

# TOWN OF DUDLEY

## MASSACHUSETTS

### PLANNING BOARD

DUDLEY MUNICIPAL COMPLEX, ROOM 308

71 WEST MAIN STREET

DUDLEY, MA 01571

#### DUDLEY PLANNING BOARD

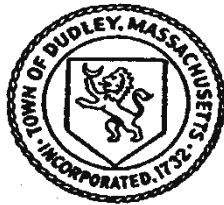
Mark L. Marzeotti, Chairman

Guy E. Horne, Vice-Chair

Pamela Humphrey, Clerk to the Board

Sean F. Guerin, Member

Kevin Sullivan, Member



#### DUDLEY PLANNING STAFF

Donald T. Johnson, AICP, Town Planner

Joan Gardecki, Clerk

[planner@dudleyma.gov](mailto:planner@dudleyma.gov)

Phone: 508-949-8014

Fax: 508-949-2343

## PLANNING BOARD MEETING MINUTES

**Wednesday, July 26, 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 Chair opened the meeting at 7:00 PM. Present were Pam Humphrey, Clerk of the Board; Guy Horne, Member; Kevin Sullivan, Member; Mark Marzeotti, Chairman and Town Planner Don Johnson.

#### **A. Approval of Meeting Minutes: June 14, 2017; July 12, 2017**

Mr. Johnson informed the Board that the July 12<sup>th</sup> minutes are not completed.

**Mr. Horne read the minutes and would like to make a motion to approve the minutes with one minor change to remove Marcia Wagner on the letterhead and add Kevin Sullivan; Mrs. Humphrey seconded; unanimous 4-0 vote.**

#### **B. Reorganization**

Mr. Marzeotti read the current member titles to the public after which **Mr. Marzeotti made a motion to have Guy Horne as Vice-Chairman; Mrs. Humphrey seconded; unanimous 4-0 vote. Mr. Horne made a motion to have Mark Marzeotti continue on as Chairman; Mrs. Humphrey seconded; unanimous 4-0 vote. Mr. Horne made a motion to ask Pam Humphrey to continue on as Clerk of the Board; Mr. Sullivan seconded; unanimous 4-0 vote.**

#### **C. Appointment of Planning Board Delegate to CMRPC**

Mr. Sullivan volunteered for the position which is to represent the Town's interest before the CMRPC, which meets on a quarterly basis. **Mr. Horne nominated Mr. Sullivan to the CMRPC representative; Mrs. Humphrey seconded; unanimous 3-0 vote.**

#### **D. Consideration of the appointment of an alternate Planning Board Member**

Mr. Marzeotti announced that there should be an alternate member on the Planning Board which can only vote on Special Permits so anyone who is interested may meet with Mr. Johnson during his office hours.

#### **E. Request of Dudley Trail and Greenway Network for a letter of support for a National Park Service grant application**

Mr. Johnson drafted a letter of support to send to Kenneth Butkiewicz for the Board to sign if they approve. **Mr. Horne made a motion to send a letter on behalf of the Dudley Trail and Greenway Network in support of the application for the grant; Mr. Sullivan seconded; unanimous 4-0 vote.**

#### **F. Request of Tony Cerqueira to establish a Performance Guarantee for the release of lots within Pierpont Estates**

Mr. Johnson stated that Town Counsel is reviewing a letter of credit. Mr. Cerqueira has 6 lots released. A memo was received from Jeff Walsh stating that he approved the work that was done in the last phase. By the end of tomorrow the lot release should be ready to be recorded. The Board voted approval of the release contingent upon a favorable review of this document.

#### **G. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets**

Mr. Johnson has been in touch with David Szeredy of Dave's Way and he is working on the conveyance of the street.

Mr. Johnson has also been in touch with Dan Heney, developer of the subdivision on Eisenhower Drive, and he wants to meet with the Planning Board in a couple of weeks. George Slingo will be attending the August 9<sup>th</sup> meeting regarding Tobin Farms Estates to have that road accepted. There was a request from Dan Gion to have a catch basin repaired in Misty Meadows subdivision to bring it up to par.

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

No one is in attendance to discuss this item. They planned on filing the application and will probably have it on the August 9, 2017 meeting.

**I. Discussion on the status of Economic Development Planning**

Mr. Johnson met with the delegate and would like to have the Board members attend the meeting on August 16, 2017.

Mr. Johnson will post the meeting of the Planning Board if there will be a quorum.

**J. Discussion on use of remaining Green Communities funds**

Mr. Johnson is waiting for the Town Administrator to return from vacation.

**7:15 pm Public Hearing: Application for a Wireless Tower Special Permit: 36 Hall Road; Cellco Partnership d/b/a Verizon Wireless.**

Mr. Marzeotti opened the public hearing at 7:29 PM by reading the Notice of a Public Hearing. Mr. Johnson will ask Mr. Gehring to send him a notice in writing that he requested the hearing be continued until August 9, 2017. The next meeting with a full board should be on August 23, 2017. **Mr. Horne made a motion that we continue the public hearing at the request of the applicant until August 9<sup>th</sup> for the Verizon Wireless Cellphone Tower, Cellco Partnership, 36 Hall Road; Mrs. Humphrey seconded; unanimous 4-0 vote.**

#### **Unfinished and Old Business: Not a Public Hearing**

**K. PLANNER'S PLATE**

Mr. Johnson is working with the subdividers to get the streets accepted; worked on Economic Development; and the Green Communities program which has about \$32,000.00 left in the grant; and also worked on information on cell towers.

**L. COMMENTS FROM THE PLANNING BOARD**

Mr. Horne tried to get information from the Town of Charlton on their economic development overlay district bylaw, as it might relate to large-scale solar energy production facilities, but their planner was on vacation. He will try again next week. Discussion ensued after which Mr. Marzeotti asked Mr. Horne to keep in touch with the applicants who have appeared before the Board to discuss such facilities.

Mr. Johnson mentioned that one of Nichols College neighbors on Healy Road had damage from the storm that we had and he and the Town Administrator visited the properties. Mr. Marzeotti wants to ensure that the work was done properly.

**M. COMMENTS FROM THE AUDIENCE--None**

#### **Other Business**

Village District Walk

Approval of consultant vouchers / payment of bills

Other town notices

Other Correspondence

#### **Adjournment**

The next scheduled meeting will be held on Wednesday, 8/9/2017 at 7:00 PM. **Mr. Horne made a motion to adjourn; Mr. Sullivan seconded; unanimous 4-0 vote.** Meeting adjourned at 7:40 PM.

Respectfully submitted by:

Joan Gardecki, Planning Clerk

Minutes of July 26, 2017

---

Mark Marzeotti, Chairman

---

Guy Horne, Jr., Vice-Chairman

---

Pamela Humphrey, Clerk of the Board

---

Sean Guerin, Member

---

Kevin Sullivan, Member