

**PLANNING BOARD MEETING**  
**Tuesday November 9, 2010**  
**Stow Town Building**

1.	7:00 PM	Call to Order
2.	7:10	Public Input
3.	7:20	Planning Board Members' Updates (News and Views, Committee Reports and Work Plan Update)
4.	7:25	Coordinator's Report

***Appointments***

5.		<b>NONE – WORKING MEETING</b>
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***Discussion/Action Items***

6.		ANR Plan – Hyde Cell Tower
7.		Arbor Glen Trail Easement Document
8.		Review RFP Submissions for Lower Village Existing Conditions Plan
9.		Lower Village Planning Effort
10.		Executive Session <ul style="list-style-type: none"> <li>• Eldamar Development (Meadowbrook Estates (Trefry Lane) Subdivision)</li> </ul>
11.	10 P.M.	Adjournment

**CORRESPONDENCE**

10/19/10 Kathleen Willis' Review notes on Arbor Glen  
10/20/10 Suggestions from Lew Halprin "Potential Solutions for the Town Building and Town Hall  
10/23/10 Stow Police Benevolent Association  
10/25/10 Pedestrian Walkway Subcommittee Survey Freeform answers  
10/25/10 Affordable Housing Units available at Villages at Stow  
10/25/10 Email from Selectmen's Office to Bill Wriglely and Julie Costello RE: Annual Fees for Liquor  
10/26/10 Memo from Planning Board to Board of Selectmen RE: Pedestrian Walkway Plan  
10/26/10 Email from Kay Desmond to Peter Pina at Habitech RE: Villages at Stow Bond reduction  
10/26/10 Email from Karen Kelleher to Selectmen RE: Fees for Town Businesses  
10/27/10 Letter from Kay Desmond to Linda Hathaway RE: Stow Elderly Housing Corp. Plantation I and II  
10/27/10 Email from Bruce Fletcher to Karen Kelleher RE: Derby Woods Street Trees  
11/03/10 Message from Town Administrator to All Departments RE: FY2012 Budget Message  
11/03/10 Deerfield Land Parcel- The Path to Water Supply

**TOWN BOARDS/COMMITTIES**

10/22/10 Conservation Commission Order of Conditions 626 Great Road  
10/22/10 Conservation Commission Extension Permit for Order of Conditions Taylor Rd. Lots 3,4 and 5  
10/26/10 ZBA Notice of Public Hearing Continuance for Star Tower/T-Mobile to November 1<sup>st</sup> at 8 PM  
11/02/10 Building Department October Building Permits  
11/02/10 Conservation Commission Notice of Public Hearing Lake Boon on November 16th at 7:45 PM  
11/04/10 ZBA Decision on Comprehensive Permit Application for Plantation Apartments II  
11/04/10 ZBA First Amendment to Comprehensive Permit for Plantation Apartments I  
11/04/10 ZBA Notice of Public Hearing Continuance for Star Tower/T-Mobile to November 15<sup>th</sup> at 7:30PM

**AREA TOWN BOARDS/COMMITTIES**

10/19/10 Sudbury ZBA Notice of Public Hearing 31 Union Avenue and Lot 5A Lancaster Road  
10/20/10 Harvard ZBA Notice of Public Hearing 38 Lovers Lane  
10/25/10 Bolton Board of Selectmen Findings and Decision AT&T  
10/26/10 Boxborough ZBA Notice of Public Hearing 92 Reed Farm Road

**PUBLICATIONS**

10/17/10 News Article submitted by Kathleen Willis "Critics push for repeal of 40B.  
10/18/10 U.S. News and World Report

10/18/10 Land Lines  
 10/21/10 ISA Catalog  
 10/22/10 TransReport October Issue  
 10/25/10 Arc User Magazine

**LOOKING AHEAD**

11/10/10 Regulating Controversial Uses 4-5:30PM Worcester  
 11/16/10 Planning Board Meeting  
 11/23/10 Stow Housing Production Plan Joint Boards Meeting 7:30PM  
 12/03/10 Innovative Zoning Strategies 9AM-1:30PM Worcester

<i>Task</i>	<i>Priority</i>	<u><i>Long</i></u> <u><i>Median</i></u> <u><i>ShortTerm</i></u>	<u><i>Timeline</i></u> <u><i>to begin</i></u>	<u><i>PB</i></u> <u><i>Member(s)</i></u>
Zoning Compliance • Establish Standard Process	H	S	07/13/10	Karen
Lower Village Traffic and Pedestrian Safety Master Plan	H	S	07/06/10 07/13/10 07/20/10	All
Sign Bylaw - Review and update Bylaw • Review draft document for Lower Village Sub-Committee • Design Standards • Review area town bylaws	H	S		Ernie/Brian
CLURPA – Comprehensive Land Use Reform and Partnership Act	H	S	08/10/10	All
Golf Course and Orchard Zoning • Overlay District? • Review EO418 buildout • Review Area Town Bylaws	H	S		Kathleen Lori
Lower Village Zoning • Set goals • Methods to achieve goals • Zoning Bylaw Amendments • Design Standards	M	L	10/12/10 11/09/10	Steve
Lower Village Common (Create a “sense of place”) • Report from Lower Village Committee	M	S		Lower Village Sub- Committee
Planned Conservation Development Bylaw (PCD) • Allow by Right • Designate Open Space First	M	S		
Review Section 3.9 (Non-Conforming Uses)	M	M		
Adult Entertainment Zone	L	L		
Floodplain Wetlands Overlay District • Review Floodplain Studies	L	L		