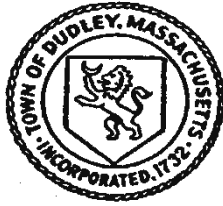


**TOWN OF DUDLEY  
MASSACHUSETTS  
PLANNING BOARD**

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  
Daniel Edmiston, Member  
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 SPECIAL MEETING MINUTES  
Monday, December 18, 2017 6:30 pm**

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

**Call to Order:** The joint Planning Board meeting with the Board of Selectmen was called to order at 6:50 pm. Mark Marzeotti, Chairman; Guy Horne, Vice Chairman; Kevin Sullivan, Member; and Dan Edmiston, Dudley resident who wished to be appointed to the vacant seat on the Planning Board, were present. Don Johnson, Town Planner, was also present. Board of Selectmen members present were John Marsi, Jonathan Ruda, and Kerry Cyganiewicz.

**A. Vote with the Board of Selectmen on the Joint Appointment – Planning Board Vacancy – Dan Edmiston – Term to expire June 11, 2018 – Pursuant to M.G.L., Chapter 41, Section 81A and Section 11.**

Dan Edmiston stated that he is an architect and planner and he feels he would be a good fit with the Planning Board as well as give back to the community. After discussion **Jonathan Ruda motioned to appoint Dan Edmiston to the Planning Board with a term to expire in June 2018 (town election). Kerry Cyganiewicz seconded. Unanimous 3-0. Guy Horne motioned to support the appointment of Dan Edmiston to the Planning Board with a term to expire June 2018. Kevin Sullivan seconded. Unanimous 3-0.**

**Recess Meeting and Reconvene in Room 315, Dudley Municipal Complex, 71 West Main Street, Dudley, MA 01571-3264:** Following the vote on the appointment, the Planning Board meeting was recessed and reconvened at 7:02 pm in Room 315. Members present: Mark Marzeotti, Chairman; Guy Horne, Vice Chairman; Kevin Sullivan, Member; and Daniel Edmiston, newly appointed Member. Don Johnson, Town Planner, was also present. The Chairman noted that the new appointee would be non-voting for this evening's meeting, because he had not yet been sworn in by the Town Clerk. He also stated that this was a special meeting for the purpose of taking care of an agenda item that the board was unable to address last Wednesday, December 13<sup>th</sup> because there was not a quorum present at that meeting.

**B. Approval of Meeting Minutes: November 29, 2017**

Motion was made by Mr. Horne and seconded by Mr. Sullivan to approve the minutes of November 29, 2017 and unanimously passed 3-0.

C. **ANR:** Fabyan Road & West Main Street; LeBlanc & Dudley Conservation Land Trust

The plan was presented by Bruce Fitzback of Bertin Engineering. The purpose of the plan is to divide a lot owned by LeBlanc in order to convey a portion of that lot along with adjacent property also owned by Le Blanc to the Dudley Conservation Land Trust. Guy Horne made a motion to approve the waivers for the ANR for Plan of land located on Fabyan Road and West Main Street, Deed Book 19074 Page 359, Dudley Tax Map 234, Parcel 31 for the Dudley Conservation Land Trust and the LeBlancs. Waiver of Item 5B, the scale, and waiver of Item 5E, the topography. Motion was seconded by Kevin Sullivan and unanimously approved 3-0. Mr. Horne made a motion to approve the ANR plan of land for Dudley Tax Map 234, Parcel 31 for the Dudley Conservation Land Trust and the LeBlancs. Motion was seconded by Kevin Sullivan and unanimously approved 3-0.

D. **Approval of Meeting Schedule for Calendar Year 2018**

Motion was made by Mr. Horne to accept the meeting schedule for Calendar Year 2018 as submitted by the Town Planner, Don Johnson. The Chairman noted that the meetings are normally held on the second and fourth Wednesdays of the month. The motion was seconded by Mr. Sullivan and unanimously approved 3-0.

E. **PLANNER’S PLATE:** no comments.

F. **COMMENTS FROM THE PLANNING BOARD:** no comments.

G. **COMMENTS FROM THE AUDIENCE:** no comments.

**Other Business:** no comments.

**Adjournment:** Motion to adjourn the meeting was made by Mr. Horne and seconded by Mr. Sullivan and was unanimously approved 3-0. The meeting was adjourned at 7:15 PM.

Respectfully submitted by:  
Donald T. Johnson, AICP  
Town Planner

Minutes of December 18, 2017

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Mark Marzeotti, Chairman

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Guy Horne, Vice-Chairman

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Pamela Humphrey, Clerk of the Board

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Kevin Sullivan, Member

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Daniel Edmiston, Member