

PLANNING BOARD MEETING
Tuesday, September 14, 2021
Online Meeting, via Zoom

Instructions for accessing the online meeting:

Join the Zoom Meeting Online at: <https://us06web.zoom.us/j/84227171294> Meeting ID: 842 2717 1294

For Audio only: Dial 1 929 205 6099, when prompted enter Meeting 842 2717 1294#

1.	7:00 PM	Call to Order
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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

		Joanne Drive Subdivision <ul style="list-style-type: none"> • Minor Modification Request • Project Update
		Nan's Market Plan Modification Review
		Active Adult Neighborhood Draft Bylaw Amendments and Rules and Regulations Update

CORRESPONDENCE:

- 8.23.21 FROM Mark Forgues, re: Nan's Market Plan Modification
- 8.24.21 FROM Joe Mackey, re: Response to Special Permit and Site Plan Approval
- 8.24.21 FROM Leigh Hilderbrandt, re: Stow House of Pizza and 36in Elm Tree
- 8.24.21 FROM Building Commissioner, re: Sign Bylaw Enforcement / Stow Shopping Center
- 8.29.21 FROM Nancy Arsenault, re: Cottage Dwellings under construction in Harvard
- 8.31.21 FROM Karen Martinsen Fleming, re: Nan's Market
- 9.1.21 TO Jordan Mackey, re: Nan's Market Compliance Issues
- 9.1.21 TO Tom Bergeron, John Handel, re: Spring Hill Estates Storm Preparation
- 9.2.21 FROM Arnie Epstein, re: Meeting with Bruce Wheeler of Habitech, inc.
- 9.3.21 FROM Tim Black, re: Joanne Drive Erosion Control Report
- 9.7.21 FROM Sarah Cleary, re: Nan's Market Permit Compliance
- 9.8.21 FROM Jon Mascia, re: Harvard Rd Site Visit
- 9.8.21 FROM Sue Carter, Consulting Engineer, re: Joanne Drive Culvert Backfill
- 9.10.21 FROM Dave Batsford, re: Nan's Market Compliance Issues Response

TOWN BOARDS AND COMMITTEES:

- 8.23.21 Conservation Commission, Notice of Public Hearing on Sept 7, Request for an Amended Order of Conditions for Lot 7A, Hallocks Point Rd
- 8.23.21 Conservation Commission, Notice of Public Hearing on Sept 7, Notice of Intent for septic system upgrades and associated work at 479-483 Gleasondale Rd
- 8.25.21 Zoning Board of Appeals, Notice of Public Hearing on Sept 20, Special Permit to allow construction of house addition at 102 Peabody Drive
- 8.25.21 Zoning Board of Appeals, Notice of Public Hearing on Sept 20, Special Permit and Variance to allow construction of a garage at 51 Hale Rd
- 8.26.21 Building Department, July Building Permits
- 9.7.21 Conservation Commission, Notice of Public Hearing on Sept 21, Notice of Intent for an addition to single family dwelling, parking, and invasive species management at 23-25 Hale Rd

NEIGHBORING TOWN CORRESPONDENCE:

- 8.20.21 Acton Selectboard, Notice of Public Hearing, Site Plan Special Permit and Use Permit for 9 School st

(Continued on following page)

- 8.24.21 Maynard Planning Board, Notice of Decision, Special Permit and Site Plan Approval for 26 units (7 affordable) and first floor commercial space at 115 Main St
- 8.24.21 Boxborough Planning Board, Notice of Public Hearing, Scenic Road Permit and Stone Wall Alteration Application to construct driveway at 615 Depot Rd
- 8.24.21 Boxborough Zoning Board of Appeals, Notice of Public Hearing, Special Permit to alter a pre-existing nonconforming structure at 827 Massachusetts Avenue
- 8.24.21 Acton Zoning Board of Appeals, Notice of Decision, approval for expansion of a single-family dwelling on a nonconforming lot at 13 Independence Rd
- 8.24.21 Acton Zoning Board of Appeals, Notice of Decision, approval for expansion of a single-family dwelling on a nonconforming lot at 38 Nash Rd
- 8.24.21 Acton Zoning Board of Appeals, Notice of Decision, approval for two-family dwelling at 307 Central St
- 8.24.21 Harvard Planning Board, Notice of Public Hearing, Scenic Road Consent and Shade Tree Permit at 129 Poor Farm Rd
- 8.25.21 Sudbury Historic Districts Commission, Certificate of Appropriateness, landscaping at 7 King Philip Rd
- 8.25.21 Sudbury Historic Districts Commission, Withdrawal Without Prejudice, installation of condensers for new HVAC system at 3276 Concord Rd
- 8.25.21 Sudbury Historic Districts Commission, Certificate of Appropriateness and Permit for Demolition or Removal, removal of chimney and replace shingles at 276 Old Sudbury Rd
- 8.25.21 Sudbury Historic Districts Commission, Certificate of Appropriateness, install new signage at 357 Boston Post Road
- 8.25.21 Sudbury Historic Districts Commission, Certificate of Appropriateness, reconstruct masonry, replace and replace deficient doors at 18 Hudson Rd
- 9.9.21 Bolton Planning Board, Notice of Public Hearing, Backland Lot Special Permit for property along Meadow Rd
- 9.9.21 Bolton Planning Board, Notice of Public Hearing, Special Permit for Accessory Apartment at 155 Nourse Rd

LOOKING AHEAD:

- 9.21.21 Erosion Control Special Permit Hearing Continuance – 137 Harvard Road
- 9.28.21 Planning Board Meeting

Posted 9.10.2021 at 12:30pm