

PLANNING BOARD MEETING
Tuesday, November 20, 2007
Stow Town Building

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| 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

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| 6. | 7:30 | PUBLIC HEARING – BUTTERNUT FARM GOLF CLUB <ul style="list-style-type: none"> Request for Special Permit Modification Conservation Commission review/comments re: Butternut Farm Golf Club, dated 11/14/07 Letter from Resident Stephen Kenneson, dated 11/14/07 |
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Discussion/Action Items

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| 7. | | Warrant Articles – Planning Board recommendations |
| 8. | | Review and Update Zoning Bylaws <ul style="list-style-type: none"> Lower Village Overlay District <ul style="list-style-type: none"> Draft Bylaw Section 6 – General Regulations <ul style="list-style-type: none"> Draft Amendments to Section 6.3 (Signs) Section 8 – Special Regulations Section 9 - Administration |
| 9. | | Review and Update Subdivision Rules |
| 10. | | Review and Update Special Permit Rules |
| 11. | | Executive Session |

CORRESPONDENCE

10/29/07 Letter from Conservation to Selectmen re: Article 10: Indian Ridge Road
10/31/07 EOEA "Review of FY08 Commonwealth Capital application – community received score of 88"
11/01/07 Letter from Pulte Homes re: signed Disclosure Notification for sold Unit 63
11/02/07 E-mail from Hayes Morrison re: FFY-2008 TIP Amendment 1
11/05/07 E-mail from Sue Sullivan re: update on Arbor Glen
11/06/07 Planning Memo to Agricultural Commission re: overlay district
11/06/07 Zoning Reform Task Force, meeting on 10/16/07 re: Zoning Tools & Techniques for Municipalities
11/06/07 Building Dept.'s October Building Permits
11/06/07 Planning Memo to Historical Commission re: future of Blacksmith Shop
11/09/07 Planning Memo to Conservation Commission re: Indian Ridge Road
11/09/07 Mass. Superior Court "Zoning Appeal filed by neighbors of 29 Wheeler Road for a cell phone tower vs. Town of Stow": Memorandum of Decision, dated 9/25/07, judgment for defendants on all counts
11/14/07 Planning "Applications for Clearance Prior to Issuance of Building Permit" for Arbor Glen - Lots 10, 11, 12
11/14/07 Planning "Application for Clearance Prior to Issuance of Building Permit" for Alyssa Real Estate
- 265 Gleasondale Road
11/15/07 Planning E-mail to John Sangermano re: Land Item from Rail Trail Committee
11/15/07 E-mail from Town Administrator re: recent developments related to Lower Village water system project
11/15/07 Board of Health review/comments re: Accessory Apartment for 242 Hudson Road
11/15/07 Letter from Chapel Partners re: Lower Village Water System

TOWN BOARDS

Public Hearings

Decisions

11/13/07 Conservation Commission Certificates of Compliance re: 551 Sudbury Road; 63 Circuit Drive
11/13/07 Conservation Commission Order of Conditions re: 165 So. Acton Road

AREA TOWNS

11/27/07 Acton Planning Board Public Hearing re: Sign Special Permit for 5-19 Nagog Park
11/20/07 Bolton Zoning Board of Appeals Public Hearing re: Special Permit for 125 Still River Rd.
11/19/07 Sudbury Board of Appeals Public Hearings re: Special Permits for 170 Hudson Rd.; 57 Butler Rd.;
6 Poplar St.

PUBLICATIONS

Nov. 2007 Council on Aging Newsletter
Oct. 2007 APA "New England Planning Newsletter"
11/02/07 Architectural Graphic Standards "Planning and Urban Design Standards" – Special Offer ends 12/31/07
(\$175.00)
Nov. 2007 The Beacon
09/06/07 BRMPO "Unified Planning Work Program – Federal Fiscal Year 2008"
Oct. 2007 Land Lines (Lincoln Institute)
Nov. 2007 TransReport
Oct. 2007 Zoning Practice

LOOKING AHEAD

11/20/07 Mass. Alliance for Economic Development "4th Annual Team Mass. Economic Impact Awards - Boston
11/27/07 Planning Board Meeting
11/28/07 Lower Village Meeting
11/28/07 S.T.O.W.S. "Preparation for Special Town Meeting"
12/03/07 Special Town Meeting
12/06/07 DHCD "Mass. Downtown Initiative" FY08 – **DEADLINE**
12/06/07 BMPO "New Suburban Mobility Services" – if interested in participating in funding program, submit
Letter of Interest – **DEADLINE**
12/07/07 2007 Mass. Smart Growth/Smart Energy Conference – Worcester
12/11/07 Planning Board Meeting – Public Hearing on Accessory Apartment
12/12/07 Lower Village Meeting
12/13/07 Annual Town Election (Town Vote on Ballot Questions)
12/18/07 Planning Board Meeting
12/26/07 Lower Village Meeting

01/11-12/08 Mass. Municipal Assoc. "Annual Meeting & Trade Show" – Boston