

**PLANNING BOARD MEETING**  
**Tuesday December 14, 2010**  
**Stow Town Building**

1.	6:30 PM	Call to Order
2.	6:31	Discussion – Housing Production Plan
3.	7:00	Review Correspondence and Minutes
4.	7:10	Public Input
5.	7:20	Planning Board Members' Updates (News and Views, Committee Reports and Work Plan Update)
6.	7:25	Coordinator's Report

***Appointments***

7.	7:30	Stow Municipal Housing Trust <ul style="list-style-type: none"><li>• Housing Production Plan</li></ul>
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***Discussion/Action Items***

8.		Future Action Items <ul style="list-style-type: none"><li>• Adopt Rules and Regulations for Inclusion of Affordable Housing Bylaw</li><li>• Budget</li></ul>
9.		Lower Village Sub-Committee <ul style="list-style-type: none"><li>• Proposal to install fence on south side of Route 117</li></ul>
10.		Lower Village Planning Effort
11.		Executive Session <ul style="list-style-type: none"><li>• Riverhill Estates Subdivision Appeal</li></ul>
12.	10 P.M.	Adjournment

**CORRESPONDENCE**

12/05/10 Letter from Philip Moseley to Bridgestone Associates RE: Granite Post  
12/06/10 Email from Bill Chiarchiaro to Cliff Martin RE: Outside Light  
12/12/10 Memo From Planning Board to Board of Selectmen RE: 2011 License Renewals

**TOWN BOARDS AND COMMITTEES**

12/06/10 Conservation Notice of Public Hearing 26 Pine Point Road  
12/08/10 ZBA Notice of Public Hearing Continuance T-Mobile/Star Tower 1/10/11  
12/08/10 Conservation Certificate of Compliance 109 Barton Road  
12/08/10 Conservation Certificate of Compliance 60 Pine Point Road  
12/09/10 Conservation Order of Conditions Lake Boon

**AREA TOWN BOARDS**

12/08/10 Boxborough ZBA Notice of Public Hearing for Special Permit on 1081 Hill Road

**PUBLICATIONS**

12/06/10 The Beacon *December Issue*

**LOOKING AHEAD**

12/15/10 Second Track Road Design Public Meeting 7:30PM-9PM  
12/15/10 Pompositticut School Use Study Committee Public Forum

<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		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		