

PLANNING BOARD

Doug Storey, Chairman.....	2012
John Karlon, Vice Chairman.....	2011
Michelle Tuck.....	2014
Mark Duggan.....	2013
Stephen Garner.....	2010
James Owen (Associate Member)	2009

The Planning Board held 21 meetings during calendar year 2009. During these meetings, the Board accomplished several tasks:

- The Board addressed many of the day-to-day issues such as reviewing building and driveway permits, requests for common driveway modifications, administering performance guarantees, reviewing as-builts, conducting site walks, demolitions, and land and business inquiries.
- The Board reviewed the Preliminary FOSPRD and Subdivision Plan and Definitive FOSPRD and Definitive Subdivision Plan for Houghton Farm (Formerly known as Meadow View Acres) located on Sugar Road. The property consists of 72 acres. The parcels were originally associated with a house and barn known as the “Toth Property”. The FOSRPD development plan will put aside 43.5 acres as open space. The Applicant worked closely with the Agricultural Committee and the Conservation Commission in preserving the meadow as active farmland and as a meadow. The 15 building lots will be clustered around a 1500’ cul-de-sac. The inclusionary bylaw requires that one lot be affordable.
- The Planning Department worked on the covenant and open space restriction for Century Mills Estates. In 2005, the Planning Board approved A FOSPRD plan for Century Mills Estates, consisting of 200 acres, allowing for a maximum of 78 lots with a large amount of open space and three lots for affordable housing. In October 2006, the Applicant filed a definitive subdivision intended to provide a road layout for the FOSPRD lot layout design, but the application was not complete as it did not contain a soil survey. Beginning on February 28, 2007 the Board opened a public hearing for the Definitive Subdivision Plan for Century Mill, which the Board endorsed on June 27, 2007. The Definitive Subdivision Plan approved 71 lots, 3 of which will be donated to the Bolton Affordable Housing Trust Fund. Of the 200 acres, approximately 100 acres will be preserved as open space.
- Northwoods, a 36-lot single family FOSPRD, was approved by the Board in 2003. The Board held a hearing early in 2009 and approved the request to eliminate sidewalks along Ledge Wood Circle and Field Stone Way. The Applicant donated \$4,000 for a pedestrian mobility fund. The Board continues to have its consulting engineer review the infrastructure work as the project progresses.
- The Board reviewed the Class II License bylaw that prohibits the sale of motor vehicles.
- The Board reviewed a Special Permit for the Limited Business District for Great Brook Farm.
- The Planning Department applied for two State grants. 1) A technical assistance grant through the Department of Housing and Community Development (DHCD) to pay for the cost of a consultant to

development design guidelines. 2) A grant through the Metropolitan Area Planning Council (MAPC) to assist the Town with exploring zoning recommendations made through the UMass Village Overlay District study. However due to the competitiveness of the grants the town was not awarded. The Planning Department will reapply for these grants in 2010 to continue the vision for a village overlay district. The Planning Board is requesting at the May 2010 Town Meeting to appropriate remaining Master Plan funds to use for the continued efforts for planning of a village overlay district that will include design guidelines.

- The Planning Department applied and was awarded a grant by the Massachusetts Department of Energy Resources (DOER) that provides technical assistance in becoming a Green Community. The Energy Committee and the Planning Department recently met with the consultant and will continue to work with the town in 2010.
- The Board met with Town Clerk, Pam Powell in regards to recodification of the zoning bylaws. The Board also met with the Town Planner and other staff members to discuss permit tracking software and expressed support for both concepts.
- The Board reviewed the Verizon Wireless Cell Tower Application.
- One of the recommendations in the Village Overlay Study is to establish an Economic Development Committee. The committee was formed late in 2009 and had its first meeting in January 2010.
- The Town was awarded grant money by MAPC to pay for bike racks. Over 31 racks can be found in various places in town: schools, town beach, Bower Spring, Memorial Field, and Forbush Soccer Field. Racks will soon be found at the new Public Safety Building and the Town Hall.
- Reviewed an ANR located on Berlin Road creating 4 not buildable parcels.
- Reviewed an As-Built plan for a common driveway located on Wattaquaddock Hill Road and released escrow.
- Met with the Public Ways Safety Committee to review a proposed Fence Bylaw.
- The Board sponsored a Regional Planning Meeting (Magic).
- In early 2009 the Board sponsored a meeting to discuss economic and smart growth initiatives. Various leaders from Massachusetts programs gave a presentation on various programs.
- The Planning Department continues to strive to be more efficient. Most recently the department purchased three map drawers which now house all of the maps. The department has also been researching various data management and permit tracking software which will hopefully be up in running in the department during 2010. Most applications, rules and regulations and information on current projects can now be found on the Town's webpage.
- The Board welcomed Michelle Tuck who was elected to the Planning Board in 2009, replacing member Frank Lazgin. The Board would like to thank Frank for his devoted service to the Board.

Financial Statement
July 1, 2007 to June 30, 2008

Wages

Appropriated		\$54,332.00
Expended		<u>\$49,106.00</u>
Unexpended balance returned to general fund		\$ 5,226.88

Expenses

Appropriated		\$28,212.00
Expended	Purchase of Services	\$19,144.00
	Advertising	831.00
	Supplies	491.53
	Dues Memberships	1400.00
	Meeting Expenses	987.00
		<u>\$22,853.00</u>
Unexpended balance returned to general fund		\$5,359.00