

**PLANNING BOARD MEETING**  
**Tuesday, December 13, 2022**  
**Online Meeting, via Zoom**

Instructions for accessing the online meeting:

Join the Zoom Meeting Online at <https://us06web.zoom.us/j/84722595205> Meeting ID: 847 2259 5205

For Audio only: Dial 1 929 205 6099, when prompted enter Meeting 847 2259 5205#

<b>7:00 PM</b>	Call to Order
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**Planning Board Administrative Items**

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

**Joint Boards Meetings**

7:30 PM	Discussion with Select Board re: Town Charter Review, Comprehensive Planning <i>** This discussion will take place in a different zoom meeting, please use link below **</i> <a href="https://us06web.zoom.us/j/88061063800?pwd=VnRkS1NjNUltRmJic1ZsTmtWQitRQT09">https://us06web.zoom.us/j/88061063800?pwd=VnRkS1NjNUltRmJic1ZsTmtWQitRQT09</a> Meeting ID: 880 6106 3800 Passcode: 356529
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**PUBLIC HEARINGS**

8:00 PM	Continuation – The Cottages at Wandering Pond Active Adult Neighborhood Special Permit
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**Appointments/Discussion/Action Items**

	Approval Not Required (ANR) Plan review – Stow Acres North Course (Map R-11 Parcel 25B-3)
	Deliberation – 108-118 Great Road Special Permit Decision
	Lower Village Zoning Amendments
	FY2024 Budget Discussion and Vote

Posted 12.9.2022 at 12:00pm Noon

**CORRESPONDENCE:**

- 11.23.22 FROM multiple Hudson Road residents, re: Cottages at Wandering Pond
- 12.08.22 FROM MetroWest Collaborative Development, re: Annual homeowner certification letters
- 12.08.22 TO Select Board, EDIC, re: EDIC Mission Statement
- 12.08.22 FROM Thomas Farnsworth, re: EDIC Mission Statement

**TOWN BOARDS AND COMMITTEES:**

- 12.05.22 Conservation Commission, Notice of Dec 20 Public Hearing, Notice of Intent for installation of public water supply wells off Athens Lane (for Cottages at Wandering Pond development)
- 12.05.22 Conservation Commission, Notice of Dec 20 Public Hearing, Notice of Intent for replacement of a shoreline retaining wall at 78 Pine Point Road
- 12.07.22 Zoning Board of Appeals, Notice of Jan 9 Public Hearing, Special Permit for nonconforming frontage on Packard Road, shown on Assessor's Map R-17 as Parcel 20D
- 12.07.22 Zoning Board of Appeals, Notice of Jan 9 Public Hearing, Special Permit to allow construction of a maintenance building and access drive at Stow Acres Country Club, South Course, Randall Road

**NEIGHBORING TOWN CORRESPONDENCE:**

- 12.05.22 Boxborough Zoning Board of Appeals, Notice of Dec 6 Public Hearing, Special Permit amendment for existing wireless service facility at 235 Summer Road
- 12.05.22 Boxborough Planning Board, Notice of Decision, Earth Removal Permit and amendment to Open Space Commercial Development Special Permit granted for 400 Beaver Brook Road
- 12.05.22 Harvard Planning Board, Notice of Dec 19 Public Hearing, Special Permit for addition of co-locator to an existing wireless service tower at 131 Brown Road
- 12.05.22 Harvard Planning Board, Notice of Dec 19 Public Hearing, Special Permit for addition of co-locator to an existing wireless service tower at 47 Poor Farm Road
- 12.05.22 Maynard Zoning Board of Appeals, Notice of Decision, variance approval for 5 Paul Road
- 12.09.22 Boxborough Planning Board, Notice of Dec 12 Public Hearing, Site Plan Approval to raze a nonconforming office building and construct a new industrial building at 60 Codman Hill Road
- 12.09.22 Boxborough Planning Board, Notice of Dec 12 Public Hearing, preliminary subdivision at 1414 Massachusetts Ave

12.09.22 Boxborough Planning Board, Notice of Dec 12 Public Hearing, preliminary subdivision at 242 and 244 Adams Place

**LOOKING AHEAD:**

01.10.22 Planning Board Meeting

01.17.22 Planning Board Meeting

01.24.22 Planning Board Meeting