

PLANNING BOARD

Doug Storey, Chairman.....	2012
John Karlon, Vice Chairman.....	2016
Marc Gautreau.....	2015
Jonathan Keep.....	2012
Mark Duggan.....	2013
James Owen (Associate Member)	2013

The Planning Board held multiple meetings during calendar year 2011. 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.
- 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 Applicant requested a Special Permit to allow an increase from 71 lots to 78 lots. The Planning Board approved this. Of the 78 lots, 3 of will be donated to the Bolton Affordable Housing Trust Fund. Of the 200 acres, approximately 100 acres will be preserved as open space. Houses are currently under construction.
- The Planning Department applied and received a technical assistance grant through the Department of Housing and Community Development (DHCD) to pay for the cost of a consultant to development a way finding program. Various boards and committees worked closely with the consultant. A final project should be submitted in early 2012 and a presentation made to the Board of Selectmen.
- The Town received 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 which were adopted at the 2011 Town Meeting. The Village Overlay District is on the May 2012 Town Meeting Warrant.
- The Planning Board met with the Berlin Planning Board to discuss their process for mixed use villages and development agreements.
- The Board met numerous times with developers and the Planners for Planning in regards to proposed development at the Smith property located at 715 & 719 Main Street. Multiple public forums were held to discuss the future use of the Smith property. The Planning Board, Economic Development Committee and the Board of Selectmen held a joint public forum as well as the Planning Board and Economic Development Committee.
- The Planning Department worked closely with the regional planning agency, the Metropolitan Area Planning Council and the 13 possible shared transportation services.

- The Planning Department worked with the Regional Planning Agency on the 495/Metro Est plan and held public meetings on this project which identifies priority development and preservation areas, and significant transportation and infrastructure investments for the region. The 495/MetroWest plan will form the framework for public decision-making in land use regulation and infrastructure investment within the region over the next twenty years.
- 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 to bring the adoption of the Stretch Code to Town Meeting in 2011 which ultimately failed.
- The Board met numerous times with the Public Ways Safety Committee on the Line of Sight at Intersections Bylaw which failed at Town Meeting but will be back on the 2012 Town Meeting Warrant.
- The Planning Department continues to strive to be more efficient and 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 and were more recently able to do so with online fire burning permits.
- The Board welcomed Jonathan Keep who replaced Michelle Tuck. The Board would like to thank Michelle for devoted service to the Board and assisting with developing the design guidelines and village overlay district.
- The Board established and appointed the newly formed Design Advisory Team who will review commercial projects in Town.
- 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 has been installed and the houses under construction.