

**PLANNING BOARD MEETING**  
**Wednesday, December 3, 2014**  
**3<sup>RD</sup> Floor Stow Town Building**  
**380 Great Road**  
**Stow, MA**

1.	7:00 PM	Call to Order
2.		Review Correspondence and Minutes
3.	7:05	Public Input
4.	7:10	Planning Board Members' Updates (News and Views, Committee Reports and Work Plan Update)
5.	7:15	Planner's Report

***Discussion / Action Items***

1.	7:30	Spring Hill Estates Public Hearing Continuance
2.		38 Adams Drive Plan Endorsement
3.		Wheeler Road Hammerhead Lot Endorsement
4.		Highgrove Estates Update
5.		Tuttle Lane ANR
6.	9:00	Adjournment

**CORRESPONDENCE:**

11.12.2014 FROM: Sue Carter – RE Minuteman Airfield Peer Review Letter  
11.12.2014 FROM: Matthew Hurwitz – RE Obstructing the Collings Foundation on the Basis of Noise  
11.20.2014 FROM: Rob Albright – RE Flying at Crow Island  
11.10.2014 FROM: Paul Janowski – RE Flying at Crow Island  
11.20.2014 FROM: Mike Almada – T-Mobile Antenna – paint Match

**TOWN BOARDS AND COMMITTEES:**

11.17.2014 Chief Joe Landry – RE Barton Road Neighborhood Question Matrix  
11.12.2014 Board of Appeals – Notice of Public Hearing – RE extension of home on non-conforming lot at 41 Hale Road  
11.13.2014 Conservation Commission – RE CPA Match Update  
11.13.2014 Board of Appeals – Notice of Public Hearing – RE Special Permit for enlargement of dwelling on non-conforming lot at 24 Old Bolton Road  
11.13.2014 Board of Appeals – Notice of Public Hearing – RE Special Permit for relief from parking subsections of zoning bylaw at Pompo School.  
11.12.2014 Board of Appeals – Notice of Public Hearing – RE Special Permit to allow second story addition on non-conforming lot at 23 Bradley Lane  
11.18.2014 Conservation Commission Order of Conditions – Lake Boon Drawdown and Mitigation  
11.18.2014 Conservation Commission Determination of Applicability – 61 Walcott Street  
11.20.2014 Conservation Commission email re: Pompo Reuse Plan  
11.2014 Street Number Additions  
12.02.2014 Conservation Commission Public Hearing – Notice of Intent to replace Zander Brook culverts under Delaney Street

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

- 11.17.2014 Acton Board of Selectmen – Notice of Decision – RE Special Permit for Reduced Parking on 457 Great Road
- 11.12.2014 Boxborough Planning Board – Notice of Public Hearing – RE Vet Dental Space on Mass Ave.
- 11.12.2014 Acton Planning Department – Notice of Public Hearing – RE Definitive Subdivision at 121 Hayward Road
- 11.12.2014 Town of Sudbury Zoning Board of Appeals – Notice of Public Hearing – RE Accessory Dwelling unit and non-conforming use special permits
- 11.12.2014 Acton Planning Board – Notice of Legal Hearing – Special Permit Modification
- 11.14.2014 Acton Planning Board – Notice of Public Hearing – Preliminary Plan Application at 457 Massachusetts Ave.
- 11.16.2104 Acton Planning Board – Public Hearing – Sign Permit
- 11.19.2014 Harvard Planning Board – Special Permit Modification – Wireless Tower
- 01.14.2015 Harvard ZBA Public Hearing – Conversion of seasonal residence to year round residence

### **PUBLICATIONS**

- 11.12.2014 The Beacon  
Zoning Practice

### **LOOKING AHEAD**

- 12.10.2014 Planning Board Meeting
- Joanne Drive Subdivision Informal Discussion
  - Pompositticut School Reuse Public Hearing
- 12.17.2014 Planning Board Meeting
- Minute Main Airfield Erosion Control Special Permit Public Hearing
  - Pine Bluff Recreation Area – Informal Discussion re: proposed plans
- 01.07.2015 Planning Board Meeting
- S. Mong – Informal Discussion ANR/Conservation Restriction
- 01.14.2015 Planning Board Meeting
- 01.21.2015 Planning Board Meeting
- 02.04.2015 Planning Board Meeting
- 02.11.2015 Planning Board Meeting
- Bose Special Permit Modification Public Hearing – (Tentative)
- 02.18.2015 Planning Board Meeting
- 03.04.2015 Planning Board Meeting
- 03.11.2015 Planning Board Meeting
- 03.18.2015 Planning Board Meeting

Upcoming	Begun	Done
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<i>Task</i>	<i>Priority</i>	<u>Long</u> <u>Median</u> <u>ShortTerm</u>	<u>Timeline to</u> <u>begin</u>	<u>PB Member(s)</u>
Lower Village Planning Effort			Summer/Fall 2014	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
Review draft by-law for NRPZ	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
Assess formation of neighborhood committee	H	S		
Begin discussions with Hudson re: water	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				