

PLANNING BOARD MEETING
Tuesday August 13, 2013
Stow Town Building - 3rd Floor
380 Great Road
Stow, MA

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.		Public Hearing Continuance 36 Homestead Lane (Application Withdrawn) <ul style="list-style-type: none"> 7.26.2013 Letter of Withdrawal from Brett Taylor
7.		Plan Believed Not To Require Subdivision Approval (ANR) <ul style="list-style-type: none"> Laws Lane/Homestead Lane
8.		Discussion of Conceptual Plan Off Revolutionary Ridge in Hudson <ul style="list-style-type: none"> 7.22.2013 Conceptual Plans from Stamski and McNary Inc. Revolutionary Ridge Subdivision Plans Fax from Jennifer Burke RE Detention basins on subject land Certificate of Approval of a Definitive Plan: Revolutionary Ridge, Hudson, MA
		Natural Resource Protection Zoning
9.		Medical Marijuana Treatment Centers <ul style="list-style-type: none"> Various massplanner listserv correspondence Community Update from the Law Office of Kopelman and Paige
10.		Meeting Schedule
11.		Executive Session M.G.L c30 Section 21 323 Great Road
12.	9:30 PM	Adjournment

CORRESPONDENCE

7.19.2013 FROM: NEI Contracting – RE description/duration of work for Pilot Grove II Apartments
7.25.2013 FROM: SMAHT – RE Letter to Selectmen stating approval of Comprehensive Permit Policy
7.30.2013 FROM: Ingeborg Hegeman Clark – RE 8/6 meeting regarding amendment to phasing plan for power route
7.26.2013 FROM: MEMA – RE Pre Disaster and Floodplain Mitigation Assistance Grants
7.26.2013 TO: SMAHT – RE request for comments and support for Comp. Permit Policy
7.26.2013 FROM: Jack Wallace – RE Letter to Sue Carter (Places) regarding Nitrogen Loading Data review
7.19.2013 FROM: John Mullin – RE Draft Implementation Plan for Phase 2 Gleasondale Village Planning
7.23.2013 FROM: Board of Selectmen – 7.23.2013 Confidential Executive Session Minutes
7.17.2013 TO: House Speaker Robert DeLeo – RE Organizational sign on and support letter for Zoning Reform Act
7.3.2013 TO: Paul F. Alphen Esquire – RE lot release for 159-162 Harvard Acres
7.15.2013 FROM: Career Track – RE Dealing with Difficult People
7.15.2013 FROM: Karl McLaurin DHCD – Peer to Peer Technical Assistance Program call for proposals
7.16.2013 FROM: Cambridge Appleton Trust – RE Delaney Solar Escrow Account Update April –June 2013
7.22.2013 FROM: Stamski and McNary, Inc. – RE Conceptual plan for Conventional, Residential Close Plan and Comprehensive Permit plans at R1-#29.

TOWN BOARDS AND COMMITTEES

- 7.17.2013 Board of Appeals – Notice of Public Hearing for variance from 5' setback to accommodate garage
- 6.11.2013 Planning Board – RE First Parish Church Site Plan Approval Decision Recorded
- 7.16.2013 Building Dept. - Building Permit Clearance Application – 39 Bradley Lane
- 7.12.2013 Building Dept. – Building Permit Clearance Application – Pilot Grove II
- 7.1.2013 Building Dept. – Building Permit Clearance Application – 353 Great Road First Parish Church
- 7.12.2013 Board of Appeals – Notice of Decision RE granting of variance for Accessory Apartment in excess of 700 square feet.
- 7.11.2013 Conservation Commission – Order of Conditions for Pilot Grove II
- 7.25.2013 Conservation Commission – Determination of Applicability – RE 156 Barton Road
- 7.24.2013 Conservation Commission – Notice of Public Hearing – RE Notice of Intent for installation of new Title V Compliant septic system.
- 7.3.2013 Building Department – June Building Permits
- 7.3.2013 Conservation Commission – Notice of Public Hearing – RE Request for Determination of Applicability 156 Barton Road
- 7.25.2013 Conservation Commission – Certificate of Compliance – RE 36 North Shore Drive
- 7.25.2013 Conservation Commission – Order of Conditions – RE 19 Mill Brook Road
- 7.25.2013 Conservation Commission – Certificate of Compliance – RE 11 Chestnut Street
- 7.25.2013 Conservation Commission – Certificate of Compliance – RE 819 Great Road
- 7.2.2013 Building Department – Certificate of Occupancy for 87 Dunster Drive with 1 bedroom Accessory
- 7.3.2013 Building Department – Certificate of Occupancy for 6 Baldwin Drive / 3 Bdrm Dwelling

AREA TOWN BOARDS AND COMMITTEES:

- 7.26.2013 Bolton Planning Board – RE Decision Modification for special permit for common driveway
- 8.1.2013 Sudbury Board of Appeals – Notice of Decision – RE continued operation of wireless facility with 100 foot monopole
- 8.1.2013 Sudbury Board of Appeals – Notice of Decision – RE SP granting setback encroachment for addition
- 8.1.2013 Sudbury Board of Appeals – Notice of Decision – RE Grant of SP for reconstruction of existing residence.
- 8.1.2013 Sudbury Board of Appeals – Notice of Decision – RE Special permit for signage at 83 Boston Post Road, granting of dimensional variance for setback encroachment less than 5 feet
- 8.1.2013 Sudbury Board of Appeals – Notice of Decision – RE Special Permit for reconstruction of existing residence
- 7.22.2013 Maynard Zoning Board of Appeals – RE Public Hearing for special permit for Private Kennel
- 7.22.2013 Hudson Zoning Board of Appeals – RE Public Hearing Notice for Special Permit to construct an Accessory Dwelling
- 7.15.2013 Sudbury Board of Appeals – Notice of Decision – RE Granting of a Special Permit to reconstruct an existing residence at 62 Blueberry Lane
- 7.15.2013 Sudbury Board of Appeals – Notice of Decision – RE Granting of a Special Permit to allow five dogs as personal pets
- 7.15.2013 Sudbury Board of Appeals – Notice of Decision – RE Granting of a Special Permit to raise six hens.
- 7.15.2013 Sudbury Board of Appeals – Notice of Decision – RE Granting of Use variance for professional office on residential land located at 631 Boston Post Road
- 7.15.2013 Sudbury Board of Appeals – Notice of Decision – RE Granting of a Variance for setback deficiency regarding building of porch
- 7.15.2013 Sudbury Board of Appeals – Notice of Decision – RE Granting a SP modification for 6 foot vinyl privacy fence
- 7.10.2013 Harvard Zoning Board of Appeals – Notice of Special Permit Decision – Granted
- 7.10.2013 Acton Zoning Board of Appeals – Notice of Public Hearing – RE Special Permit for non-conforming deck
- 7.1.2013 Maynard Zoning Board of Appeals – Notice of Public Hearing – RE Dimensional variance for excess lot coverage and Decision of Building Commissioner as it relates to zoning opinion concerning the Definition of “Supermarket.”
- 7.1.2013 Acton Zoning Board of Appeals – Notice of Decision Site Plan Special Permit – RE upgrading parking lot surface, traffic flows and drainage at 371-395 and 291-307 Main Street Approved with Conditions

7.23.2013 Harvard Zoning Board of Appeals – Notice of Public Hearing for addition to pre-existing non-conforming structure at 171 Bolton Road.

PUBLICATIONS

7.30.2012 The Beacon Summer 2013
 7.22.2013 Land Lines Summer 2013
 7.15.2013 Planning Summer 2013

LOOKING AHEAD

<i>Task</i>	<i>Priority</i>	<i><u>Long</u> <u>Median</u> <u>ShortTerm</u></i>	<i><u>Timeline to</u> <u>begin</u></i>	<i><u>PB Member(s)</u></i>
Lower Village Planning Effort			Summer/Fall 2013	All
Review and Update sign bylaw	H	S		
Update Lower Village Zoning	H	S		
Establish Design Guidelines	H	S		
Traffic/Streetscape Final Design Plans				
Est. Natural Resource Protection Zoning Bylaw			Summer 2013	All Staff and Kathy Sferra to Draft
Create draft by-law for NRPZ	H	S		
Assess consistent buildout formula	H	S		
Schedule meetings with other boards when draft is complete	H	M		
Discuss Open Space and Conservation Restriction policy with Town Boards	H	S		
Gleasondale Village Planning Effort			Summer 2013	All
Debrief Final UMASS student report	H	S		
Assess formation of neighborhood committee	H	S		
Assess timeline for walking tour and charette	H	S		
Begin discussions with Hudson re: water/sewer	H	S		
323 Great Road Open Space Purchase	H	S	Ongoing Monitoring of Project Status	
Input to BOS and Conservation Commission re: uses for Conservation Land	H	S		
Continue to work with Church on access/egress				
Adopt FEMA FIRM Update	H	M	Meeting Summer 2013	
Hold public meeting for information on update	H	S		

Posted: August 8, 2013

Medicinal Marijuana	M	M		
Identify Districts, review bylaws and moratorium from surrounding communities	M	M		
MAGIC Agricultural Project	H	M	Summer/Fall 2013	
Assess zoning and policy action steps	H	M		
Zoning Reform Act	M	S	Ongoing Monitoring	
Comprehensive Permit Policy	H	S	June Meeting	
Golf Course Water Monitoring	L	L	Long Term	
Wireless Service Overlay Study	L	L		
Floodplains/Wetlands Overlay District	M	M		
Demolition Delay Bylaw	M	L		