

## PLANNING BOARD

Jonathan Keep, Chairman.....	2017
John Karlon, Vice Chairman.....	2016
Marc Gautreau.....	2015
Doug Storey .....	2014
Mark Duggan.....	2013
James Owen (Associate Member) .....	2015

The Planning Board held multiple meetings during calendar year 2012. 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, administering performance guarantees, reviewing as-builts, conducting site walks, and land and business inquiries.
- Construction is well underway 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. Site visits were conducted by the Town Planner and the board's consulting engineer. This subdivision will consist of 78 homes, 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. Houses are currently under construction with 4 homes already completed.
- 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 develop a way finding program. Various boards and committees worked closely with the consultant. A final project was submitted to the Town. The project is currently in the works for implementation.
- 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 was not approved at the May 2012 Town Meeting Warrant. However, many residents urged the Board to continue working on the overlay requiring a housing component and leaving out the Salt Box. In December the Board of Selectmen approved a Village Overlay Working Group who will continue the effort. The Town was also awarded a Sustainable Communities Grant which will provide technical assistance to the Town in this effort.
- The Board met numerous times with the Public Ways Safety Committee on the Line of Sight at Intersections Bylaw which finally passed at the 2012 Town Meeting.
- The Planning Board approved a Special Permit for a 4.95 Mega Watt solar energy facility at 125 Still River Road (Bolton Orchards). The Board also worked on developing a Solar Bylaw which passed at the May 2012 Town Meeting.
- 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 can now apply for most applications on line as well as on line online fire burning permits.

The Planning Department is now exploring on line mapping which would be available to residents as well as GIS for the department.

- The Town was awarded a Sustainable Communities grant along with the Towns of Boxborough, Lexington and Littleton on A Comprehensive Agricultural Planning project. This grant will assist the Towns in exploring tools to preserve precious farmland by advocating for farms, sub regional management options for agricultural land uses, marketing for new agricultural operations and regulatory changes to allow for diversified operations such as agro-tourism and value added processing.
- The Town also received a grant through our regional planning council, MAPC to work on local and regional public transportation services for residents. A survey was conducted to gather information on enhancing transit options within Bolton and destinations outside of town.
- The Planning Department worked closely with the Mobility Committee on exploring non motorized mobility options in Bolton. A survey was conducted as well as a public forum. The Planning Department will continue working on this program in 2012.
- The Planning Department approved several ANR's and Backland lots.