

PLANNING BOARD

Larry Delaney, Chairman	2008
Russ Karlstad	2005
Mark Giunta, Vice Chairman.....	2006
Doug Storey	2007
Frank Lazgin	2009
Stephen Garner (Associate)	2006

The Planning Board held 21 meetings during calendar year 2004. During these meetings, the Board accomplished several tasks:

- Endorsed eight Approval Not Required (ANR) plans;
- Held hearings to approve two Backland Lot Special Permits;
- Held a hearing and approved the update of the official town base map;
- Approved a revised schedule for Planning Board fees.
- Monitored development at subdivision projects to ensure compliance with town by-laws and subdivision regulations including the Oaks, Danforth Brook, and Northwoods;
- Held public hearings on Century Mill, a proposed subdivision
- Reviewed and approved two common driveway special permits.

The Board added Stephen Garner as an Associate member to the Planning Board and elected Mark Giunta as its Vice Chairman.

The Board also held hearings and sponsored articles at the November Special Town Meeting that amended the zoning by-law in two significant ways. One change increased the efficacy of the Rate of Development bylaw by conforming with a recent decision of the Massachusetts Supreme Judicial Court, *Zuckerman v. Town of Hadley*, which held that limitations on growth of this type are constitutional only when they are temporary and linked to planning efforts. The second change increased the control of the town to review commercial developments to determine whether proposed business developments are appropriate and in harmony with Town goals by requiring a special permit to be granted by the Planning Board for certain business uses.

Perhaps the most significant accomplishment of the Planning Board during 2004 was to spearhead a Master Plan process for the town, its first since 1970. The Board helped create the Master Planning Committee which recently issued a Request for Proposals to qualified consultants to oversee the Master Plan process. As a result of the RFP process, the Committee hired the Daylor Consulting Group based in Braintree, Massachusetts. The Board also took charge of hiring Nathaniel Tipton as Town Planner to help with the Master Plan process as well as with the Planning Board and Board of Appeals.

In addition, the Board was actively involved with 40B site plan reviews for Bolton Manor and Pondsides. Planning Board members attended some of the hearings held for the projects and provided input to the Zoning Board of Appeals.

The Board addressed many of the day-to-day issues such as reviewing building and driveway permits, administering performance guarantees, reviewing as-builts, and site walks. The Board was also involved in the acceptance of three subdivision roads as Town ways: Quail Run, Danforth Lane, and Mt. Wachusett Lane.

Financial Statement
July 1, 2003 to June 30, 2004

Wages

Appropriated		\$17,456.00
Expended		<u>\$12,507.02</u>
Unexpended balance returned to general fund		\$ 4,948.98

Expenses

Appropriated			
Expended	Purchase of Services	\$12,209.63	
	Advertising	368.88	
	Supplies	253.94	<u>\$12,832.36</u>
Unexpended balance returned to general fund			\$24,876.62