

**PLANNING BOARD MEETING**  
**Tuesday September 18, 2012**  
**Stow Town Building**

1.	7:00 pm	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.	7:35	Delaney Street Commercial Solar Photovoltaic Renewable Energy Special Permit • Review Draft Decision
7.	8:00	Jeff Brem and Pennie Cushing Concept Plan for Walcott Street Property

***Discussion/Action Items***

		Sylvan Drive • Vote to recommend acceptance as a public way
		Stow Shopping Center • Review and Comment on Zoning Board of Appeals Application for Pylon Signs • Citizen's Bank Light fixtures
8.		Lower Village Planning Effort • Goals - Planning Board Member Action Items • Business Survey • Marketing Plan (Outreach/Community Participation, Series of News Articles concerning concepts i.e. signs, usage, traffic improvements, online outreach (September 18) • Presentation Plan (October 2) • Forum Approach, Assign speakers, etc. (October 9 and 16)
9.		Downtown Technical Assistance Grant
10.		Executive Session • Star Tower Litigation
11.	10 pm	Adjournment

**CORRESPONDENCE**

9/10/12 From: Bolton Planning Board - Notice of Public Hearing for Backland Lot Special Permit  
9/10/12 From: Anderson & Krieger LLP – Confirming extension of Cingular wireless facility at 501 Gleasondale  
9/10/12 From: Sue Carter – Reminder for paving at active subdivisions  
9/10/12 From: Cliff Martin – RE Arbor Glen Operation and Management Plan  
9/12/12 From: Acton Planning Board - Notice of Public Hearing for 10/2/12 for sign special permit at 107 Great Road  
9/12/12 From: Acton Planning Board Notice of Public Hearing on 10/2/12 for sign special permit at 50 Powder Mill Road  
9/12/12 From: Greg St. Louis (Beals Assc.) – Requesting details of sidewalk easement sections  
9/11/12 From: Town Administrator – Regarding potential creation of Economic Development and Industrial Commission  
9/11/12 From: Town Administrator – RE siting public water supply  
9/11/12 From: Karen Kelleher – RE repetitive petition inquiry from Realtor Andrea Bonoldi  
9/11/12 From: Mark O'Hagan – RE Sylvan Drive Public Hearing  
9/12/12 To: Board of Selectmen – Town owned land on Gleasondale Road Revisions  
9/12/12 From: Joe Mishley – Regarding lighting at Center School  
9/12/12 From: Joe Mishley – Regarding repair of drainage pipe under driveway  
9/12/12 From: MAPC – MAGIC Transit Survey Results  
9/12/13 From: Larry Beals – Explanation of outstanding Solar PV questions

---

*Posted: 09/14/12*

9/13/12 To: Building Inspector – Follow up on Center School issues  
 9/13/12 To: Jeff Brem – Regarding Concept Plan at 117 Walcott Street  
 9/13/12 From: DHCD – Citizen Planner Training Collaborative descriptions and calendar  
 9/13/12 From: Sue Carter – Arbor Glen Stormwater Control

### **TOWN BOARDS AND COMMITTEES**

9/13/12 Zoning Board of Appeals Notice of Public Hearing for Monday, Oct. 1<sup>st</sup> regarding variance for sign replacement at Shopping Center  
 9/12/12 Zoning Board of Appeals Notice of Public Meeting 9/17/12 regarding Star Tower Agreement  
 9/12/12 Conservation Commission Order of Conditions for 27 Barton Road  
 9/13/12 Conservation Commission Agenda (Derby Woods Open Space Trail and Conservation Restriction)

### **PUBLICATIONS**

Summer 2012 – Directions – Solar Investments, Craft Breweries and Public-Private partnerships  
 Aug/Sept. TransReport

### **LOOKING AHEAD**

09/12/2012 Warrant Articles to be submitted to Board of Selectmen  
 09/27/2012 First Public Forum on Capital Projects  
 09/28/2012 DHCD Chapter 40B: Past Present and Future Training 7:30 am-1:00pm  
 09/18/2012 Planning Board Meeting  
     • Input to ZBA on Linear Retail's Request for Variance  
     • Lower Village Planning– Marketing (Series of News Articles concerning concepts i.e. signs, usage, traffic improvements, etc.)  
 10/02/2012 Planning Board Meeting  
     • Lower Village Planning – Public Forum Presentation  
 10/08/2012 Finance Committee Public Hearing on Warrant Articles  
 10/09/2012 Planning Board Meeting  
     • Lower Village Planning – Forum approach for presentation  
 10/16/2012 Planning Board Meeting  
     • Lower Village Planning – Forum approach for presentation  
 10/18/2012 Mass Audubon Conference on Accelerating Green Growth, Devens Common Center  
 10/18/2012 Second Public Forum on Capital Projects  
 10/24/2012 Stow Town Official Working Session (STOWS)  
 10/29/2012 Special Town Meeting  
 11/06/2012 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

*Posted: 09/14/12*

Golf Course and Orchard Zoning <ul style="list-style-type: none"> <li>Overlay District?</li> <li>Review EO418 buildout</li> <li>Review Area Town Bylaws</li> </ul>	H	S		Lori
Lower Village Zoning <ul style="list-style-type: none"> <li>Set goals</li> <li>Methods to achieve goals</li> <li>Zoning Bylaw Amendments</li> <li>Design Standards</li> </ul>	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"> <li>Report from Lower Village Committee</li> </ul>	M	S		Lower Village Sub- Committee
Planned Conservation Development Bylaw (PCD) <ul style="list-style-type: none"> <li>Allow by Right</li> <li>Designate Open Space First</li> </ul>	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"> <li>Review Floodplain Studies</li> </ul>	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