

**PLANNING BOARD MEETING**  
**Tuesday November 1, 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 – NONE – WORKING MEETING***

***Discussion/Action Items***

6.		Town Meeting Prep <ul style="list-style-type: none"> <li>Proposed Commercial Solar Photovoltaic Renewable Energy Bylaw</li> </ul>
7.		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>
8.		Pedestrian Walkways
9.		Schedule Meeting with Town Counsel <ul style="list-style-type: none"> <li>Collings, Riverhill Estates Subdivision</li> <li>AAN Bylaw – Fee Simple Lots</li> <li>AT&amp;T (Gleasondale Mill)</li> <li>Other</li> </ul>
10.	10 P.M.	Adjournment

**CORRESPONDENCE**

09/22/11 Email from Mass Planners List Serve RE: “The City Dark” documentary  
10/11/11 Letter from MA Smart Growth Alliance RE: CLURPA  
10/13/11 Letter from Karen Kelleher to John Morgan RE: Stow Contract Modification  
10/14/11 Email from Gordon Whitman RE: Stow Shopping Center  
10/17/11 Email from Conservation Commission RE: Cancel my request for CPA funds  
10/18/11 Letter from Dionisis/O’Rourke RE: Robert Collings Appeals Court  
10/19/11 Letter to Mark Mastroianni RE: Performance Bond  
10/19/11 Email from Greg Troxel RE: Stow House of Pizza Zoning & Special Permit Issues  
10/20/11 Application for Clearance Prior to Issuance of Building Permit 86 Taylor Road  
10/20/11 Email from Karen Kelleher to Greg Troxel RE: Town Building Parking Lot Lighting  
10/21/11 Letter to Jeffrey Brem RE: Cushing Property  
10/24/11 Email from Mark Mastroianni RE: Arbor Glen Bond  
10/25/11 Letter from Sustainable Communities Steering Committee to MAGIC Sub-Region RE: Grant  
10/25/11 Email from Keith Bergman to Karen Kelleher RE: Metro Boston Sustainable Communities Place-Based Project  
10/25/11 Email from MAPC RE: MAGIC Mobility Transit Phase II Funding  
10/25/11 Email from Sarah Kurpiel RE: Metro Boston Sustainable Communities Place Based Project

**TOWN BOARDS AND COMMITTEES**

10/19/11 Conservation Commission Determination of Applicability 90 Taylor Road  
10/19/11 Conservation Commission Certificate of Compliance 79&81 Hudson Road  
10/27/11 ZBA Notice of Public Hearing 128 Barton Road

**AREA TOWN BOARDS**

10/18/11 Acton ZBA Notice of Public Hearing 65 Powder Mill Road  
10/14/11 Sudbury ZBA 83 Boston Post Road

**PUBLICATIONS**

10/11/11 APA Planning Magazine October 2011  
10/18/11 The Beacon October 2011  
10/25/11 ArcUser Fall 2011  
10/24/11 Land Lines October 2011

**LOOKING AHEAD**

11/01/11 FTA Information Session Title VI and Environmental Justice Circulars  
11/2/11 12:00 PM: Deadline for Town Meeting presentations to Town Clerk.  
11/2/11 Town Moderator holds STOWS meeting.  
11/05/11 Flu Clinic 10:00 AM to 2:00 PM – Hale Middle School  
11/05/11 Flu Clinic 10AM-2PM  
11/06/11 Tour of Lower Village Cemetery 2PM  
11/07/11 Special Town Meeting  
11/09/11 495/MetroWest Region Presentation - Worcester  
11/15/11 495/MetroWest Region Presentation - Framingham  
11/17/11 Special Town Election.  
01/17/12 Planning Board Meeting  
- RidgeWood at Stow AAN Public Hearing Continuance

<i>Task</i>	<i>Priority</i>	<u><i>Long Median ShortTerm</i></u>	<u><i>Timeline to begin</i></u>	<u><i>PB 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	

### **Special Permit Review**

Kathleen	Arbor Glen
	Meeting House at Stow and Faxon Farm
Ernie Dodd	Bose Corp.
	C.W. Fuels
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