

PLANNING BOARD MEETING

March 19, 2013

AGENDA

Stow Town Building

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| 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

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| 6. | 7:30 | Public Hearing - Site Plan Approval of Accessory Apartment off 485 Great Road |
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Discussion/Action Items

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| 7. | 8:00 | Hale Road Street Acceptance |
| 8. | | Review Escrow Agreement for Delaney Street Solar Project |
| 9. | | Review of Town Meeting Warrant Articles |
| 10. | | Discussion of Town Meeting presentations |
| 11. | | Gleasondale Mill Comment to FEMA |
| 12. | | Lower Village Planning |
| 13. | | Executive Session M.G.L c30 Section 21 |
| 14. | 10:00 PM | Adjournment |

CORRESPONDENCE

3.28.2013 FROM: DHCD – RE Letter of denial for Massachusetts Downtown Initiative Technical Assistance Program
3.27.2013 FROM: DCR – RE Terra Firma 2: Caring for Mature Trees
3.27.2013 TO: Board of Selectmen – RE Planning Board recommendations to surplus property
3.28.2013 FROM: Town Administrator – RE CPC process 323 Great Road Warrant Article
3.28.2013 TO: Town Counsel – RE Planning Board amendments to Delaney Street Escrow Agreement

TOWN BOARDS AND COMMITTEES

3.20.2013 **Stow Board of Health** – RE Accessory Apartment does not include additional bedrooms and the leaching field is approved for the dwelling.
3.21.2013 **Stow Conservation Commission** – Notice of Public Hearing April 2, 7:30 PM - RE repair/replace cinderblock seawall at 109 Barton Road
3.21.2013 **Board of Selectmen** – Notice of Public Hearing April 9, 7:30 PM for installation of one utility pole at Delaney Street and Main Street Bolton, MA.

AREA TOWN BOARDS AND COMMITTEES:

3.21.2013 City of Marlborough – Notice of Public Hearing RE proposed zoning amendments to limited industrial district
3.26.2013 Town of Sudbury – Notice of Decision RE Special Permit for reconstruction of non-conforming residence.

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3.26.2013 Town of Bolton – Notice of Public Hearing RE modification of common drive special permit and plan.

3.26.2013 Town of Acton – Notice of Decision RE Withdrawn application for personal wireless communication facility

3.28.2013 Town of Hudson – Notice of Decision RE Special permit for 2 – 3 family dwelling conversion

PUBLICATIONS

3.21.2013 Zoning Practice – RE Practice Complete Streets

LOOKING AHEAD

April 9, 2013 Selectmen vote to accept warrant. Deadline for ballot questions to Town Clerk

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 <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 | | |

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| Adult Entertainment Zone | L | L | | |
| Floodplain Wetlands Overlay District | | | Ongoing | |
| • Review Floodplain Studies | L | L | | |

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 |