

I. **INTRODUCTION** The Purpose of the Planning Board is defined in in the Town Bylaws:

2-8 PLANNING BOARD. 2-8.1 ESTABLISHED. *On March 29, 1954, at a special town meeting the town adopted the Subdivision Control Law, Chapter 41, Sections 81A et seq. of the General Laws of Massachusetts. The authority of the planning Board stems from Chapter 41, Section 81Q of these General Laws. Subdivision regulations are further detailed in Appendix A of this code.*

2-8.2 DUTIES. *The duties of the planning board shall include the following:*

- ❖ • *a. To study and make plans of the resources, possibilities and needs of the town.*
- ❖ • *b. To report annually to the town on results of its studies with any recommendations.*
- ❖ • *c. To examine plans of proposed streets or other town improvements and make recommendations regarding these plans.*
- ❖ • *d. To report to the town on any item referred to it by the town for its opinion.*
- ❖ • *e. To report, after due consideration, to the town meeting in writing such recommendations as it deems best for the interests of the town and its citizens regarding any warrant pertaining to the physical resources and features of the town. The Selectmen, after drawing any such warrant, shall transmit immediately a copy thereof to each member of the board.*

2-8.3 BOARD REVIEW REQUIRED FOR NEW STREETS. *No street shall be proposed for acceptance at any town meeting unless such proposed action shall have been submitted to the planning board for its recommendation at least 60 days prior to the date of the town meeting.*

Basically, the Planning Board is responsible for matters relating to land use in the Town of Essex. Standard duties of the Town of Essex Planning Board include the following

- ❖ • Conduct Site Plan Reviews
- ❖ • Review the town Zoning Bylaws (Chapter 6) and propose amendments via a process of public hearings and vote at Town Meeting
- ❖ • Review ANRs (Approval Not Required)
- ❖ • Approve subdivision plans
- ❖ • Make recommendations to the Zoning Board of Appeals on special permits, appeals and variances.