

PLANNING BOARD MEETING
Tuesday, May 20, 2008
Stow Town Building

1.	7:00 PM	Call to Order
2.	7:01	Planning Board Elections: <ul style="list-style-type: none"> • Chairman • Vice Chairman • Clerk. • ANR Plan Endorsement • Associate Members • Community Preservation Committee • Master Plan Committee • Elementary School Building Committee • Liaison to Zoning Board of Appeals
3.	7:10	Review Correspondence and Minutes
4.	7:20	Public Input
5.	7:30	Planning Board Members' Updates (News and Views, Committee Reports and Work Plan Update)
6.	7:40	Coordinator's Report

Appointments

7.	7:50	ANR Plan – Tyler Property
8.	8:00	Bill Roop – RidgeWood Active Adult Neighborhood <ul style="list-style-type: none"> • Final Plan Submission

Discussion/Action Items

9.		Revised Lower Village Fence Specifications
10		Butternut Farm Golf Club Decision
11		Whispering Woods Subdivision (Kettell Plain Road) <ul style="list-style-type: none"> • Input to Highway Department re: Guardrail
12		Hiley Meadows Estates (Cider Mill Road) <ul style="list-style-type: none"> • Request for Bond Reduction (letter dated 5/12/08 from Box Mill Road Realty)
13		Lower Village Improvement Plan <ul style="list-style-type: none"> • Request to use funds from sidewalk account for pathway at the new common area (formerly Gardner Road) • Funds for Temporary Pedestrian Refuge Island
14		Proposed Lower Village Mixed Use Overlay District – <i>Next Steps</i>
15		Planning Board Policy <ul style="list-style-type: none"> • Drainage – Interpretation of Section 3.8.1.9 of the Zoning Bylaw • One-Lot Subdivisions • Public Hearing Statement • Public Hearing Rules of Conduct • Publicly Expressing the Position of the Board • Road Length • Disclaimer
16		Review and Update Subdivision Rules – <i>If time allows</i>

Posted: May 15, 2008

Revised: May 19, 2008

17		Review and Update Zoning Bylaws – <i>If time allows</i> <ul style="list-style-type: none"> • Section 6 – General Regulations <ul style="list-style-type: none"> ◦ Draft Amendments to Section 6.3 (Signs) • Section 8 – Special Regulations • Section 9 – Administration • Landing Fields <ul style="list-style-type: none"> ◦ Review Correspondence from Bob Richie ◦ Contact MAC • Agricultural Overlay District • Floodplain/Wetlands Overlay District <ul style="list-style-type: none"> ◦ Letter dated October 22, 2007 from DCR • Proposed Lower Village Overlay District • Municipal Recreation Use Review Sections 3.2.2.4 and 9.9 of the Zoning Bylaw
18		Review and Update Special Permit Rules – <i>If time allows</i>
19		Executive Session

CORRESPONDENCE

04/25/08 Memo from Selectmen to Town Clerk re: Street Acceptances of Farm Road, Militia Circle and Whispering Way

04/29/08 E-mail from Mass. Planners re: Stormwater Management Bylaw (Dalton, Dracut)

04/30/08 E-mail from Victoria Fletcher re: Master Plan

05/01/08 Memo from Victoria Fletcher re: Carwash

05/02/08 E-mail from Mass. Planners re: 2009 Commonwealth Capital Policy

05/05/08 E-mail from Mass. Planners re: Low Impact Development Conference

05/05/07 Planning Application for Clearance Prior to Issuance of Building Permit for Lots 54 and 55, Ladyslipper Lane

05/07/07 Planning Application for Clearance Prior to Issuance of Building Permit for Nos. 38, 40 and 42, Arbor Glen Drive

05/07/07 E-mail from Bose's Manager, Corporate Facilities re: signage Bose emergency exit

05/07/08 E-mail from Victoria Fletcher re: Lighting Subcommittee Lower Village

05/08/08 Letter from Pulte re: check for \$78,802.67, which represents 2nd payment to Low Income and Moderate Income Housing

05/08/08 Building Dept.'s April Building Permits

05/12/08 DHCD Letter, dated 4/18/08) to Board of Selectmen re: Stow Purchase Affordability Program

05/12/08 Preliminary Plan from DeFalco Engineering re: Snow Property

TOWN BOARDS

Hearings:

05/20/08 Conservation Commission re: Request for Determination for Applicability for 25 Farm Road and 10 Railroad Avenue

Decisions:

04/29/08 Board of Appeals GRANTS Variance re: 63 Robert Road

AREA BOARDS

04/22/08 Acton Planning Board Decision re: APPROVE w/Conditions Special Permit for 24/26 Agawam Rd.
05/13/08 Bolton Board of Appeals Public Hearing re: Special Permit and Variances for Public Library
05/27/08 Bolton Board of Appeals Public Hearing re: Special Permit and Variance for Public Library
04/07/08 Harvard Zoning Board of Appeals Decision re: GRANT Special Permit for 38 Stow Rd.
05/19/08 Sudbury Board of Appeals Public Hearing re: Special Permit for 62 Concord Rd.; Use
Variances and Special Permit for Lot 001 Pratts Mill Rd.

PUBLICATIONS

05/13/08 Architectural Illustrations by David Gurka
May 2008 The Beacon
2008 Island Press – Land Use Planning, Green Architecture, Landscape Architecture
Spring 2008 Mass. Interchange
03/12/08 MAPC Legislative Committee Meeting Notes for 3/12/08
04/09/08 MAPC Legislative Committee Meeting Notes for 4/9/08
Feb. 2008 Sustainable Land Development Today “Going Green in Beantown” and “Why Dirt is Not Cheap
Anymore”
May 2008 TransReport

LOOKING AHEAD

05/21/08 Lower Village Sub-Committee Meeting @ Lower Common for site walk
05/22/08 Baystate Roads Program “Pavement Preservation and Maintenance and Municipalities” - Sterling
05/27/08 Planning Board Working Meeting
05/28/08 Metro Future Strategy Session: Achieving Our Goals (7:30 a.m.) - Boston
05/28/08 Lower Village Sub-Committee Meeting
06/03/08 Planning Board Working Meeting
06/04/08 Mass. Planners “Small Community Sewage Solutions Conference” (9:30 a.m.) – Boston
06/09/08 CHAPA Breakfast Forum “Developing Affordable Housing in Towns Without Public Sewer
Systems: The Challenges and Opportunities
06/10/08 Planning Board Meeting
• Stow Shopping Center Special Permit Modification
06/11/08 Law Seminars International – Advanced One-Day workshop on MEPA & NEPA new development in
implementation, litigation and legislation
06/11-13/08 Baystate Roads Program “Hot-Mix Asphalt Pavement Evaluation and Rehabilitation” – Sterling
06/13/08 Mass. Alliance for Economic Development “Changing Times, Changing Strategies: Meeting
Challenge of Downturn” (8:00 AM) - Boston
06/17/08 Planning Board Working Meeting
06/19/08 Baystate Roads Program “Front Lines of Safety: Using MassHighway Traffic Safety Toolbox” –
Marlborough
06/24/08 Planning Board Meeting

GRANTS

06/10/08 CHAPA “Affordable Housing Outreach Initiative: Education, Outreach and Action in Mass.
Towns and Small Cities” – **Submission by 5:00 PM**
07/15/08 EOEa Fiscal Year 2009 “State LAND and PARC Grant Programs and Federal Land and Water
Conservation Fund Program” – **Filing Deadline by 3:00 PM**

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