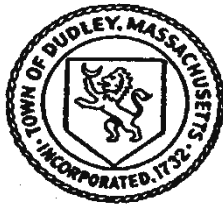


**TOWN OF DUDLEY
MASSACHUSETTS
PLANNING BOARD**

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
Sean F. Guerin, Member
Kevin Sullivan, Member
John Briare, Alternate Member



DUDLEY PLANNING STAFF

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PLANNING BOARD MEETING MINUTES

Wednesday, August 23, 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 Chairman called the meeting to order at 7:00 PM. Present were Guy Horne, Jr., Vice-Chairman; Pam Humphrey, Clerk to the Board; Sean Guerin, Member; Mark Marzeotti, Chairman and Don Johnson, Town Planner.

The Board took Zeglen Exteriors, Inc. first because they only needed to sign new plans with the Registry Block printed on them. The plans had been approved and voted at the last meeting on August 9, 2017.

A. Approval of Meeting Minutes: August 9, 2017

Board members had received the minutes previously through email. **Mrs. Humphrey made a motion to approve the minutes from August 9th, 2017; Mr. Horne seconded; unanimous 4-0 vote.**

B. Request of George Slingo to discuss the preparation of As-Built and Acceptance plans for Tobin Farm Estates
Skipped over since Mr. Slingo is not present.

C. Request of Dan Heney to discuss the completion and acceptance of Eisenhower Drive

Mr. Heney came forward to explain that Eisenhower Drive is more than 98% complete. He wishes to get a road acceptance plan in place; he has sent out a request to two different engineering firms for pricing. He is now seeking a punch-list for what needs to be done. Highway Superintendent Dan Gion is satisfied with the condition of the road. Trees are no longer needed between the island and the roadway due to interference with utilities. Mr. Heney will speak to the homeowners about the trees since trees were on the original plan. Discussion took place. Mr. Heney will talk to his landscaper regarding types of trees. Seal-coating is required to fill in any cracks or raise any manholes due to the length of time that has passed. Mr. Johnson told Mr. Heney that if the road is to be accepted at town meeting, the work must be completed and in to the Board of Selectmen by the last day of January. Mr. Heney will return to the Planning Board after completion if needed.

D. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets
No further updates.

E. Fall 2017 Town Meeting Warrant Articles (Potential amendments to the Zoning Bylaws)

A request was received concerning the parking of recreational vehicles. Discussion took place. GVW for the light versus heavy vehicle weight would clarify the zoning. The members agreed that this might be a Building Department or Board of Health issue. The current bylaw doesn't include the weight of a vehicle. Mr. Marzeotti recommends discussing an article defining a light commercial vehicle and a heavy commercial vehicle at an upcoming meeting. The neighbors should have a conversation to try to come to an agreement.

Mr. Horne gave the Board an update on the Town of Charlton Solar Overlay District Bylaw. Mr. Horne thought that Dudley could use the Medical Research and Development Overlay District (MRDOD) as an avenue for solar farms. Currently solar farms are only permitted in industrial land or conservation land where the old dump was located. Even with the zoning, developers would still need to come before the Planning Board with a Site Plan which must follow certain rules or be denied.

This would be an addendum to the current zoning bylaw and would need to be approved at town meeting. Discussion followed. Mr. Johnson handed out a tax classification for Chapters 61 and 61A, Right of First Refusal. The overlay should contain certain parameters to qualify or disqualify approval of the Planning Board. A lot more research needs to be done, but a checklist should be put together with each members thoughts.

Mr. Marzeotti inquired if residents in the audience would like to speak to the Board. John Pantazi and Matthew Pederson, both of Menzone Drive, came forward with concerns about the approved subdivision across the street from them is not workable because five of the lots that depend on Menzone Drive for their access do not have legal access to Menzone Drive. Handouts were given to the board members of both their properties and the subdivision lots that require access from Menzone Drive. A plan from 1908 was attached on which there is a 12' wide right of way with deeded access for residents of Menzone Drive. Their presumption is that the Dupont property does not have any of these specifics for access to Menzone Drive. They are not trying to block the subdivision but they want everyone to respect the mutual rights. If the five current residents grant their approval that would be fine, but they haven't given it.

Mr. Horne explained that what they see for sale is not a subdivision, but ANR (Approval Not Required) lots that have frontage on a way in existence. A plan that was adopted on May 11, 1966 shows a 40' right-of-way. Abutters have the same right to use the right-of-way. There is enough frontage for the Planning Board to approve the ANR lots. Further discussion took place. All homeowners can get together to put a citizen's petition on a town meeting warrant to have the Town take over the road. Land would be unusable without any access. Both Mr. Pantazi and Mr. Pederson thanked the Board for its explanation.

F. Discussion on the status of Economic Development Planning
Mr. Johnson will have more information next month. Research is ongoing.

7:15 pm Public Hearings: (none).

Unfinished and Old Business: Not a Public Hearing

G. PLANNER'S PLATE

Mr. Johnson will be doing more research on the zoning articles and economic development.

H. COMMENTS FROM THE PLANNING BOARD--None

I. COMMENTS FROM THE AUDIENCE--None

Other Business

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

Adjournment

Next Scheduled Meeting is Wednesday, 9/13/2017. **Mrs. Humphrey made a motion to adjourn this meeting; Mr. Guerin seconded; unanimous 4-0 vote.** Meeting adjourned at 8:40 PM.

Respectfully submitted by:
Joan Gardecki, Clerk

Minutes of August 23, 2017

Mark Marzeotti, Chairman

Guy Horne, Jr., Vice-Chairman

Pamela Humphrey, Clerk of the Board

Sean Guerin, Member

Kevin Sullivan, Member