

PLANNING BOARD MEETING

Tuesday April 16, 2013

Stow Town Building

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

Appointments

•	8:00	Joint conceptual meeting with Conservation Commission and Provectus Development RE Commercial Solar PV project at Minuteman Airfield
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Discussion/Action Items

•	9:00	Board vote to change Staff Titles
•	9:15	Endorse Accessory Apartment Decision
•	10 PM	Adjournment

CORRESPONDENCE

4.3.2013 FROM: Rita Schwantes of Klein Hornig LLP – RE Pilot Grove II pending application
4.3.2013 FROM: Jon Witten – RE Syncarpha Special Permit Minor Modification
4.4.2013 FROM: Sue Carter – RE continued concerns with Pilot Grove II Plans
4.4.2013 FROM: Sarah Kurpiel – RE Bike and Pedestrian Planning Kickoff meeting
4.4.2013 FROM: Bolton Local – RE Presentation “Sandy’s Sister is Coming to Town”
4.5.2013 FROM: Secretary of Transportation Richard Davey – RE Impact of the Joint Ways and Means Proposal on Transportation
4.10.2013 FROM: Sue Carter – RE Draft review of Delaney Street Solar PV Project site plan
4.10.2013 FROM: UMASS Student Team (John Cooper) – RE Inventory section of Gleasondale Mill Study
4.10.2013 FROM: Jon Witten – RE Case Law

TOWN BOARDS AND COMMITTEES

4.2.2013 Building Department – RE March Permits
4.4.2013 Conservation Commission – Determination of Applicability 109 Barton Road
4.2.2013 Conservation Commission – Notice of Public Hearing for Request of Determination of Applicability to replace rotted septic tank at 31 Robert Road

AREA TOWN BOARDS AND COMMITTEES:

4.10.2013 Town of Sudbury – Notice of Decision: RE Allow 840 sq. foot accessory apartment
4.10.2013 Town of Sudbury Zoning Board of Appeals - Notice of Decision for request to withdraw extension to wireless tower.
4.9.2013 Town of Acton Board of Selectmen: RE modification of special permit to allow stacking of employees vehicles.
4.8.2013 Town of Harvard ZBA – Notification of Special Permit Decision
4.8.2013 Town of Harvard ZBA – Notification of Special Permit and Variance Decision
4.4.2013 Town of Acton BOS – Notice of Public Hearing for Site Plan Special Permit RE demolishing former McDonald’s Restaurant and constructing Panera Bread Restaurant.
4.2.2013 Town of Bolton Planning Board – Extension of Special Permit RE Syncarpha Solar PV project
4.2.2013 Town of Acton Planning Board – Public Hearing Notice RE sign permit at 429 Great Road

PUBLICATIONS

LOOKING AHEAD

April 16, 2013	Planning Board Meeting
April 22, 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 30, 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
Golf Course and Orchard Zoning • Overlay District? • Review EO418 buildout • Review Area Town Bylaws	H	S		Kathleen Lori
Lower Village Zoning • 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”) • Report from Lower Village Committee	M	S		Lower Village Sub- Committee
Planned Conservation Development Bylaw (PCD) • 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 • Review Floodplain Studies	L	L	Ongoing	

Special Permit Review

Kathy Sferra	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