

PLANNING BOARD

Larry Delaney, Chairman	2008
Mark Giunta, Vice Chairman.....	2006
Doug Storey	2007
Frank Lazgin	2009
Stephen Garner.....	2010
John Karlon (Associate).....	2005

The Planning Board held 21 meetings during calendar year 2005. During these meetings, the Board accomplished several tasks:

- Endorsed nine Approval Not Required (ANR) plans creating 14 new lots;
- Held hearings to approve five Backland Lot Special Permits creating 15 new lots;
- Held a hearing on the zoning change of the Skinner and Slater Main Street parcels from Residential to Limited Business;
- Changed Planning Board fees to reflect an increase in providing adequate review of projects;
- 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 Estates, a proposed FOSPRD subdivision and approved a FOSPRD special permit;
- Reviewed and approved three common driveway special permits; and
- Held one scenic road hearing.

The Board added Stephen Garner as a member to the Planning Board and John Karlon as an associate member. The Board would like to thank Russ Karlstad for his service on the Board that ended in June 2005.

The Board held lengthy public hearings on Century Mill Estates, the largest single subdivision in Bolton's history. The Board issued a FOSPRD special permit to allow up to 78 new lots while preserving 100 acres of open space. While the overall contours of that project were the subject of the special permit, the applicant will still be required to go through the definitive subdivision plan approval process.

In addition, the Board was actively involved with 40B site plan reviews for Riverside and Pondsider. Planning Board members attended some of the hearings held for the projects and provided input to the Zoning Board of Appeals. Stephen Garner and Russ Karlstad graciously served on the Bolton Master Planning Committee.

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.