

PLANNING BOARD MEETING
Tuesday January 8, 2013
Stow Town Building

1.	7:00 PM	Call to Order
2.		Review Correspondence and Minutes
3.	7:05	Public Input
4.	7:15	Planning Board Members' Updates (News and Views, Committee Reports and Work Plan Update)
5.	7:25	Coordinator's Report

Discussion/Action Items

6.	7:35	Delaney Street Solar – Decommissioning Escrow Agreement
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Appointments

7.	7:50	Meeting with Board of Selectmen and Business Property Owner Rich Presti Lower Village Water Needs/Update
8.	8:05	Meeting with the Board of Selectmen to discuss 323 Great Road Property

Discussion/Action Items - Continued

9.		Lower Village – Next Steps
10.		Hemenway Farm Preliminary PCD/Subdivision Decision
11.		Executive Session
12.	10 PM	Adjournment

CORRESPONDENCE

12/11/2012 FROM: Hudson Housing Authority – RE Consent to refinance affordable unit
12/12/2012 TO: Bruce Wheeler – RE outstanding items before final bond release
12/12/2012 TO: Brian Kopperl – Planning Board Escrow Update
12/12/2012 FROM: Mark White – RE extension of preliminary subdivision review time
12/13/2012 FROM: Fire Chief – RE fencing around fire station tower
12/13/2012 FROM: Rose Land Survey – Derby Woods Baseline Study and Maps
12/14/2012 FROM: Stephen Poole – RE PWS scope of work water supply
12/14/2012 FROM: Dwight Sipler – RE 323 Great Road
12/14/2012 FROM: Conservation Commission – RE Doug Morse response for 323 Great Road
12/17/2012 FROM: Larry Edelman – RE Hemenway Farm Development Concerns
12/17/2012 TO: Dennis Scafaldi – Welcome to Stow and Sign and Lighting bylaw sheets
12/20/2012 FROM: DCR – RE Hazard Mitigation Grant Applications
12/20/2012 TO: Chase Land Transactions – RE Dunster Land Swap
12/22/2012 FROM: Phil Mosely – RE 323 Great Road
12/27/2012 TO: Mark Dunning – RE accessory apartment on 241 Red Acre Road
1/2/2013 FROM: Brian Kopperl – RE Quinn Engineering Estimate Review
1/2/2013 FROM: Carl Hultgren – Quinn Engineering Solar Removal Cost Review
1/2/2013 FROM: Stephen Poole – RE scope of work for Heritage Lane PWS
1/4/2013 FROM: Building Commissioner – RE 323 Great Road

TOWN BOARDS AND COMMITTEES

12/26/2012 FROM: Building Department – December Building Permits
12/14/2012 FROM: Board of Selectmen – Notice of Vacancy
12/11/2012 FROM: Con Com – Determination of Applicability for hazardous trees
12/11/2012 FROM: Con Com – Certificate of Compliance for 64 Boxborough Road

AREA TOWN BOARDS AND COMMITTEES:

Posted: 01.4.2013

12/26/2012	Town of Acton – Public Hearing for modification of existing wireless service facility
12/26/2012	Town of Bolton – Findings and Decision for backland lots and ANR
12/26/2012	Town of Sudbury – Public Hearing notice RE special permit for raising hens and roosters
12/19/2012	Town of Harvard ZBA – Public Hearing Notice for accessory apartment
12/19/2012	City of Marlborough – Public Hearing Notice for proposed zoning changes RE data storage/telecommunications facilities

PUBLICATIONS

12/12/2012 Land Court Reporter – Volume 20, December 2012

LOOKING AHEAD

<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 <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