

PLANNING BOARD MEETING
Tuesday, January 10, 2023
Online Meeting, via Zoom

Instructions for accessing the online meeting:

Join the Zoom Meeting Online at <https://us06web.zoom.us/j/82260186024> Meeting ID: 822 6018 6024

For Audio only: Dial 1 929 205 6099, when prompted enter Meeting 822 6018 6024#

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.	Planning Director's Report

PUBLIC HEARINGS

7:15 PM	Continuation – 98 Old Bolton Road Hammerhead Lot Special Permit Modification
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Appointments/Discussion/Action Items

8:00 PM	Joint Boards meeting with Select Board – Concepts for Signalization of Hudson Road/Route 117; Town Charter Review; Comprehensive Planning <u>THIS PART OF THE MEETING WILL TAKE PLACE IN ANOTHER ZOOM CALL</u> https://us06web.zoom.us/j/83577779390?pwd=THFxZi8vZDU4V0ZzeU92MXhwLzNQZz09 Meeting ID: 835 7777 9390 Passcode: 55313397
	Lower Village Zoning Amendments
	Planning Board Workplan Discussion

Posted 1.6.2023 at 2:15pm

CORRESPONDENCE:

- 01.03.23 Stow Elderly Housing Corp. c/o Klein Hornig, LLP, re: Affidavit of No Change in Use for land encumbered by C.61B Recreational Land Tax Lien, land attached to Plantation Apartments project
- 01.03.23 Dept of Housing & Community Development, re: Determination of Interim Compliance under MGL c. 40A Section 3A
- 01.04.23 Staff MEMO, re: Hammerhead Lot Special Permit Modification – 98 Old Bolton Road
- 01.04.23 T. Shilhanek, re: Hudson Road/Route 117
- 01.05.23 R. Everton, re: Traffic Light at Hudson Road

TOWN BOARDS AND COMMITTEES:

- 12.13.22 Conservation Commission, Order of Conditions, test well drilling at 144 Red Acre Road
- 12.13.22 Conservation Commission, Order of Conditions, replacement of septic system at 98 South Acton Road
- 12.22.22 Conservation Commission, Notice of Public Hearing, Notice of Intent to install 3 public water supply wells at Stow Acres housing development, Map R-11 Parcel 25B-3
- 01.03.23 Conservation Commission, Order of Conditions for installation of 3 bedrock wells, wetland piezometer, and associated site preparation work for Cottages at Wandering Pond Active Adult Neighborhood
- 01.03.23 Conservation Commission, Order of Conditions for reconstruction of concrete retaining wall and shoreline excavation and grading at 78 Pine Point Road

NEIGHBORING TOWN CORRESPONDENCE:

- 12.13.22 Harvard Zoning Board of Appeals, Notice of Jan 11 Public Hearing, Special Permit to convert seasonal residence at 90 Warren Ave to year-round residence
- 12.13.22 Maynard Planning Board, Notice of Decision, Special Permit modification granted for adjustment to internal signage plan at Maynard Crossing development
- 12.20.22 Acton Select Board, Notice of Decision, denial of variance to construct porch within front yard setback at 27 Tuttle Drive
- 12.22.22 Sudbury Planning Board, Notice of Jan 11 Public Hearing, proposed Zoning Bylaw amendment to clarify permissible uses in the Water Resource Protection Overlay District
- 12.27.22 Acton Planning Board, Notice of Jan 17 Public Hearing, Definitive Subdivision at 247 & 249 Pope Road
- 12.27.22 Acton Zoning Board of Appeals, Notice of Jan 3 Public Hearing, variance request for front setback relief at 55 Knox Trail
- 01.03.23 Maynard Planning Board, Notice of Jan 10 Public Hearing, eight proposed Zoning Bylaw amendments to be voted on at May 15 Annual Town Meeting

- 01.05.23 Acton Zoning Board of Appeals, Notice of Decision, upheld Zoning Enforcement Officer's determination that a proposed battery storage facility does not qualify as a permissible warehouse use
- 01.05.23 Maynard Zoning Board of Appeals, Notice of Decision, variance granted to construct a workshop attached to an existing garage at 4 Sheridan Ave

LOOKING AHEAD:

Upcoming Meetings: January 17, 24; February 7, 15 (Wednesday), March 7, 14, 28