

**PLANNING BOARD MEETING**  
**Tuesday March 8, 2011**  
**Stow Town Building**

1.	7:00	Call to Order
2.	7:01	John Morgan, Coler & Colantonio <ul style="list-style-type: none"><li>• Lower Village Plan</li></ul>

***Appointments***

3.	7:30	Lower Village Planning with Business Zoned Property Owners
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***Discussion/Action Items***

4.		Review Correspondence and Minutes
5.		Public Input
6.		Planning Board Members' Updates (News and Views, Committee Reports and Work Plan Update)
7.		Coordinator's Report
8.		Stow Community Park Decision Modification
9.		Zoning and/or Regulations for Solar Signs
10.		Stow Shopping Center Pylon Signs <ul style="list-style-type: none"><li>• Review and Comment on Sign Design</li></ul>
11.		Executive Session <ul style="list-style-type: none"><li>• Meadowbrook Estates (Trefry Lane)</li><li>• Star Tower/T-Mobile</li></ul>
12.	10 P.M.	Adjournment

**CORRESPONDENCE**

03/03/11 Alternative Shopping Center Pylons  
03/02/11 Email from Conservation Commission to Karen Kelleher RE: Highgrove Estates  
02/28/11 Email from Representative Niki Tsongas RE: FY 12 Earmarks  
03/02/11 Email from Martha Monroe RE: Sidewalks in Stow  
03/04/11 Email from Martha Monroe RE: Specific Walkway Design requests

**TOWN BOARDS AND COMMITTEES**

03/01/11 Conservation Commission Notice of Public Hearing Replace existing well Susan Lawrence Park

**AREA TOWN BOARDS**

03/02/11 Marlborough Planning Board Notice of Public Hearing

**PUBLICATIONS**

02/25/11 MPO Regional Transportation Planning Documents  
02/25/11 APA Zoning Practice, Practice Corridor Planning  
02/28/11 Mass Econ In Brief  
03/01/11 The Beacon March Issue  
03/01/11 ESI Employee Assistance Group newsletter

**LOOKING AHEAD**

03/19/11 CPTC Conference Worcester \*\*registration deadline MARCH 11<sup>TH</sup>\*\*  
03/29/11 MAPC Clean Energy Forum 9:30-12PM Boston

<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 <ul style="list-style-type: none"> <li>Establish Standard Process</li> </ul>	H	S	Complete Process Established	
Lower Village Traffic and Pedestrian Safety Master Plan	H	S	Ongoing	All
Sign Bylaw - Review and update Bylaw <ul style="list-style-type: none"> <li>Review draft document for Lower Village Sub-Committee</li> <li>Design Standards</li> <li>Review area town bylaws</li> </ul>	H	S		Ernie/Brian
CLURPA – Comprehensive Land Use Reform and Partnership Act	H	S	08/10/10	All
Golf Course and Orchard Zoning <ul style="list-style-type: none"> <li>Overlay District?</li> <li>Review EO418 buildout</li> <li>Review Area Town Bylaws</li> </ul>	H	S		Kathleen Lori
Lower Village Zoning <ul style="list-style-type: none"> <li>Set goals</li> <li>Methods to achieve goals</li> <li>Zoning Bylaw Amendments</li> <li>Design Standards</li> </ul>	M	L	Ongoing 02/01/11 meeting with property owners	Steve
Lower Village Common (Create a “sense of place”) <ul style="list-style-type: none"> <li>Report from Lower Village Committee</li> </ul>	M	S		Lower Village Sub-Committee
Planned Conservation Development Bylaw (PCD) <ul style="list-style-type: none"> <li>Allow by Right</li> <li>Designate Open Space First</li> </ul>	M	S		
Review Section 3.9 (Non-Conforming Uses)	M	M		
Adult Entertainment Zone	L	L		
Floodplain Wetlands Overlay District <ul style="list-style-type: none"> <li>Review Floodplain Studies</li> </ul>	L	L	Ongoing	