

Report of the  
Planning Board

To the residents of the Town of Abington:

We the members of the Abington Planning Board, respectfully submit our Annual Report for the year 2008.

The primary responsibility of the Abington Planning Board under Massachusetts General Law, Chapter 41, Sub-Section 81D, requires that the Planning Boards prepare a Comprehensive Master Plan. The Master Plan is a document that consists of text, maps, and illustrations that serves as the basis for decision-making regarding the long-term physical development of a community. The Abington Master Plan consists of several important elements including strategies for accomplishing goals for land use, open space and recreation, economic development, circulation and transportation, housing and public facilities. It is important that the Master Plan and these various elements be periodically updated to consider changing conditions in town and to provide for new opportunities and challenges. The Planning Board accomplishes this through the comprehensive planning process where the Board carefully assesses the needs, requirements and potential of the Town and then prepares the Master Plan that serves as the public policy statement to guide future growth and development.

During the past year, the Planning Board has focused on updating the Abington Master Plan for adoption by the Board in early 2009 that marks the tenth anniversary of when the Plan was last entirely updated. Although there have been more recent updates of specific Plan elements including Housing, Open Space and Recreation, Economic Development and Transportation since 1999, this effort is a complete update and will be the basis for accomplishing the future pattern of development in the town through the enforcement land use controls including the Town's Zoning By-Law and Subdivision Regulations.

The Abington Master Plan also serves the Planning Board in periodically drafting amendments to regulations and requirements that have encouraged business development in the community. These have facilitated the increased interest in Abington as a prime business location and as a place of residence for persons working in the Boston area. A primary concern of the Board is to assure to the extent feasible that the impacts of new developments on the Town of Abington and its residents are properly mitigated.

The Planning Board provides direction and supervision of the work of the Town Planner Daniel Crane, AICP who assists the Board along with Planning Board Secretary Elizabeth Shea in carrying out the day to day operations of the Planning Office. The Planning Board reviewed 12 Site Plan development proposals during 2008 which included: a proposed "strip mall" at 1238 Bedford St, the rebuilding of the store at 7 Green St, the site of a new water tower on Chestnut St. and several cell tower antennae additions. In addition, the Board acted on 3 definitive subdivision plans and approximately 20 Form A applications. The Board also reviewed the progress of ongoing projects such as Lowe's, and several other subdivisions which began work this year.

The Planning Board is available to respond to any questions or concerns regarding development in the community and is appreciative of any input the townspeople may offer. The townspeople are invited to

contact the Board through the Town Planner at 781-982-0069, in writing to the Board at the Town Offices or by attending a meeting of the Board. The Board meets at Town Hall on the first Monday of the month and at other times when needed. The Board would like to give thanks to the other Town Boards for their input and for the help from Town Planner Dan Crane and Liz Shea. Please feel free to attend our meetings, which are open to the public, and to observe what is discussed and accomplished.

Respectfully submitted,

Wayne P. Smith, Chairman  
Timothy P. Barry, Vice Chairman  
Bruce G. Hughes, Clerk  
Jeffrey M. Rangel, Member  
Robert Soper, Member