

PLANNING BOARD MEETING
Tuesday, August 23, 2022
Online Meeting, via Zoom

Instructions for accessing the online meeting:

Join the Zoom Meeting Online at <https://us06web.zoom.us/j/83408468859> Meeting ID: 834 0846 8859

For Audio only: Dial 1 929 205 6099, when prompted enter Meeting 834 0846 8859#

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

Appointments/Discussion/Action Items

	Meeting with new Planning Director – Valerie Oorthuys
	Finalize Language for Notice of Vacancy – Non-Voting Associate Member
	Review updated guidelines for M.G.L. Ch40a §3A Multifamily Requirements – MBTA Communities
	Review Joanne Drive Street Tree Relocation Plan
	Stow House of Pizza Special Permit – Ongoing Noncompliance
	Discussion – Visual Aids for Lower Village Business District Zoning Amendments
	Review Lower Village Revitalization Subcommittee Mission and Composition

Posted 8.19.2022 at 9:30am

CORRESPONDENCE:

- 07.25.22 FROM Peter Flinker, re: Site Plan Visualization Examples
- 08.10.22 FROM Richard Harrington, re: Stow House of Pizza
- 08.10.22 FROM Chris Kluchman, DHCD, re: c.40A §3A Guidelines – MBTA Communities
- 08.10.22 FROM Executive Office of Housing & Economic Development, re: Revised MBTA Communities Guidance
- 08.16.22 FROM Office of the Attorney General, re: Stow Annual Town Meeting of May 14, 2022 - Case # 10648 Warrant Articles # 58 and 59 (Zoning)
- 08.17.22 FROM Kathy Sferra, Conservation Director, re: Open Space & Recreation Plan Survey
- 08.17.22 FROM Phil Moseley, re: Lower Village Fence Restorations

TOWN BOARDS AND COMMITTEES:

- 08.08.22 Zoning Board of Appeals, Notice of Multiple Special Permits, reconstruction of a garage on a pre-existing non-conforming lot at 20 Railroad Ave; addition to a dwelling on a pre-existing non-conforming lot at 12 Davis Rd; Special Permit modification for Kennel use at 28 South Acton Rd to clarify hours of operation
- 08.09.22 Conservation Commission, Order of Conditions, removal of existing cottage and walkways and construction of a new dwelling at 206 Barton Rd

NEIGHBORING TOWN CORRESPONDENCE:

- 08.08.22 Acton Select Board, Notice of Decision, Special Permit and Site Plan Approval at 42 Knox Trail
- 08.11.22 Acton Zoning Board of Appeals, Notice of Decision, rear setback Variance granted at 105/115 River St
- 08.11.22 Bolton Zoning Board of Appeals, Notice of Aug 31 Public Hearing, Variance to construct ground-mounted solar panels at 51 Vaughn Hill Rd
- 08.11.22 Maynard Zoning Board of Appeals, Notice of Aug 22 Public Hearing, Special Permit to reconstruct structure on a pre-existing non-conforming lot at 6-8 Lewis St
- 08.11.22 Bolton Zoning Board of Appeals, Notice of Decision, Comprehensive Permit granted for 229-unit development at 580 Main St
- 08.12.22 Harvard Zoning Board of Appeals, Notice of Sept 14 Public Hearing, addition to a pre-existing non-conforming structure at 110 Warren Ave; setback variance for addition to pre-existing non-conforming structure at 31 Glenview Dr
- 08.15.22 Acton Select Board, Notice of Decision, Special Permit granted for reconstruction of a warehouse and associated parking lot at 105 & 115 River St
- 08.15.22 Boxborough Planning Board, Notice of Aug 29 Public Hearing, Special Permit to construct a 64,000sf Office/Research & Development Facility
- 08.19.22 Acton Zoning Board of Appeals, Notice of Special Permit granted for non-resident employee at home occupation at 3 Main St