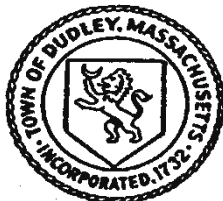


# TOWN OF DUDLEY MASSACHUSETTS PLANNING BOARD

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  
John Briare, Alternate Member



## DUDLEY PLANNING STAFF

Donald T. Johnson, AICP, Town Planner  
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Phone: 508-949-8014

## PLANNING BOARD MEETING MINUTES

Wednesday, November 29, 2017 7:00 pm

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

### 7:11 pm Call to Order

The Planning Board Meeting was called to order at 7:11 PM on Wednesday, November 29, 2017 in Room 321A of the Dudley Municipal Complex by Chairman Mark Marzeotti. Planning Board members present were: Pamela Humphrey-Clerk to the Board, Kevin Sullivan-Member, John Briare-Alternate Member and Don Johnson, Town Planner.

### **A. Meeting Minutes**

- a. October 30, 2017 - Ms. Humphrey **moved to accept the minutes of October 30, 2017 as written.** Seconded by Mr. Sullivan. Unanimous.
- b. November 8, 2017 – Mr. Sullivan **moved to accept the minutes of November 8, 2017 as written.** Seconded by Ms. Humphrey. Unanimous.

### **B. Economic Development Planning Project**

- a. Mr. Briare noted that the Economic Development Committee had posted a joint meeting with the Dudley Planning Board; however, they did not have a quorum.
- b. Ron Barron, Associate Planner with CMRPC has been working with the Economic Development Committee and Don Johnson, Town Planner. Mr. Barron recapped the Phase 1 components of the Grant-Funded Economic Development Strategic Plan; Asset Inventory, a Visioning Piece and SWOT.
- c. Mr. Barron's presentation included the background overview; laying the groundwork for the entire strategic plan, identifying strengths and weaknesses, reviewing 2000 Master Plan, 2004 Community Development, 2012 Economic Census and CAMA.
- d. Mr. Barron presented the Community Survey results, which included 20 questions and resulted in 229 total votes, representing about 2% of the population. Survey questions sought input from responders in areas of economic development priorities and where those priorities should be focused.
- e. Mr. Barron has had discussions with the Webster Dudley Business Alliance, Nichols College, Couet Farm & Fromagerie, Sturbridge Coffee Roasters and Central Mass Grown; centering around activating dormant farms including possibly new wineries and breweries, establishing a restaurant district and meeting with local large employers, such as Gentex.
- f. Mr. Barron's presentation displayed population changes and projections, per capita income growth, median household income, the poverty rate of 10% (which is about the middle for the region) and the unemployment rate of 8.8%. The presentation also included the 10 largest local establishments and the number of employees for each, projected growth and decline of several types of occupations.
- g. Opportunity Areas – strengths, weaknesses, opportunities and threats of the West Main Street and the West Main Street/Nichols College areas were discussed for possible development and growth.
- h. Agriculture – over 7,000 acres of land suited for agriculture with almost 3,000 acres of Chapter 61A land. Aggregator organizations to bring farm food to farmers' markets will be contacted. Help to farmers is critical to ensure success because of the high startup costs and low profit margins. Current and growing interest from people to purchase farm-to-table produce.
- i. Phase 2 (Spring to Fall, 2018) – Impediments analysis – what is stopping growth in these places. Review zoning, regulations, permitting processes. Sector Specific Workshops – agriculture, Webster Dudley Main Street Corridor and Nichols College/West Main Street Neighborhood Workshop.

- j. Phase 3 (2019) – Implementation process incorporating possible zoning and regulatory amendments, funding sources, marketing strategies and ongoing governance.
  - k. Mr. Barron is still working on final analysis of Schofield Avenue area and is scheduled to be completed by mid-December.
- C. Planner's Plate
- a. Webster Dudley Business Alliance meeting at Point Breeze to discuss incubator businesses.
  - b. Green community looking at possibility of LED lighting for street lights.
  - c. Mr. Marzeotti suggested that Mr. Johnson talk with Dennis Luko, Webster Dudley Oxford Chamber of Commerce president in regards to Discover Central Mass.
  - d. Mr. Johnson will be meeting with Greg Balukonis, Town Administrator and the Water/Sewer Department Supervisor regarding links to Stevens Linen Mill and support of the project.
  - e. The Board asked Mr. Johnson to find out the status of the person who wanted to become a member of the Planning Board.
- D. Adjournment
- a. Ms. Humphrey **moved to adjourn at 7:52 PM.** Seconded by Mr. Sullivan. Unanimous.

Caryl Savard  
Planning Board Clerk

Minutes of November 29, 2017

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Mark Marzeotti, Chairman

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Guy Horne, Jr., Vice-Chairman

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Pamela Humphrey, Clerk to the Board

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Kevin Sullivan, Member