

## **REPORT OF THE PLANNING BOARD**

2004 was a year of increased activity by the Planning Board. There were 2 subdivisions before the Board as well as preliminary discussions of two Planned Unit Residential Developments ("PURDs"). In addition, the Board has assumed expanded responsibilities in the area of special permits as result of the 2003 Town Meeting.

The 23-lot Scantic Meadows subdivision on Somers Road met Subdivision Regulations and was approved. The 18-lot Shadow Wood subdivision on Bennett Road has been reviewed but is still pending. Both projects require Conservation Commission review and approval. In addition, the Board held preliminary discussions with developers who are considering two PURD projects in Town.

In addition to the subdivision project reviews, the Board received and approved special permit applications for 10 large lots with substandard frontage. In addition there are 7 large lots with substandard frontage contemplated in the two subdivisions discussed above. Many of the proposed lots abut each other. The use of these lots in multiples and within subdivisions has led to concern that the application of this provision is not consistent with its intent.

In addition to the special permits for large lots discussed above, the Board acted on several other special permit applications and site plan reviews. These special permits were primarily approvals of home occupation applications and common driveway applications.

The Town approved the addition of the position of Associate Member of the Board. The primary function of the position will be to enable the Board to maintain the super-majority requirements for special permit and subdivision decisions through the review and hearing process. It will improve the Board's ability to act within the time constraints required by the State. The position has been filled by Anthony Bongiorno.

2004 marked the retirement of the Board's Clerk, 30-year veteran Judy Jackson. Over these years, Judy's contributions were impressive, running the gamut from her extensive knowledge of State and Town zoning and subdivision law to her history both formal and informal of the Town's activities in this arena. Her knowledge and willingness to help both Town officials and individuals were exemplary of the term "public servant". Judy will be sorely missed. She has been replaced by Jane Budynkiewicz, who has been meeting the challenges of the job admirably. She is a welcome addition to the Board. And the Board would like to extend a special thank you to Mark Feeney who works with the Planning Board to make sure all Bylaws are met for each building applicant or permit that comes before the Town. He is also very helpful to the Board, identifying provisions in the Zoning Bylaw that need clarification; reports back from the

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“field” enable continuous improvement in the intent and application of the Bylaw. The Town is indeed fortunate to have individuals with the capabilities and dedication of Judy, Jane and Mark, who are willing to fill the many complex and demanding positions in Town.

Respectfully submitted:

John D. Flynn, Chairman  
Joseph Dolben  
Joseph Kruzel  
Robert Majkut  
Melissa Reeves