

PLANNING BOARD MEETING
Tuesday, December 1, 2015
3rd Floor Stow Town Building
380 Great Road
Stow, MA

1.	7:00 PM	Call to Order
----	---------	---------------

Planning Board Administrative Items

1.		Review Correspondence and Minutes
2.		Public Input
3.		Planning Board Members' Updates (News and Views, Committee Reports and Work Plan Update)
4.		Planner's Report

Appointments/Discussion/Action Items

1.		Adams Drive Hammerhead Lot Decision - Request for minor modification to condition relative timing for sidewalk easement to be recorded
2.		Comments to Board of Selectmen re license renewals for Common Victuals, Class II (used car sales) , and Liquor
3.		FY2017 Budget
4.		Comments to the Conservation Commission on the Open Space and Recreation Plan http://www.stow-ma.gov/pages/StowMA_Conservation/2015%20Draft%20OSRP
5.		Planned Conservation Development Bylaw Update
6.		Executive Session – In Accordance with M.G.L Ch.30A s.21 for purposes of discussion ongoing litigation

CORRESPONDENCE:

November 2015 Zoning Practice
November 2015 TheBeacon

TOWN BOARDS AND COMMITTEES:

Stow Board of Appeals

- 11/04/15 - Villages at Stow Comprehensive Permit - Determination that 16'x16' building, gravel driveway, sewer, water and electrical connections to house a permanent chlorination system with associated plumbing and electrical controls to be a "insubstantial change" not requiring a public hearing.
- 11/10/15 - 54 Pine point Road - Side yard variance granted for covered porch.
- 11/10/15 - 30 Davis Road - Side, front and rear yard variance granted for storage shed
- 11/30/15 - 176 and 178 Barton Road Public Hearings continued from November 2, 2015

Stow Conservation Commission

- 11/03/15 - Village at Stow - Order of Condition for 12' wide gravel driveway, 16'x16' water treatment facility, drywell and installation of utilities (sewer, water and electrical connections)
- 11/17/15 - Order of Conditions for 178 Barton Road - Order of Conditions for concrete retaining wall and rock revetment, dock, patio landscaping and walkway
- 11/17/15 - Order of Conditions for 176 Barton Road - Order of Condition for removal of existing cottage and associated facilities, construction of a new single family dwelling and associated facilities (well, dock retaining walls and rock revetment, and dock)
- 11/17/15 - Public Hearing - 98 Gleasondale Road -replacement of septic system
- 11/19/15 - Order of Conditions - 117 Great Road (Linear Retail) - construction of water storage tank, pump house and utility work
- 11/19/15 - Determination of Applicability - 18 Center Place

12/01/15 - Public Hearing - 214 Barton Road - replacement of shoreline retaining wall and stairs - remodel patio

12/01/15 - Public Hearing - 210 Barton Road - replacement of shoreline retaining wall and stairs

NEIGHBORING TOWN CORRESPONDENCE

Acton

11/04/15 - Selectmen Use Special Permit - Rapscaillon Table & Tap

11/17/15 - ZBA Special Permit - addition to a single family residence on non-conforming lot at 253A School St

12/07/15 - ZBA Public Hearing - Special Permit to allow two non-resident employees at 112 Nonset Path

12/07/15 - ZBA Public Hearing - Special Permit to allow two non-resident employees at 367 Arlington St.

12/07/15 - ZBA Public Hearing - Variance to single family dwelling setback at 143-155 Summer Street

Boxborough

11/03/15 - ZBA Special Permit - freestanding sign at 1034 Massachusetts Avenue

11/03/15 - ZBA Variance setback for trailer at 1415 Massachusetts Avenue

12/01/15 - ZBA Public Hearing - Special Permit to raze existing Barn - 205 Flagg Hill Road

Concord

11/06/15 - ZBA Decision - Planned Residential Development Remand from Land Court

Hudson

12/10/15 - ZBA Public Hearing - Variances for DPW and Police Headquarters

12/10/15 - ZBA Public Hearing - Special Permit for Accessory Dwelling -

Sudbury

09/22/15 - ZBA Renewal of Use Variance - private club house at 676 Boston Post Road

09/22/15 - ZBA Renewal of Special Permit to raise chickens at 563 Hudson Road

09/22/15 - ZBA Special Permit for 2 stall garage at 4 Brooks Road

09/22/15 - ZBA Special Permit to demolish and reconstruct 2-stall garage at 4 Pinewood Ave.

09/22/15 - ZBA Variance to reduce lot area and frontage at 308 Concord Road

09/22/15 - ZBA Renewal of Special Permit for kennel at 554 Boston Post Road

09/22/15 - ZBA Special Permit to expand porch on a nonconforming lot - 112 Pratts Mill Road

09/22/15 - ZBA Special Permit to construct shed on a nonconforming lot

11/09/15 - ZBA Variance to increase height of wireless Communication Tower from 100' to 130'

11/09/15 - ZBA Special Permit for Wireless Communications Facility (130'4-crrier, stealth monopole tower) at
275 Old Lancaster Road

LOOKING AHEAD

12/08/15 Planning Board Meeting

12/15/15 Planning Board Meeting (Walcott Street Preliminary Subdivision Public Hearing (Tentative))