

PLANNING BOARD MEETING
Tuesday December 4, 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.		<i>None – Working Meeting</i>
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Discussion/Action Items

7.		Discussion on November 28, 2012 Public Forum
8.	8:00	Kathy to attend Conservation Commission Meeting to discuss Heritage Lane Open Land
9.		Cushing Property
10.		Delaney Street Solar – Decommissioning Escrow Agreement
11.		Inclusion of Affordable Housing Units <ul style="list-style-type: none"> • Calculation of total number of units with affordable units provided on-site
12.		Executive Session
13.	10 P.M.	Adjournment

CORRESPONDENCE

11/26/2012 FROM: Bruce Wheeler – Regarding Sidewalk Easement at Villages at Stow
11/26/2012 FROM: Greg Troxel – Center School Lighting
11/30/2012 FROM: Julie Conroy – Regarding Sustainable Water Systems Grant
11/26/2012 FROM: James Salvie – Heritage Lane Site Walk
11/20/2012 FROM: Brian Kopperl – Terms of Escrow Update
11/20/2012 FROM: Brian Kopperl – Decommissioning Escrow Term Sheet

TOWN BOARDS AND COMMITTEES

11/27/2012 Conservation Commission – Certificate of Compliance for 53 Conant Drive
11/20/2012 Treasurers Office – Outstanding Property Tax Notice for Banks Property
11/20/2012 Conservation Commission – Comments on Hemenway Farm
11/29/2012 Board of Health – Comments on Hemenway Farm

AREA TOWN BOARDS AND COMMITTEES:

11/27/2012 Town of Hudson ZBA – Notice of Public Hearing to demolish two buildings and construct two multi family structures.
11/27/2012 Town of Hudson ZBA – Notice of Public Hearing for varying terms of Watershed Protection District Bylaw
11/27/2012 Town of Maynard ZBA – Notice of Public Hearing for SP for Occupational Hairdressing.
11/19/2012 Town of Acton ZBA – Notice of Public Hearing for addition to non-conforming structure.
11/19/2012 Town of Sudbury ZBA – Notice of Decision for reconstruction of non-conforming structure.

PUBLICATIONS

Posted: 11/30/2012

LOOKING AHEAD

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