

## PLANNING BOARD

Frank Lazgin.....2004  
Russ Karlstad .....2005  
Mark Giunta .....2006  
Doug Storey .....2007  
Larry Delaney, Chairman .....2008

The Planning Board held 27 meetings during calendar year 2003. The Board endorsed seven Approval Not Required (ANR) plans. One hearing for 3 Backland Lot Special Permit was held and approved. Two subdivision plans were filed and one completed the approval process. Northwood 36-2 created 36 new lots with one existing. The Northwoods 36-2 subdivision hearing ran concurrently with the Farm and Open Space Residential Development (FOSPRD) Special Permit hearing. The Board held extensive hearings in connection with a preliminary subdivision plan for Century Mill Estates. As a result of input at those hearings the applicant is pursuing a 40B application.

In 2003, the Planning Board initiated two amendments to the Zoning Bylaws that were pursued at Town Meeting.

1. An Inclusionary Zoning Bylaw mandating affordable housing in future developments and changes
2. Expanding Planning Board authority over driveway permits

The Board also held hearings on 11 proposed zoning bylaws. Three of the proposed bylaw changes were sponsored by the Planning Board and the other 8 were citizen's petitions.

In addition to above endorsements the Board is still involved with a 40B site plan reviews for Bolton Manor. Planning Board members attended some of the hearings held for the projects. Also, the Planning Board has taken overseeing new driveway permits. The Board or their administrator reviews each new driveway individually.

The Board also addressed many of the day-to-day issues such as bond reductions, as-builts, and site walks.

### **01- ANR**

Green Rd – Stephen Morte  
Approved June 2003

### **02- ANR**

Spectacle Hill Rd  
Approved July 2003

### **03- ANR**

Annie Moore Rd - John Nelson  
Approved July 2003

### **04 – Backland Lot**

305 Wattaquaddock Hill Road  
Approved September 2003

### **05 – Backland Lot**

Main Street, John Stephenson  
Submitted November 2003 - Open

### **06 – Backland Lot**

Vaughn Hill Road – Richard Sullivan  
Submitted November 2003 - Open

**07- ANR**

Wattaquadock Hill Rd – Donald Perham  
Approved September 2003

**10 – FOSPRD**

Northwoods 36-2 – Warner Road Joint  
Venture Group  
Approved December 2003

**08- ANR**

271 Vaughn Hill Rd – Pamela Moen  
Approved November 2003

**11 – Preliminary Subdivision**

Century Mill Road – Century Mill Estates  
Limited Partnership  
Approved December 2003

**09- ANR**

Sawyer Rd - Clyde Wheeler  
Approved December 2003

**12 – Common Driveway**

Corn Road – John McNulty  
Approved December 2003

**Financial Statement  
July 1, 2002 to June 30, 2003**

**Wages**

Appropriated	\$16,944.00
Expended	<u>\$14,684.89</u>
Unexpended balance returned to general fund	\$ 2,259.11

**Expenses**

Appropriated	\$52,259.00
Expended	
Purchase of Services	\$8,334.50
Advertising	1,144.10
Dues	0.00
Supplies	2,974.26
Unexpended balance returned to general fund	\$ 39,806.14

**Janet Collier, Administrative Assistant**

