

**PLANNING BOARD MEETING**  
**March 19, 2013**  
**AMENDED AGENDA**  
**POSTPONED TO MARCH 26, 2013**  
**Stow Town Building**

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

***Appointments***

6.	7:30	
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***Discussion/Action Items***

7.		Endorsement of Minor Modification to Taylor Road Planned Conservation Development Special Permit Decision
8.		Endorsement of Minor Modification to Elizabeth Brook Farm Subdivision and Planned Conservation Development Special Permit Decision
9.		Escrow Agreement – Sycarpha Solar, LLC Delaney Street Commercial Solar Photovoltaic Renewable Energy Installation
10.		Hale Road Street Acceptance
11.		Comment on Queen's Lane and Pine Point parcels for Affordable Housing to Board of Selectmen
12.		Gleasondale Mill Preliminary Floodway Designation
13.		Lower Village Planning Effort
14.		Review of Lower Village Traffic Planning
15.		Executive Session M.G.L c30 Section 21 • Star Tower Vs. Zoning Board of Appeals
16.		Discussion of 323 Great Road Warrant Article
17.	10:00 PM	Adjournment

**CORRESPONDENCE**

3.12.2013 FROM: Senator Jamie Eldridge – RE List of Bill Summaries and Sustainability Summit Announcement at MIT on April 27-28.  
3.13.2013 TO: Rich Presti; Steve Steinberg – RE Updates on Lower Village water supply discussion and action  
3.11.2013 FROM: Office of Eric Herrmann – RE Plans for Pilot Grove Apartments II  
3.18.2013 FROM: John R. Mullen – RE Project Proposal for Gleasondale Village Study  
3.19.2013 FROM: Dick Kilhart USDA Rural Development – RE Water Supply in Lower Village  
3.21.2013 FROM: Board of Selectmen – RE Request for comments on Queen's Lane and Pine Point parcels for affordable housing or other use.

**TOWN BOARDS AND COMMITTEES**

3.13.2013 FROM: Town Counsel – RE Draft Article for Article 97 Amendments for Heritage Lane water supply  
3.7.2012 FROM: Building Department – RE 485 Great Accessory Apt. comments  
3.14.2013 FROM: Conservation Commission – RE 485 Great Road – No Jurisdiction/Comment

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*Posted: Amended March 20, 2013*

## **AREA TOWN BOARDS AND COMMITTEES:**

3.14.2013	Town of Bolton – Public Meeting RE special permit extension for Syncarpha Bolton LLC and Renewable Energy Massachusetts
3.13.2013	City of Marlborough – Public Hearing Notice RE zoning amendments to Utility Service Vehicle Maintenance in Use Regulations.
3.11.2013	Town of Hudson – Public Hearing Notice RE boundary change for Commercial District
3.11.2013	Town of Hudson – Public Hearing Notice RE Temporary Moratorium on Medical Marijuana Treatment Centers
3.11.2013	Town of Sudbury – Public Hearing Notice RE various warrant articles including Temporary Moratorium on Medical Marijuana.
3.18.2013	Town of Acton – Board of Selectmen - Public Hearing Notice for use special permit by Wedgewood Realty Trust
3.18.2013	Town of Sudbury ZBA – Public Hearing Notice for Accessory Apartment, extension of Cingular tower, and continuance of 9 and 23 Old County Road hearing
3.18.2013	Town of Acton – Notice of Decision by Board of Selectmen to grant additional 67 seats for restaurant at 251 Main Street.
3.18.2013	Town of Sudbury ZBA – Notice of Decision for conducting a non-retail smoked fish home business.

## **PUBLICATIONS**

### **LOOKING AHEAD**

March 22, 2013	Last day to pick up nomination papers from Town Clerk.
March 26, 2013	Town Administrator presents his recommended FY 2014 budget to Selectmen. Last day to file nomination papers with Town Clerk
March 29, 2013	Deadline for final warrant articles to Selectmen's Office Warrant to Town Counsel for review.
April 9, 2013	Selectmen vote to accept warrant. Deadline for ballot questions to Town Clerk
April 2, 2013	Planning Board Meeting
April 9, 2013	Planning Board WORKING Meeting
April 16, 2013	Planning Board Meeting
April 29, 2013	Candidates' Night (tentative)
Apr 30, 2013	Deadline for Town Meeting presentations to Town Clerk.
May 1, 2013	Town Moderator holds STOWS meeting
May 6, 2013	Annual Town Meeting begins
May 14, 2013	Annual 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: Amended March 20, 2013*

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		Kathleen 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