

PLANNING BOARD MEETING
Tuesday, December 6, 2022
Online Meeting, via Zoom

Instructions for accessing the online meeting:

Join the Zoom Meeting Online at <https://us06web.zoom.us/j/87566282374> Meeting ID: 875 6628 2374

For Audio only: Dial 1 929 205 6099, when prompted enter Meeting 875 6628 2374#

7:00 PM	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

PUBLIC HEARINGS

7:30PM	Hammerhead Lot Special Permit and Site Plan Approval, 98 Old Bolton Road, Map R-3 Parcel 33-1 <ul style="list-style-type: none"> • Petition Review • 10.31.22 FROM Paul Campbell, re: Frontage for 98 Old Bolton Rd Special Permit Modification • 12.06.22 FROM Asst Town Planner, re: Staff Comments
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Appointments/Discussion/Action Items

8:00 PM	Green Advisory Committee – New Opt-in Stretch Energy Code
8:30 PM	Decision Deliberation, Special Permit and Site Plan Approval, 108-118 Great Road
9:00 PM	Review Draft MBTA Communities Action Plan
	Economic Development and Industrial Commission (EDIC) Mission Statement
	Lower Village Business District Zoning Amendments
	FY24 Budget Discussion

Posted 12.2.2022 at 3:15pm

CORRESPONDENCE:

- 11.14.22 FROM Planning Board re; Comments on Town Charter
- 11.15.22 FROM Nina Schwarzchild, re: Stow Elderly Housing Project Name Change – Elizabeth Brook Apartments
- 11.16.22 FROM Dorothy Flood-Granat, re: question pertaining to water study meeting Treasury Final Rule pertaining to water and "infrastructure"
- 11.29.22 FROM Dorothy Flood Granat, re: request for records
- 11.20.22 FROM Leigh Hilderbrandt, re: Stow House of Pizza
- 11.20.22 FROM Nancy Arsenault, re: Portman Industrial withdraws Application for Intel ReDevelopment
- 11.21.22 FROM Zoning Board of Appeals, re: Lot 2 Harvard Road Drainage Concerns
- 11.29.22 FROM Gleasondale Village Steering Committee, re: Traffic Safety and Control in Gleasondale Village

TOWN BOARDS AND COMMITTEES:

- 11.17.22 Conservation Commission, Notice of Dec 6 Public Hearing, Notice of Intent for septic system replacement at 98 South Acton Rd
- 11.17.22 Conservation Commission, Notice of Dec 6 Public Hearing, Notice of Intent for installation of test well at 144 Red Acre Road
- 11.17.22 Zoning Board of Appeals, Notice of Dec 12 Public Hearing, modify and combine Plantation I and Plantation II Comprehensive Permit Decisions
- 11.17.22 Zoning Board of Appeals, Notice of Dec 12 Public Hearing, variance request to create a 20,084 sf lot with an existing dwelling

NEIGHBORING TOWN CORRESPONDENCE:

- 11.14.22 Harvard Planning Board, Notice of November 28 Public Hearing, proposed amendments to uses & definitions and Town Center Overlay District section of Zoning Bylaw
- 11.21.22 Maynard Zoning Board of Appeals, Notice of Dec 19 Public Hearing, Special Permit for engine repair shop in existing residential dwelling at 18 Garfield Ave
- 11.28.22 Maynard Planning Board, Notice of Dec 13 Public Hearing, Special Permit and Site Plan Approval for marijuana retailer at 25 Nason St

- 11.28.22 Maynard Zoning Board of Appeals, Notice of Dec 19 Public Hearing, request to amend previously granted variance for addition to garage at 4 Sheridan Ave
- 12.01.22 Boxborough Planning Board, Notice of Dec 5 Public Hearing, Stormwater Management Permit for Office/Research & Development facility at 400 Beaver Brook Road

LOOKING AHEAD:

- 12.13.22 Planning Board Meeting
- 01.10.22 Planning Board Meeting
- 01.17.22 Planning Board Meeting
- 01.24.22 Planning Board Meeting