

PLANNING BOARD MEETING
Tuesday May 31, 2011
Stow Town Building

1.	7:00	Call to Order
2.	7:01	Review Correspondence and Minutes
3.	7:10	Public Input
4.	7:20	Planning Board Members' Updates (News and Views, Committee Reports and Work Plan Update)
5.	7:25	Coordinator's Report

Appointments

6.	7:30	Joan Blaustein Land Resources Planner, Metropolitan Area Planning <ul style="list-style-type: none"> • 495/MetroWest Development Compact Regional Study
7.	8:15	Lower Village Committee <ul style="list-style-type: none"> • Final Report
8.	8:35	Linear Retail <ul style="list-style-type: none"> • Pylon Sign • Planters

Discussion/Action Items

9.		Abor Glen <ul style="list-style-type: none"> • Request for Release of Performance Guarantee • Endorse Public Access Easement Document
10.		Highgrove Estates Plan Endorsement
11.		Pedestrian Walkways <ul style="list-style-type: none"> • Phase I plan update and bid process
12.		Solar Bylaws
13.	10 P.M.	Adjournment

CORRESPONDENCE

- 05/23/11 Email from Karen Kelleher to Mark Mastroianni RE: Arbor Glen Request for Bond Reduction
- 05/23/11 Email from Ernie Dodd to Karen Kelleher RE: Keno License Application for Butternut Farm GC
- 05/24/11 Letter from Coler and Colantonio to Planning Board RE: MassWorks Infrastructure Program
- 05/24/11 Letter from Karen Kelleher to John Morgan of Coler and Colantonio RE: Lower Village Proposal
- 05/25/11 2010 Massachusetts Pesticide Use Report Butternut Farm Golf Club
- 05/25/11 Letter from Karen Kelleher to Martha Monroe RE: Non-Voting Associate Member Position
- 05/26/11 Letter from FEMA to Laura Spear RE: Concord River Watershed Study
- 05/26/11 Comments from Conservation Commission RE: Lot#2 Homestead Lane Hammerhead Lot SP

TOWN BOARDS AND COMMITTEES

- 05/26/11 Conservation Commission Notice of Public Hearing Stow Town Building expansion of parking lot

AREA TOWN BOARDS

- 05/20/11 Sudbury ZBA Notice of Public Hearing(s)

PUBLICATIONS

- 05/26/11 APA The Commissioner Spring 2011
- 05/24/11 The Beacon May 2011 Issue

LOOKING AHEAD

- 06/07/11 Planning Board Meeting
 - Public Hearing – Hammer Head Lot Special Permit, Homestead Lane
- 06/14/11 Planning Board Meeting
 - Public Hearing – Parking Lot Expansion, Stow Town Building
 - Thomas Land Surveyors, Concept plan for 3-lot Subdivision, 370 Hudson Road
- 06/21/11 Planning Board Dinner

06/25/11 Chief Trefry Retirement Party 12pm-5pm

<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	Complete Process Established	
Lower Village Traffic and Pedestrian Safety Master Plan	H	S	Ongoing	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	Ongoing 02/01/11 meeting with property owners	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	Ongoing	