

TOWN OF DUDLEY

MASSACHUSETTS

PLANNING BOARD

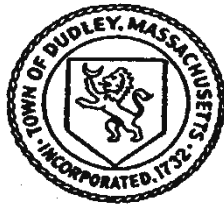
DUDLEY MUNICIPAL COMPLEX, ROOM 308

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
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PLANNING BOARD MEETING MINUTES

Wednesday, February 28, 2018 7:00 pm

Dudley Municipal Complex, Room 321-A (DMC, Veterans Memorial Hall)

7:00 PM Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, February 28, 2018 in Room 321A of the Dudley Municipal Complex by Chairman Mark Marzeotti. Planning Board members present were: Guy Horne-Vice Chairman, Pamela Humphrey-Clerk to the Board, Kevin Sullivan-Member, Dan Edmiston-Member and Don Johnson, Town Planner.

A. Request of Ed Switzer, Forefront Power to discuss proposed solar array

- a. Request moved to March 14, 2018 agenda

B. Meeting Minutes for February 14, 2018

- a. Mr. Horne **moved to accept the minutes of February 14, 2018 as printed.** Seconded by Ms. Humphrey. Unanimous.

C. Annual Report for Fiscal Year 2017

- a. The edited Annual Report for Fiscal Year 2017 was provided to each member and Mr. Johnson explained the edits
- b. The members will sign the Annual Report for Fiscal Year 2017

D. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets

- a. Pierpont Estates – Mr. Cerqueira requested to come before the Planning Board, tentatively on March 14, 2018, to discuss the final paving and raising the catch basins at Pierpont Estates, Phases 1, 2a, and 2b.
- b. Eisenhower Drive – Still no response from Mr. Heney. Mr. Johnson will continue to contact him.
- c. Tobin Farm Estates – Mr. Slingo stopped in the office and said as soon as weather breaks, he will perform needed repairs on fence and guard rails and installation of bounds.
- d. Piasta Road – Drainage system needs to be cleaned out. Mr. Horne to talk with Mr. Androlewicz.
- e. Rocky Hill Estates – No updates.
- f. Misty Meadows – Owner filed bankruptcy. Mr. Horne suggested notifying the Board of Selectmen that there is escrow that could possibly be used for patches to road. Mr. Marzeotti suggested compiling a final report of subdivisions and their status and forwarding it to the Board of Selectmen to decide what to do next. Mr. Marzeotti commended Mr. Johnson on the progress he has made.
- g. Mr. John Kwiecinski asked to speak on a subdivision off Jaybee Avenue. The subdivision was owned by Mr. Kwiecinski's father and was signed, but never recorded at the Registry of Deeds. Mr. Kwiecinski stated that he is paying on the lot, but not as subdivided lots. Mr. Kwiecinski would like to sell the lot. Mr. Horne stated that, in his opinion, Mr. Kwiecinski would need to have a new preliminary plan re-engineered using the same metes and bounds and today's standards. He should also check with the Water and Sewer Department to determine if they could issue water and sewer permits for the lots and then re-submit to the Planning Board. Once sold, the new owner could request a waiver from new minimum of 50 feet to 40 feet for the road. Mr. Marzeotti also suggested that he could consider selling as is, with the stated new bylaw requirements known to the potential buyer.

E. Discussion on the status of Economic Development Planning, including:

- a. Integration of 2015 Village District Study and scheduling of Village District Walk; and
- b. Phase 2 Economic Development Strategic Plan content and work plan

- i. Mr. Johnson stated that the application has been submitted. He will check with Dominique DuTremble of CMRPC on the 2015 Study. Mr. Johnson will be meeting with CMRPC to make the formal request for Phase 2 funding through the DLTA program on Thursday, March 1, 2018.

F. Planner's Plate

- a. Zoning Bylaw updated and on website. Hard copies available from Mr. Johnson.
- b. Marijuana recreational use – CCC just finished hearings and will update their regulations around the 15th of March.
- c. Mr. Johnson to attend a workshop on downtown branding.

G. Comments from the Planning Board – Ms. Humphrey asked if there are any updates on Stevens Linen Mill. Mr. Johnson called and Winn is still interested.

H. Comments from the Audience – no comments

I. Other Business – none

J. Adjournment

- a. Mr. Horne **moved to adjourn at 7:38 PM**. Seconded by Mr. Sullivan. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of February 28, 2018

Mark Marzeotti, Chairman

Guy Horne, Jr., Vice-Chairman

Pamela Humphrey, Clerk to the Board

Kevin Sullivan, Member

Daniel Edmiston, Member