

PLANNING BOARD

Doug Storey, Chairman.....	2012
John Karlon, Vice Chairman.....	2011
Marc Gautreau.....	2015
Michelle Tuck.....	2014
Mark Duggan.....	2013
James Owen (Associate Member)	2009

The Planning Board held multiple meetings during calendar year 2010. 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, and land and business inquiries.
- The Planning Department approved a FOSPRD plan for Houghton Farm, located on Sugar and Golden Run Roads allowing for 15 lots with approximately 43.5 of the 72-acres of land preserved as open space and one lot for affordable housing. Installation of the road and utilities was done in the summer and late fall with weekly site visits conducted by the Town Planner and the Board's consulting engineer.
- Construction began for Century Mill Estates, a subdivision located on Century Mill and Spectacle Hill Roads. The road and utilities were installed in phase one which will include 22 lots. Weekly site visits were conducted by the Town Planner and the board's consulting engineer. The subdivision includes 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.
- With the assistance of the Board's consulting engineer, the Board reviewed the as built for the new Public Safety Building.
- 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. The Town was awarded a grant from MAPC to assist the Town with developing design guidelines and village overlay zoning. The design guidelines are on the 2011 town meeting warrant and the board will continue working on the village overlay zoning for the next town meeting.
- The Board met numerous times with developers in regards to proposed development at the Smith property located at 715 & 719 Main Street.
- The Board hosted a workshop for the Citizen Planner Training Collaborative on "How to read a subdivision". This was held in the new meeting room at the public library.
- The Planning Department worked closely on three initiatives with the regional planning agency, the Metropolitan Area Planning Council:

1. The Town has been working with the 13 towns of Magic on the possible shared services.
 2. The Town has been working with the 13 towns of Magic on the possible shared transportation services.
 3. The Town has been working with Magic on looking at the former train line that intersects Bolton, Berlin and Hudson on the feasibility of creating a rapid bus service/bike path.
- The Board was awarded a grant from the Department of Energy and Resources providing technical assistance in writing a Green Communities Action Plan for becoming a Green Community which would allow the town to obtain energy grants. The Planning Department worked closely with the Energy Committee and will be bringing adoption of the Stretch Code to Town Meeting in 2011.
 - The Board met numerous times with the Public Ways Safety Committee on the Line of Sight at Intersections Bylaw.
 - The Planning Department continues to strive to be more efficient and recently acquired permit tracking software which is up and running in many of the town departments. Residents and applicants will soon be able to apply for most applications on line.
 - The Board welcomed Marc Gautreau who was elected to the Planning Board in 2010, replacing long time member Steve Garner. The Board would like to thank Steve Garner for his long and devoted service to the Board.