

**PLANNING BOARD MEETING**  
**Tuesday September 27, 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	Public Hearing Continued – Crow Island <ul style="list-style-type: none"> <li>• Correspondence from Applicant <ul style="list-style-type: none"> <li>○ Hours of Operation and Boat Rental Rates</li> </ul> </li> </ul>
7.	8:15	John Morgan, Coler & Colentionio <ul style="list-style-type: none"> <li>• Lower Village Traffic Planning</li> </ul>

***Discussion/Action Items***

8.		Warrant Article – Review final Draft for Special Town Meeting <ul style="list-style-type: none"> <li>• Commercial Solar Photovoltaic Renewable Energy Installations</li> </ul>
9.		Planning Board Goals <ul style="list-style-type: none"> <li>• Discussion outline</li> <li>• Master Plan Implementation Priority Chart</li> <li>• Open Space and Recreation Plan – Five Year Action Plan</li> </ul>
10.		Sample Chapter 61 Land Evaluation Report Review and Comment to Vin Antil
11.		Kettell Plain Road – Letter from Janet Kelley
12.		Great Road Pedestrian Walkways <ul style="list-style-type: none"> <li>• Update on discussions with Habitech</li> <li>• Update on fence at Todesco Property</li> </ul>
13.	10 P.M.	Adjournment

**CORRESPONDENCE**

Senator Jamie Eldridge Environmental Bills 2011-2012 Session  
09/2011 Century Paving & Construction Corp. Work schedule – Great Road Pedestrian Walkway  
09/02/11 Letter from DHCD – Subsidized Housing Inventory  
09/09/11 Letter from PB to D'Agostine, Levine, Parra & Netburn, P.C. re: Habitech Sidewalks

**TOWN BOARDS AND COMMITTEES**

10/03/11 Zoning Board of Appeals Public Hearing Continuance – 49 Lakewood Road

**AREA TOWN BOARDS**

**PUBLICATIONS**

**LOOKING AHEAD**

09/30/11 Warrant Closes  
10/03/11 Warrant articles to Town Counsel and Bond Counsel for review.  
**10/04/11 Planning Board Meeting**

- **Public Hearing Continued – RidgeWood at Stow**
- **Arbor Glen – Request for Bond Release**

10/06/11 Finance Committee holds public hearing on Town Meeting articles and provides recommendations on warrant articles to voters.  
**10/11/11 Planning Board Meeting**

- **Cushing Property**

10/13/11 Deadline for final ballot questions to Town Clerk.  
 10/20/11 Warrant posting.  
 10/22/11 Green Advisory Council Meeting, Parker Damon Elementary School, Acton  
 10/26/11 Warrant mailed town-wide in The Stow Independent.  
 10/28/11 Deadline for voter registration.  
 11/1/11 2:00 PM: Deadline for Town Meeting presentations to Town Clerk.  
 11/2/11 Town Moderator holds STOWS meeting.  
 11/07/11 Special Town Meeting.  
 11/17/11 Special Town Election.

<i>Task</i>	<i>Priority</i>	<u>Long</u> <u>Median</u> <u>ShortTerm</u>	<u>Timeline</u> <u>to begin</u>	<u>PB</u> <u>Member(s)</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	

**Special Permit Review**

Kathleen	Arbor Glen
	Meeting House at Stow and Faxon Farm
Ernie Dodd	Bose Corp.
	C.W. Fuels – <b>Review completed 08/11</b>
Steve Quinn	Center School Add/Reno
	Stow Community Recreation Park
	Hillcrest Ave. Wireless Service Facility
Lori Clark	Wheeler Road Wireless Service Facility
	Post Office and Gymnastics Club
	First Parish Church Wireless Service
Lenny Golder	Lower Village Place (Stow House of Pizza)
	Gleasondale Mill Wireless Service/New Cingular Wireless/Omni-Point