

PLANNING BOARD

Lawrence Delaney, Chair	2008
Doug Storey, Vice-Chair	2007
Frank Lazgin	2009
Stephen Garner	2010
John Karlon.....	2011

The Planning Board held 21 meetings during calendar year 2006. During these meetings, the Board accomplished the following:

- Endorsed four Approval Not Required (ANR) plans in compliance with Massachusetts Subdivision Law creating three new lots with regular frontage;
- Held hearings to review and approve three Backland Lot Special Permits creating three new lots with reduced frontage;
- Reviewed and approved two common driveway special permits, both off of Long Hill Road;
- Held a hearing on a zoning change involving the elimination of the Water Resource Protection District, establishment of a revised definition of Wetland Resource Areas that affect backland lot and FOSPRD applications;
- Adopted Rules and Regulations for commercial developments in Limited Business Districts and Business Districts;
- Held public meeting on recent Smart Growth state enabling laws (Chapters 40R and 40S) that allow high-density housing in suitable locations, and mixed-use development; and discussed their applicability to Bolton;
- Worked with residents and landowners to plan commercial development compatible with the scale and uses of traditional development in Bolton;
- Monitored development at common driveway and subdivision projects to ensure compliance with town by-laws and subdivision regulations;
- Held a scenic road hearing for tree and stone wall removal.

The Board added John Karlon was elected to the Planning Board in June 2006 replacing long time member Mark Giunta. The Board would like to thank Mark Giunta for his long and devoted service on the Board.

The Board worked with the Master Planning Committee by providing substantive input on drafts of the town's first Master Plan since 1970. The Plan was developed by the Committee in conjunction with Daylor Consulting Services of Braintree, Massachusetts. A final draft of the plan was produced by the Committee in August 2006. The Board has collected input on the plan from town residents and will vote on the plan in early 2007.

In addition, the Board was actively involved in providing input and direction to the applicant and Board of Selectmen on the Century Mill Estates Subdivision project. The prospective applicant (Merchant Financial Services of Natick) requested opinions from the Board on allowing testing within an area of designated open space (the Board did not allow the testing) and whether the town would enforce its initial version of the Rate of Development bylaw that applies to the applicant (the Board of Selectmen as the Zoning Enforcement Officer ultimately makes this decision).

The Board handled day to day issues such as administering performance guarantees for subdivisions and common driveways, signing plans, and reviewing as-builts, and signing building and driveway permits. Nat Tipton, Town Planner, provided technical assistance to the Board.

