

#	In Progress?	Activity Type	Activity	Priority	Rank	Description	Status
1	Y	Community Development Initiatives/Plan/Studies	Housing Production Plan Update	Staff Ongoing		Housing needs assessment in accordance with 760 CMR 56.04(4) and DHCD guidelines. Existing HPP expired in 2021.	Underway with MAPC, anticipate completion by April '24
2	Y	Community Development Initiatives/Plan/Studies	Track Road	Staff Ongoing		Design and construction of shared use path along the extent of Track Road with vehicular access to Crow Island	Working with Green International and MassDOT on approval of preferred concept design. Review of concepts anticipated in Spring '24.
3	Y	Community Development Initiatives/Plan/Studies	Making the Connections - Micro Transit Pilot	Staff Ongoing		Pilot transportation project funded via Community Compact Cabinet to utilize Tommy's Taxi and either Uber or Lyft transportation platforms to fill transit gaps for vulnerable populations in Stow	Working in partnership with COA to administer program with Tommy's Taxi, Annex Transportation. Ongoing discussions with Uber have stalled over contract concerns. Working with MassDevelopment to extend grant allocation through June '24.
4	Y	Community Development Initiatives/Plan/Studies	Crescent Street Sidewalk Project	Staff Ongoing		Design and construction of sidewalks along Crescent Street from intersection with Hartley Road east to Warren Road.	Consultant is forwarding to 100% design phase. Construction funds secured through Complete Streets grant award. Anticipate bidding the project in spring '24.
5	Y	Community Development Initiatives/Plan/Studies	Marlboro Road Intersection Realignment	Staff Ongoing		Design and construction of realigned intersection with Route 62 in order to slow traffic and limit truck use of Marlboro Road.	Staff are preparing 3 alterantive concept plans for review by Places Associates. 3rd public forum to be held with Gleasondale neighborhood in winter/spring '24.
6	Y	Community Development Initiatives/Plan/Studies	Comprehensive Plan Update	1-High	1	Update of 2010 Master Plan to provide for “living plan” document that can be updated with increased frequency	Phase 1 (of 4): Existing Conditions, underway. Full project is anticipated to be complete by Spring '25.
7	Y	Zoning Amendments/Adoption	Lower Village Business District Regulation Updates	1-High	2	Creation of Rules and Regulations, Design Guidelines to accompany the LVBD zoning bylaw	Begin review of Rules & Regulations. Consultant Proposals for the creation of Design Guidelines due 1.12.24
8	Y	Zoning Amendments/Adoption	Firearms Business Zoning	1-High	3	Create bylaw to regulate/ restrict firearms businesses in Stow	Research, drafting of bylaw and mapping. Anticipate bylaw on warrant for Annual Town Meeting May '24
9	Y	Community Development Initiatives/Plan/Studies	Lower Village Water Feasibility Study	1-High	4	Support for study to determine the estimated costs of siting, permitting, treating and distributing public water to Lower Village businesses. Primary goal of the Lower Village Revitalization Subcommittee and EDIC.	Test wells have been conducted. Consultant working on report. Anticipate public presentation and conclusion of the project by early summer '24.
10	Y	Community Development Initiatives/Plan/Studies	Stow Acres	1-High	5	Climate Resilience Master Plan and Comprehensive Permit on North Course	Climate Resilience Master Plan MVP process is underway with consultants at BSC Group and anticipated to be complete by June '24. Comprehensive Permit submitted December '23.
11	Y	Community Development Initiatives/Plan/Studies	Hudson Rd/Route 117 Intersection Improvements	1-High	6	Development of design and construction plans to install intersection signalization	Consultant is forwarding to 75% design phase. Acceptance of easements at ATM '24

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12	Y	Community Development Initiatives/Plan/Studies	Town Center Streetscape Improvements	1-High	7	Development of conceptual plans to improve traffic and pedestrian safety in the Town Center area and position the Town to gain large scale construction funding through the State's Transportation Improvement Program (TIP)	BETA Group working on basemapping, data collection. Presentation to Select Board anticipated 02.27.24
13	Y	Zoning Amendments/Adoption	Compliance with MBTA Communities	1-High	8	Adoption of zoning bylaw that would allow multifamily housing by right or through Site Plan Approval in accordance with Section 3A	Achieved interim compliance. Adoption of bylaw deadline of December 31, 2025. Working in coordination with Housing Production Plan (HPP) Update above- anticipate this work to begin in earnest once the HPP is complete.
14	N	Zoning Amendments/Adoption	Stormwater Bylaw/ Review of Erosion Control Bylaw	1-High	9	Creation of Stormwater Bylaw to align with MS4 requirements	-
15	Y	Special Permit Enforcement	Special Permit Enforcement	1-High	10	Ensuring zoning enforcement	Review open Special Permits quarterly and provide input to Zoning Enforcement Officer.
16	N	Zoning Amendments/Adoption	Review of Parking Regulations	2-Medium	11	Modernize bylaw to provide parking maximums and give SPGA flexibility with requirements.	-
17	N	Zoning Amendments/Adoption	Review of Lighting Bylaw	2-Medium	12	Modernize bylaw to not only refer to lumens. Review standards for LED lighting.	-
18	N	Community Development Initiatives/Plan/Studies	Housing Choice Designation	2-Medium	13	Achieve designation status, apply for capital grants	State's Designation round anticipated to open shortly.
19	Y	Community Development Initiatives/Plan/Studies	Lower Village Wayfinding	2-Medium	14	Visually connect Lower Village to area attractions/amenities	Planning process to be included in LVBD Design Guidelines
20	N	Community Development Initiatives/Plan/Studies	Underground Utilities Research	2-Medium	15	Research economic feasibility of business/commercial developments installing underground utilities. Research ability to require developers to either install underground utilities or provide a fee in lieu of installation in order for the Town to initiate underground conversion	-
21	N	Community Development Initiatives/Plan/Studies	Gleasondale Village Streetscape Improvements	2-Medium	16	Design and construction of Complete Streets improvements	Need to coordinate with Boston MPO for corridor study. Funding for concepts included in FY26 Capital Plan.
22	N	Zoning Amendments/Adoption	Sign Bylaw	2-Medium	17	Revisions to bylaw to provide flexibility in permitting and improve the rational basis for enforcement.	Need to review scope, reasoning for review

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23	N	Zoning Amendments/Adoption	Creation of Lake Boon residential district	2-Medium	18	Purpose: Improve stormwater regulations, strengthen protection of wells/septics, Variances rather than Special Permits	-
24	N	Zoning Amendments/Adoption	Review of Planned Conservation Development Rules & Regulations	2-Medium	19	Interest in aligning more with recent AAN bylaw requirements	-
25	N	Zoning Amendments/Adoption	Amend Wireless Overlay District Bylaw	3-Low	20	Planning Dept. received request to modify the bylaw to include North Course of Stow Acres within the Overlay, and to either increase the height allowance or provide the PB the authority to provide a waiver from height restrictions	Board agreed to amend the bylaw, though without inclusion of the Stow Acres site.
26	N	Other	Green Development	3-Low	21	Creating green building and development standards	
27	N	Zoning Amendments/Adoption	Farm/Forest/Landscape Overlay district	3-Low	22	Research non-residential land use options for unprotected farm/forest properties	-
28	N	Community Development Initiatives/Plan/Studies	Gleasondale Village - National Register	3-Low	23	Coordinate with Historical Commission & neighbors to include either the Gleasondale Village area or select structures within the National Register	-
29	N	Zoning Amendments/Adoption	Review of Noise Bylaw	3-Low	24	Research ability to restrict construction hours for all projects?	-
30	N	Zoning Amendments/Adoption	Encourage Pocket Parks	3-Low	25	Changes to Rules and Regulations	-
31	N	Other	Town-wide underground conversion of utilities	3-Low	26	Research tax surcharge, availability through HL&P	-

COMPLETED ITEMS						
#	Activity Type	Activity	Priority	Rank	Description	Status
1	Zoning Amendments/Adoption	Compliance with MBTA Communities Action Plan	1-High	6	Adoption of zoning bylaw that would allow multifamily housing by right or through Site Plan Approval in accordance with Section 3A	Stow's Action Plan was approved by DHCD on January 3, 2023
2	Zoning Amendments/Adoption	Lower Village Business District Zoning changes	1-High	2	Zoning update to include flexible design standards, mixed use development, and guidelines meant to allow the redevelopment of the village into a more vibrant, welcoming community center.	Zoning approved at ATM '23
3	Zoning Amendments/Adoption	AAN Overlay Zoning	1-High	7	Consideration of amendments to AAN Overlay to allow attached garages and to include parcel 20-7 within district	Zoning approved at ATM '23
4	Zoning Amendments/Adoption	Phased Growth Bylaw	1-High	8	Strike Phased Growth Bylaw	Deletion approved at ATM '23
5	Zoning Amendments/Adoption	Registered Marijuana Establishment Overlay District	3-Low	17	Update references to state laws, additional non-substantive edits including clarifications around allowance of medical facilities.	Zoning approved at ATM '23
6	Community Development Initiatives/Plan/Studies	Kane Land Trails	Staff Ongoing		Use of allocated CPA funds to design, permit, and construct a walking path along Gleasondale Road to access Kane Land	Completed October '23