwealth Development “Mass. Smart Growth Toolkit”
- received 12/02/05
October 2005 Street Number Amendment – Riverview Avenue

11/07/05 Arc of Innovation – Brownfields

11/07/05 Conservation Commission letter to C.Schwarzkopf re: Derby Woods
- Notice of Intents

11/07/05 Treasurer-Collector Memo re: Hiley Meadows Performance Guarantee

11/10/05 Planning Letter to Betty Lopilato re: professional office or home occupation in Residential District

11/10/05 M.A.P.C. re: final draft of Population and Employment Projections

11/10/05 Polaris Engineering re: Fire Cistern Location Plan for Hiley Meadows
- hand-written note on revised plan, dated 5/20/05 (located in Aug.2005)

11/10/05 Schedule of Departmental Bills Payable - Planning’s portion for Beals and Thomas land planning study for Cushing Property

11/16/05 Meisner Brem (Wildlife Woods) – Roadway As-Built for Whispering Way

11/16/05 Chapter 61 Evaluation Workgroup – draft notes

11/17/05 Comprehensive Environmental Letter re: New Model Bylaw Available Stormwater/LID

11/18/05 Lower Village Subcommittee Letter to Dept. of Conservation and Recreation re: Stow Historical Application to Heritage Landscape Inventory Program – Freedom’s Way

11/18/05 Planning Board Letter to Dept. of Conservation and Recreation re: Stow Historical Application to Heritage Landscape Inventory Program – Freedom’s Way

11/21/05 E-Mail from Susan Sullivan re: Trefry Lane paved – finally!
Building Dept.’s “November Building Permits”

12/06/05 Board of Health Regulation “Keeping of Horses”

12/09/05 Letter to Conservation Commission from Peter G. Joy re: Minuteman Airfield

12/12/05 Conservation Commission’s letter to Ken Kaulbach of Eldamar Homes re: denies request for partial Certificate of Compliance for Lot 11

12/22/05 E-mail from Conservation re: Urban Greening Study – Mass. City or Town wanted for U. of Mass. – January through June of 2006

12/28/05 Boston M.P.O. letter to Board of Selectmen re: request for letters of intent in October 2005

12/29/05 Planning Board “Notice of Lot Release” for Lot 60 of Whispering Way (Wildlife Woods)
Newspaper Article “R.I. ready to travel in circles”

TOWN BOARDS

Public Hearings

12/05/05 Board of Appeals re: appeal filed by Anderson & Kreiger on behalf of New

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	Cingular Wireless PCS – Building Inspector refusing issuance of building permit for Wireless Service Facility @ 501 Gleasondale Road
01/03/06	Conservation Commission re: Notice of Intent by Minute Man Air Field
01/17/06	Conservation Commission re: Amended Notice of Intent by Pulte Homes for 79 & 81 Hudson Road

Decisions

11/16/05	Board of Appeals re: 130 Gleasondale Road – GRANT side yard variance and special permit
11/21/05	Board of Appeals re: 200 Barton Road – GRANT special permit
11/22/05	Board of Appeals re: 65 Gates Lane – GRANT special permit
11/22/05	Board of Appeals re: 11 Hale Road – GRANT special permit
11/22/05	Board of Appeals re: 30 Pine Point Road – GRANT side yard variance and special permit
11/28/05	Board of Appeals re: 217 Red Acre Road – GRANT side yard variance and special permit
11/29/05	Conservation Commission Certificate of Compliance re: 29 Wheeler Road
11/29/05	Conservation Commission Certificate of Compliance re: Lot 6A Gleasondale Road
11/29/05	Conservation Commission Certificate of Compliance re: Lot 2 Cranberry Circle

AREA TOWNS

12/13/05	Acton Planning Board public hearing re: sign special permit for 136-138 Main St.
12/19/05	Acton Board of Selectmen public hearing re: site plan special permit for 144 Great Rd.
01/10/06	Acton Planning Board public hearing re: definitive subdivision for 7 & 11 Sylvia St.
12/15/05	Bolton Planning Board decisions re: special permit for 333 Long Hill Rd. and special permit for Wattaquaddock Hill Rd.
12/20/05	Bolton Board of Appeals public hearing re: variance for 28 Powder Hill Rd.
12/20/05	Boxborough Board of Appeals public hearing re: amend special permit for 235 Summer Rd.
12/20/05	Boxborough Board of Appeals public hearing re: special permit for 1034 Mass. Ave.
09/28/05	Harvard Zoning Board of Appeals decision re: grant variances for proposed new library construction
11/30/05	Harvard Zoning Board of Appeals public hearing re: comprehensive permit for Chapter 40B @ 264 Ayer Rd.
12/05/05	Harvard Planning Board public hearing re: special permit, driveway site plan review and scenic road consent for 214 Old Littleton Rd.
12/14/05	Harvard Zoning Board of Appeals public hearing re: special permit for 36 Littleton Rd.
01/09/06	Harvard Planning Board public hearing re: scenic road consent for Lot 33 Stow Rd.
01/25/06	Harvard Zoning Board of Appeals public hearing re: comprehensive permit for 262/264 Ayer Rd.
01/03/06	Sudbury Board of Appeals public hearings re: continuance of 676 Boston Post

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Rd.; renewal of special permit for 40 Station Rd.; special permit for 29 July Rd.; special permit for 82 Butler Rd.; special permit for 107 Pratts Mill Rd.; special permit for 63 Old Framingham Rd.; special permit for 440 Boston Post Rd.; renewal of special permit for 882 Boston Post Rd.

12/09/05 Westford Zoning Board of Appeals GRANT comprehensive permit for Durkee Ln.

GRANTS

PUBLICATIONS

Nov-Dec 2005	Architecture Boston
Jan-Feb 2006	Architecture Boston
December 2005	Organization for the Assabet River
November 2005	The Beacon
December 2005	The Beacon
January 2006	The Beacon
Fall 2005	Freedom's Way Heritage Association
Oct 2005	Inspector
October 2005	Land Court Reporter
2005	Mass. Development Annual Report
November 2005	Mass. Housing Partnership "Local 40B Review and Decision Guidelines"
Nov/Dec 2005	Onsite Water Treatment
Spring 2005	Preservation Advocate
November 2005	TransReport
December 2005	TransReport
January 2006	TransReport
Fall 2005	Trust for Public Land

LOOKING AHEAD

01/13/06	9:15 AM – Mass. Housing Partnership "New 40B Review and Decision Guidelines" - Middleborough
01/13-14/06	MMA Annual Meeting & Trade Show - Boston
01/17/06	7:00 PM - Planning Board Working Meeting
01/18/06	9:30 AM – Planning Board Joint Meeting w/Master Plan Committee and Lower Village Subcommittee w/MAPC - Village Overlay District Zoning
01/18/06	7:00 PM – Planning Board Meeting w/Master Plan Committee and Lower Village Subcommittee – Lower Village Traffic Study Update
01/19/06	9:00 AM – Planners Roundtable "State's New Smart Growth Toolkit" - Concord
01/19/06	7:30 PM – Master Plan Committee Meeting
01/20/06	9:15 AM – Mass. Housing Partnership "New 40B Review and Decision Guidelines" - Andover
01/24/06	7:00 PM – Planning Board Meeting
02/23/06	7:00 PM – Briefing on MetroFuture "Findings" to-date – Sudbury
03/13/06	7:45 AM – Spring Legislative Breakfast

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