

**PLANNING BOARD MEETING**  
**Tuesday, October 23, 2007**  
**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 (News and Views, Committee Reports and Work Plan Update)
5.	7:15	Coordinator's Report

**Appointments**

6.	7:30	Mark Greenbaum, 472 Gleasondale Road <ul style="list-style-type: none"> <li>Proposed use under Section 3.2.3.5 of Zoning Bylaw</li> </ul>
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**Discussion/Action Items**

7.		Butternut Farm Golf Club <ul style="list-style-type: none"> <li>Planning Letter, dated 10/15/07</li> </ul>
8.		Lower Village – Letter to the Shoemakers <ul style="list-style-type: none"> <li>Draft Memo to Selectmen</li> </ul>
9.		RidgeWood AAN – Inquiry about final plan revisions
10.		Blacksmith Shop – Respond to email from Historical Commission
11.		Wireless Service Facilities – Sprint Applications for Building Permit <ul style="list-style-type: none"> <li>Wheeler Road (Hyde)</li> <li>Great Road (First Parish Church)</li> </ul>
12.		Review and Update Zoning Bylaws <ul style="list-style-type: none"> <li>Attorney General Approval of May 2007 Zoning Amendments (Letter dated 08/13/07)</li> <li>Lower Village Overlay District <ul style="list-style-type: none"> <li>Draft Bylaw</li> </ul> </li> <li>Section 6 – General Regulations <ul style="list-style-type: none"> <li>Draft Amendments to Section 6.3 (Signs)</li> </ul> </li> <li>Section 8 – Special Regulations</li> <li>Section 9 - Administration</li> </ul>
13.		Review and Update Subdivision Rules
14.		Review and Update Special Permit Rules

**CORRESPONDENCE**

10/09/07 Memo from Building Commissioner re: construction on 3<sup>rd</sup> floor  
10/09/07 E-mail from Mark White to Sue Sullivan re: Wildlife Woods  
10/15/07 Planning Memo to Selectmen re: warrant articles for December 3, 2007 Special Town Meeting  
10/15/07 E-mail from Kristine M. Sheehy re: Arbor Glen Condominium Regulatory Agreement  
10/15/07 E-mails between Karen Gray (Historical Comm.) and Bill Roop re: RidgeWood roads  
10/15/07 E-mail from Donna Jacobs re: Intermunicipal Agreements – high importance  
10/15/07 Conservation Commission “Fiscal Year 2008 APR-muni Application”  
10/16/07 E-mail from Conservation re: Visit – Minuteman H.S. Students – 10/25/07  
10/16/07 Memo re: 10/25/07 visit from Minuteman H.S. – Planning Board (zoning maps, water protection districts, floodplain)  
? Assabet River Rail Trail Committee (new committee – 4 members)

**TOWN BOARDS**

**Public Hearings**

10/23/07 Conservation Commission re: Abbreviated Notice of Resource Area Delineation – Confirmation of Bordering Vegetated Wetlands for West Acton Road

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**Posted: October 19, 2007**

## Decisions

07/11/07 Board of Appeals Decision re: DENIES Without Prejudice requested variance for Assabet Water  
09/28/07 Board of Appeals Decisions re: GRANT Special Permit; DENIES Without Prejudice requested variances for Assabet Water  
10/10/07 Board of Appeals Decision re: GRANT Special Permit for 132 So. Acton Road

## AREA TOWNS

10/16/07 Boxborough Planning Board Decision re: GRANT Conditional Approval of Special Permit Major Amendment, Site Plan and Scenic Road Permit for off Hill Rd.  
09/26/07 Harvard Zoning Board of Appeals Decision re: GRANT Comprehensive Permit for 262/264 Ayer Rd.  
11/07/07 Harvard Zoning Board of Appeals Revised Public Hearing re: Administrative Appeal of Inspector of Buildings for 26 Madigan Ln.  
09/20/07 Hudson Zoning Board of Appeals Decisions re: GRANT Special Permit for 1 Glendale Rd.; GRANT Variance for 69 Hunter Ave.  
10/15/07 Marlborough Planning Board Public Hearings re: Further Amendment to Zoning Map; Further Amendment to Zoning Ordinance

## PUBLICATIONS

October 2007 Council on Aging Newsletter  
October 2007 The Beacon  
June 2005 Citizens' Housing and Planning Assoc. "Age Restricted Active Adult Housing in Mass."  
2007-2008 Island Press "Environmental Sourcebook"  
2007-2008 Lincoln Institute "Program"  
10/12/06 University of New Hampshire "Hydrologic and Water Quality Performance of Porous Asphalt Pavement"  
Sept. 2007 Zoning Practice

## LOOKING AHEAD

10/19/07 12/3/07 STM Warrant Closes  
10/24/07 Lower Village Meeting  
10/25-11/14/07 Citizen Planner "Fall 2007 Workshops"  
10/27/07 Mass. Federation Planning & Appeals Board "Annual Meeting: Importance of smooth relationships between Planning, Zoning and Conservation; Paper streets; Zoning reform; Walpole attempt to alter state law on 40B projects; Variances; Dead ends and cul-de-sacs; New initiative for reviving neighborhoods; Expedited hearings; Conducting successful public hearing – Worcester  
10/30/07 Mass. Development "Brownfields Seminars" - Boston  
10/30/07 Planning Board Working Meeting (?)  
11/02-27/07 Lincoln Institute "Fall 2007 Lecture Series"  
11/04/07 Organization for Assabet River "Cider and Donut Walk" – Maynard  
11/06/07 Planning Board Meeting  
11/13/07 Mass. Development "Brownfields Seminars" – Worcester  
11/13/07 Planning Board Working Meeting  
11/14/07 Lower Village Meeting  
11/17/07 Putnam Conservation "Managing Land and Visitors"  
11/20/07 Mass. Alliance for Economic Development "Team Mass. Economic Impact Awards Luncheon" - Boston  
11/20/07 Planning Board Meeting  
11/27/07 Planning Board Working Meeting (?)  
11/28/07 Lower Village Meeting  
12/03/07 Special Town Meeting  
12/06/07 DHCD "Mass. Downtown Initiative" FY08 – **DEADLINE**  
  
01/11-12/08 Mass. Municipal Assoc. "Annual Meeting & Trade Show" – Boston