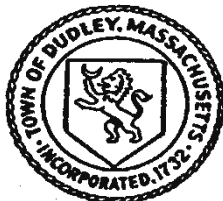


**TOWN OF DUDLEY
MASSACHUSETTS
PLANNING BOARD**

DUDLEY MUNICIPAL COMPLEX, ROOM 308
71 WEST MAIN STREET DUDLEY, MA 01571

DUDLEY PLANNING BOARD

Mark L. Marzeotti, Chairman
Guy E. Horne, Jr., Vice Chairman
Pamela Humphrey, Clerk to the Board
Kevin Sullivan, Member
Daniel Edmiston, Member
John Briare, Alternate Member



DUDLEY PLANNING STAFF

Donald T. Johnson, AICP, Town Planner
Caryl Savard, Clerk
planner@dudleyma.gov
Phone: 508-949-8014

PLANNING BOARD MEETING MINUTES

Wednesday, January 24, 2018 7:00 pm

Dudley Municipal Complex, Room 321-A (DMC, Veterans Memorial Hall)
71 West Main Street, Dudley, MA 01571-3264

7:00 PM Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, January 24, 2018 in Room 321A of the Dudley Municipal Complex by Chairman Mark Marzeotti. Planning Board members present were: Vice Chairman Guy E. Horne, Jr., Pamela Humphrey-Clerk to the Board, Kevin Sullivan-Member, Dan Edmiston-Member and Don Johnson, Town Planner.

A. Meeting Minutes

- a. Mr. Horne **moved to accept the minutes of December 18, 2017 as printed.** Seconded by Mr. Sullivan. Unanimous.

B. ANR Noble Street, Depot Road Charlton, LLC

- a. The three waivers were topography, adequate access and existing grade
- b. Mr. Antonio Cerqueira, of Depot Road Charlton, LLC., was present and explained the lots' adjustments for future septic systems, creating easements on lot 11 for three house lots including #6 and #7
- c. Mr. Horne **moved to waive items 5E topography, 5I evidence of adequate access and 5J prifle of existing grades for a Plan of Land in Dudley, Mass., lots 11R & 12R, location to be 11 & 12 Noble Street, owner Depot Road Charlton, LLC., deed book 38337, page 243, plan book 853, page 6 and plan book 859 page 47, Dudley tax map 205 parcel 53.30.** Seconded by Ms. Humphrey. Unanimous.
- d. Mr. Horne **moved to approve the ANR Plan of Land in Dudley, Mass., lots 11R & 12R, location to be 11 & 12 Noble Street, owner Depot Road Charlton, LLC., deed book 38337, page 243, plan book 853, page 6 and plan book 859 page 47, Dudley tax map 205 parcel 53.30.** Seconded by Mr. Sullivan. Unanimous.

C. Request of Zyggi's Automotive (Zyggi Laska) to Discuss Minor Site Plan Review Requirements

- a. Mr. Horne explained and disclosed for the record that he has done business with Mr. Laska. At the recent Town auction, Mr. Laska purchased lot #159 next to his lot, which is #160, on McQuaid Street. He intends to park 8 cars on lot #159. He had been to the Board of Sewer and Water, who required the new parking area to be paved because it falls within the Aquifer Protection District. In order to accommodate paved parking for 8 cars, a minor site plan review is required. Mr. Laska was not present. Mr. Laska will be asked to submit a minor site plan review request, if the Building Inspector requires it for either gravel or asphalt.

D. Annual Report for Fiscal Year 2017

- a. Mr. Johnson explained that he has been without a clerk for several weeks. However, the report is not due until April, so there is time to compile and submit it.

E. Construction Subdivision Finishing

- a. No releases scheduled and no further activity.

F. Discussion on the Status of Economic Development Planning

- a. Phase I Economic Development Strategic Plan and Survey Results
 - i. Mr. Johnson recapped the Phase I presentation, which is available online through viewing of the video of the November 29, 2017 Planning Board meeting, and he provided a hard copy of the presentation to each of the Board members.
- b. Integration of 2015 Village District Study and Village District Walk
 - i. Mr. Johnson copied and inserted the September 23, 2015 presentation in the packets for review. The Board asked Mr. Johnson to coordinate this project with the Economic Development Committee along with Phase II plan activities and to continue to keep the EDC apprised. The site walk will be in the spring.
- c. Phase II Economic Development Strategic Plan Content and Work Plan
 - i. Mr. Johnson showed the Board where the Phase II scope was referenced in the Phase I presentation, on page 15. Funding for Phase II will most likely be available through this years' District Local Technical Assistance (DLTA) program; CMRPC has informed Mr. Johnson that notice of this availability will be sent out by CMRPC to its member communities at the end of January. Mr. Johnson will work with CMRPC and the Town Administrator toward securing this funding. The Board asked Mr. Johnson to keep the Board updated on grant funding resources.

G. Next Meeting

- a. February 14, 2018

H. Planner's Plate

- a. Mr. Johnson informed the Board that he would be attending a workshop relative to recreational marijuana on February 2 and that the Cannabis Control Commission is conducting a hearing on their draft regulations on February 7, and that the town's working committee on recreational marijuana is likely to be meeting soon, possibly before the February hearing.

I. Comments from the Planning Board – no comments

J. Comments from the Audience – no comments

K. Other Business – no comments

L. Adjournment

- a. Mr. Sullivan **moved to adjourn at 7:51 PM.** Seconded by Mr. Horne. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of January 24, 2018

Mark Marzeotti, Chairman

Guy Horne, Jr., Vice-Chairman

Pamela Humphrey, Clerk to the Board

Kevin Sullivan, Member

Daniel Edmiston, Member