

PLANNING BOARD MEETING

Tuesday May 8, 2012

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.		-WORKING MEETING -
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Discussion/Action Items

7.		Wireless Service Overlay District
8.		Master Plan Implementation
9.		Lower Village Planning
10.		Review / Update Planning Board Goals
11.	10 P.M.	Adjournment

CORRESPONDENCE

April 2012 Building Permits
04-27-2012 Email from Fire Department re: Antenna Tower
04-27-2012 Building Permit Clearance - # 2 and 4 Baldwin Drive (Affordable Units) and 6 Baldwin Drive,
04-27-2012 Building Permit Clearance – 149 Whitman Street
04-27-2012 Occupancy Permit – 129 Barton Road Accessory Apartment
05-02-2012 Letter to Habitech – Derby Woods Harvard Road walkway
05-01-2012 Email from Town Counsel, Performance Guarantee for ANR/Special Permit
05-01-2012 Email from Chief McLaughlin – May 18th meeting - Rebel Run at Honey Pot Orchard
05-04-2012 Letter from Stow Conservation Commission to Community Convenience Trust, 626 Great Road

TOWN BOARDS AND COMMITTEES

05-14-2012 Zoning Board of Appeals Public Hearing – Variance requests (height and setback) for communication tower
05-01-2012 Conservation Commission Determination of Applicability, 23 Gleasondale Road
05-01-2012 Conservation Commission Order of Resource Area Delineation, Kearsarge Energy LP 302 Boxboro Road

AREA TOWN BOARDS AND COMMITTEES

04-27-2012 Bolton Board of Appeals Special Permit Decisions
Kennel Special Permit, 163 Barton Drive
Nonconforming lot reconstruction Special Permit, 39 Elaine Road
05-16-2012 Bolton Board of Appeals Public Hearing – 53 Laurel Road Special Permit and Variance
05-23-2012 Harvard Zoning Board of Appeals Public Hearing – Administrative Appeal of denial of Building Permit (Solar Design Associates, LLC), 50 Woodchuck Hill Road

PUBLICATIONS

TheBeacon – Mass Municipal Association

LOOKING AHEAD

05-07-2012 Town Meeting
05/15/2012 Annual Town Election
05/16/2012 New Officials Swearing in Ceremony
05/22/2012 Planning Board Meeting

- Public Hearing – Stow Ace Hardware
- ANR Plan, 370 Hudson Road
- Jeff Brem, Meisner Brem Associates – Cushing Property Concept Plan

Posted: May 4, 2012

<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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> Overlay District? Review EO418 buildout Review Area Town Bylaws 	H	S		Kathleen Lori
Lower Village Zoning <ul style="list-style-type: none"> 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”) <ul style="list-style-type: none"> Report from Lower Village Committee 	M	S		Lower Village Sub-Committee
Planned Conservation Development Bylaw (PCD) <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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