

PLANNING BOARD

There were no new subdivision plans submitted to the Planning Board in 2006. The Board administered two active subdivisions approved in 2004, Scantic Meadows, which is under construction, and Shadow Wood, which has not yet begun construction. The Board administered the Tall Pines PURD (development aimed at housing for residents over the age of 55), which was approved in 2005. Construction of Tall Pines is pending final approvals from the Massachusetts Department Fish and Wildlife and other governmental authorities. In addition, the Board reviewed and signed several ANRs (plans creating additional lots where Planning Board approval is not required) and approved a number of Special Permits for large lots and shared driveways.

The Town received a grant from the State under its Smart Growth program. The Smart Growth subcommittee, reviewed a number of growth alternatives for the Town, and proposed three By-Law changes for consideration at the Fall Special Town Meeting. The decision of the Special Town Meeting was to table the question in favor of its consideration at the Annual Town Meeting, and two of the proposed changes are in this year's warrant. For all their hard work on the project, the Board thanks the members of the subcommittee: Melissa Reeves, Sherry Himmelstein, Connie Witt, Dorothy Kibbe, Patricia Cote, and Anthony Bongiorno.

Also in this year's Town Warrant is a proposed change to the Hillside and Ridgeline zoning regulations submitted by the Ridgeline and Hillside subcommittee. The proposal is the result of several years experience in administering the regulations by the subcommittee and their research into ways to better manage development of these important areas in Town. Thanks to the members of the subcommittee: Robin Warner, Bonnie Geromini, Richard DeSanti, and Dick Patullo, for their efforts in making the provisions more effective and easier to use.

Finally, the Board gives special thanks to former Chair, John D. Flynn and member, Melissa Reeves, who stepped down last year, and to former clerk, Jane Budynkiewicz, who transferred to the Board of Health, for their years of service and for their contributions to work of the Board. They will be missed.

Joseph Dolben, Chair
Joseph Kruzel, Vice Chair
Cornelius Flynn
Laurie Niles
Robert Majkut
Anthony Bongiorno, Associate Member
Kathy Foster, Clerk