

TOWN OF DUDLEY

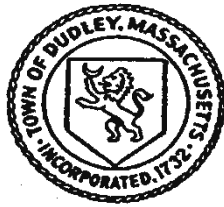
MASSACHUSETTS

PLANNING BOARD

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

DUDLEY PLANNING BOARD

Mark L. Marzeotti, Chairman
Pamela Humphrey, Clerk to the Board
Sean F. Guerin, Member
Guy E. Horne, Jr., Member
Kevin Sullivan, Member



DUDLEY PLANNING STAFF

Donald T. Johnson, AICP, Town Planner
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PLANNING BOARD MEETING MINUTES

Wednesday, July 12, 2017 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 – Short Business, New Business

The meeting was opened at 7:06 PM. Present were Sean Guerin, Member, Guy Horne, Member; and Don Johnson, Town Planner. Clerk of the Board Pamela Humphrey and Member Kevin Sullivan were unable to attend.

A. ANR: Request of Rick Para to re-endorse the ANR Plan of land on Partridge Hill Road in Charlton (portion of a lot in Dudley); Robert F. Para Family Trust

Mr. Para came forward to explain the change that he made to conform to Charlton's request. Since there was no change to the land in Dudley there is no need for the Board to re-vote; the plan may be signed.

B. ANR: Resubmission of the ANR Plan of land on Progress Avenue, Fairview Avenue, and Menzone Drive; Debra Dupont Schmidt et. Al

Randy Waterman of Waterman Design Associates, Inc. came forward and informed the Board that Building Inspector Nelson Burlingame endorsed the plan with access for the two lots being on Menzone Drive. Discussion took place on the access being on a private road. **Mr. Horne made a motion to approve the ANR Plan of lots for Debra Dupont Schmidt, 100 Vista Circle #402, Pittsburgh, PA presented by Waterman Design Associates, Deed Book 5752 Page 211 as is presently shown in whole or in part by Dudley Assessors Tax Map 119/123 Plot or Parcel 124 and we are going to endorse this ANR Plan contingent on having a signed letter from the zoning official or Building Inspector Nelson Burlingame; Mr. Guerin seconded; unanimous 3-0 vote.** Mr. Waterman will call and speak to Mr. Burlingame. This will be released when the letter is received.

C. Request of Tony Cerqueira to establish a Performance Guarantee for the released lots within Pierpont Estates

Mr. Cerqueira wishes to have the Board release six lots from station 23 to station 29. The surety will be in the amount of \$120,000.00. **Mr. Horne made a motion for the release of lots 12, 13, 14, 15, 47 and 48 based on the modification of Pierpont Estates, Plan Book 853 Plan 6; this vote would be contingent to satisfactory surety coming from the bank and approved by Town Counsel and the Town Treasurer in the amount of \$120,000; Mr. Guerin seconded; unanimous 3-0 vote.** Mr. Johnson will forward the letter from the bank to Town Counsel as soon as he receives it.

D. Request of George Slingo to discuss the preparation of As-Built and Acceptance plans for Tobin Farm Estates
Mr. Slingo discussed the completion of Tobin Farms Estate with Mr. Johnson. However, he is not in attendance, so this will be on the next agenda.

E. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets
Mr. Johnson is hoping to meet with Mr. Chojnacki and Mr. Heney. Dave's Way was completed and crossed off the list.

F. Pre-Application Meeting with Phoenix Partnership for the purpose of discussing a new personal wireless service facility at 120 Schofield Avenue

Since the party could not be here tonight, this item will be scheduled for the next meeting. Mr. Marzeotti wants him to present another pre-application meeting since he was not in attendance at the previous meeting.

G. Request of Ed Switzer of Forefront Power to discuss a proposed solar array at 99 Ramshorn Road

Ed Switzer of Forefront Power came before the Board and he wants to make sure there is a zero chance of his company receiving permission for this array since it is in a residential zone. If it is possible to change the zoning for the property or change the bylaw, he is willing to begin the process. This would need to be spot-zoning and clearing of trees would be needed. Mr. Horne stated that if overlay zoning went through, it would need to be placed as an article on the Fall Town Meeting Warrant. He will speak to the Charlton Town Planner on how that town got permission to use an overlay district for similar purposes. Mr. Switzer appreciates this and he will keep in touch with Mr. Johnson.

H. Discussion on Economic Development Planning options:

- **2017 DLTA award for the first phase of a three phase Economic Development program**

The project has started and the EDC is doing the research.

- **Joint Planning Board/Board of Selectmen/Economic Development Committee meeting on June 21, 2017**

Mr. Johnson was unable to attend, but he watched the video of the meeting and it is well on the way. A public meeting will be held sometime in September. Mr. Horne attended the joint meeting and it seemed to work well. The grant was for 150 hours for Dominique Dutremble and other staff of CMRPC to go through inventory, positive sites, industrial and business land and make recommendations as to how to entice businesses to come to Town or how to streamline the process and make it more business-friendly at no cost to the Town.

I. Discussion on use of remaining Green Communities funds

There is a voucher for work that CMRPC has done in monitoring the project. The highway garage lighting project may be done; but, if not, it is well on the way. There is still approximately \$30,000.00 left in the grant for the program.

7:15 pm Public Hearings: (none)

Unfinished and Old Business: Not a Public Hearing

K. PLANNER'S PLATE—Skip over for this meeting.

L. COMMENTS FROM THE PLANNING BOARD

Mr. Horne will stop in to speak with the Charlton Planner regarding the overlay next week.

Mr. Johnson noted that the Planning Board needs to name a delegate to CMRPC. The newest member of the Board is always the delegate, so Kevin Sullivan will be the delegate.

M. COMMENTS FROM THE AUDIENCE—None

Other Business

Village District Walk
Approval of consultant vouchers / payment of bills
Other town notices
Other Correspondence

Adjournment

Mr. Horne made a motion to adjourn; Mr. Guerin seconded; unanimous 3-0 vote. Meeting adjourned at 8:10 PM. The next scheduled meeting will be held on Wednesday, 7/26/2017

Respectfully submitted by:

Joan Gardecki, Planning Clerk

Minutes of July 12, 2017

Mark Marzeotti, Chairman

Pamela Humphrey, Clerk of the Board

Sean Guerin, Member

Guy Horne, Member

Kevin Sullivan, Member