

ARTICLE 45. PLANNING BOARD

45.1. Membership. The Town shall have an elected Planning Board (for purposes of this Article 45, the "Board"), consisting of five residents and an associate member who shall be a resident appointed by the Select Board and Planning Board in joint session.

45.2 Term. The term of office of elected Planning Board members shall be five years; the term of office of the associate member shall be two years.

45.3 General Duties. (Amended ATM 2004.) The Board shall have the powers and duties of planning boards under the General Laws. These include:

- a. Controlling subdivision development in accordance with the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land in Wellesley;
- b. Making careful studies of the resources, possibilities, and needs of the Town and preparing therefrom a comprehensive plan for the Town in accordance with G.L. c. 41, § 81D;
- c. Studying and recommending changes in the Zoning Bylaw and Zoning Map;
- d. Appointing members of the Design Review Board;
- e. Determining the adequacy of unaccepted ways in accordance with Section 19 YARD REGULATIONS of the Zoning Bylaw;
- f. Considering applications under the Scenic Road Act;
- g. Considering applications for Projects of Significant Impact in accordance with Section 16A PROJECT APPROVAL of the Zoning Bylaw.

45.4. Planning Director. The Board shall appoint a Planning Director who shall hold office at the will of the Board and such staff as it deems necessary.

45.5. Annual Report. The Board shall submit an annual report in accordance with Article 4 and G.L. c. 41. It shall also file a copy with the Massachusetts Department of Housing and Community Development and other agencies as required by law. (Amended ATM 2018.)

45.6. General Provisions. The Board shall also be governed by Articles 2 through 7 of these bylaws and other provisions of these bylaws applicable generally to all Boards, except as it is specifically directed by law or a provision of these bylaws to act otherwise.