

PLANNING BOARD MEETING
Tuesday June 5, 2012
Stow Town Building

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| 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

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| 6. | 7:30 | Phil Moseley and Barbara Sipler <ul style="list-style-type: none"> • Lower Village Gateway Sign |
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Discussion/Action Items

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| 7. | | Ace Hardware <ul style="list-style-type: none"> • Review and approve draft decisioni |
| 8. | | Cushing Property <ul style="list-style-type: none"> • Concept Plan |
| 9. | | Light Pollution Study Committee <ul style="list-style-type: none"> • Accept letter of resignation from Russ Willis • Dissolve Committee |
| 10. | | Foreclosed Properties <ul style="list-style-type: none"> • Draft Memo in response to Treasurer's Request |
| 11. | | Lower Village Planning <ul style="list-style-type: none"> • Follow up discussion on Coler & Colantonio proposal • Review Lower Village Zoning goals • Review Lower Village Sub-Committee Report |
| 12. | | Wireless Service Overlay District <ul style="list-style-type: none"> • Email from Steve Riggs of Isotrope |
| 13. | | Executive Session – Star Tower |
| 14. | 10 P.M. | Adjournment |

CORRESPONDENCE

May Building Permits Issued
05/01/12 Planning Board Sprint, Gleasondale Mill Site Plan Approval Modification
05/30/12 Planning Board letter to Derby Woods LLC – Bond Reduction
05/18/12 Certificate of Occupancy, 24 McIntosh Drive
05/28/12 Comments from Board of Health Re; Ace Hardware – no issue with the project

TOWN BOARDS AND COMMITTEESn

06/05/12 Conservation Commission Public Hearings
7:45 p.m. – 36 North Shore Drive (retaining wall and bench area)
8:00 p.m. – 161 Old Bolton Road (replace septic system)
8:15 p.m. – 6 Billadell Road (reconstruct driveway, landscape retaining wall, walkway, demolish barn and reconstruct a garage, construct swimming pool and patio

AREA TOWN BOARDS AND COMMITTEES

05/23/12 Bolton Board of Appeals Decisions (53 Laurel Road)

- Variance for porch addition
- Special Permit for Pre-existing Non-conforming structure

05/24/12 Harvard Board of Appeals Special Permit Decision (6 Still River Depot Road)

- 06/06/12 Acton Conservation Commission Public Hearing (Spring Hill Commons apartment complex)
- 06/14/12 Hudson Board of Appeals Public Hearings
- Variance to relocate sign (222 Washington Street)
 - Variance to relocate sign (205 Washington Street)
 - Variance to relocate Sign (234 Washington Street)
 - Variance to construct porch (16 Blain Street)
- 06/18/12 Harvard Planning Board Public Hearing for Scenic Road Consent (Prospect Hill Rd)
- 06/19/12 Acton Planning Board Public Hearing for Sign Special Permit (1 Keefe Road)

PUBLICATIONS

LOOKING AHEAD

- 06/05/12 Planning Board Meeting
- 06/12/12 Planning Board Working Meeting
- Prepare for Public Forum
- 06/19/12 Planning Board meeting
- Public Hearing – Hammerhead Lot Special Permit (Walcott Street)

| <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

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| 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 |