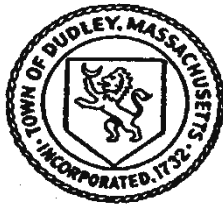


**TOWN OF DUDLEY  
MASSACHUSETTS  
PLANNING BOARD**

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, September 13, 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 Guy Horne, Vice-Chair; Pam Humphrey, Clerk to the Board; Mark Marzeotti, Chairman and Town Planner Don Johnson. Absent were Members Kevin Sullivan and Sean Guerin. If Mr. Guerin does not show up, the ANR Linda Vista Lane must be tabled to the next agenda since Mr. Horne is a party in the ANR.

The cellphone tower located on Hall Road in Dudley was previously approved, but the Board has received a lawsuit in opposition so that topic will not be discussed at all.

**A. Approval of Meeting Minutes: August 23, 2017**

**Mr. Horne made a motion to approve the Planning Board minutes from Wednesday, August 23, 2017 as written; Mrs. Humphrey seconded; unanimous 3-0 vote.**

**B. ANR Linda Vista Lane** Enlarging existing lots, Karp, Garvey, Horne, Horstman & Blackwood  
This item will be taken up at the next meeting on September 27<sup>th</sup>.

**C. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets**  
Mr. Slingo will be coming to the meeting of the 27<sup>th</sup> in relation to Tobin Farms Estates. Mr. Johnson is waiting to hear back from Dan Heney and will give him a call.

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

The first one is to amend the Special Permit Section relative to the fact that the Legislature recently changed the Statute to extend the time limit from 2 years to 3 years. The second one is because the Town had two different bylaws regarding frontage. Amend the zoning bylaws definitions to include one definition of frontage and remove the word "frontage" and remove the "lot frontage" definition totally. Mr. Horne believes the word "horizontal" should be excluded.

The next one concerns definitions of commercial motor vehicles. This will be held over for the next town meeting. There is no criteria which explains the difference between light and heavy vehicles. Mr. Johnson will research that and let the Board know at the next meeting.

The third one is concerning amendments to solar energy. A new overlay district would be added to the zoning map and would be a special permit for photo-voltaic installations. A topography map for the Town was viewed. Certain parameters could show what purpose it could and could not be used for. Categories should be avoided. Since Dudley has the second largest amount of Agricultural Preservation Restriction (APR) Land that would not be permissible in those areas.

Discussion on the process was held. Put in the criteria that the applicant has to present to the Planning Board a proposal in which it is acceptable to keep the rural character of the neighborhood or the location where it is going, in order to make it invisible. It should not be arbitrary at all; but they should be adequately screened. Additional discussion is needed. Mr. Horne will look at what other towns have before the next meeting.

Tom O'Connor came forward to ask about buffer zones. That might be an option and it would be staying "green." Mr. Johnson gave a handout that might be another way to do it.

Mr. Johnson and Building Commissioner Nelson Burlingame noticed that the sign bylaw is very confusing and should be re-worded. The second page section should be re-done. They will go over it again tomorrow night.

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

Next week CMRPC will be making initial presentations on its financial findings. Another meeting will be held on October 18<sup>th</sup>. Mr. Johnson will post a meeting of the Planning Board for that meeting.

**7:15 pm Public Hearings:** (none).

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

**F. PLANNER'S PLATE**

Zoning by-laws which were approved at the last town meeting came through with the Attorney General's approval, so Mr. Johnson will update them online, etc.

Mr. Johnson informed the Board Members that Member Sean Guerin is resigning from the Planning Board. Mr. Marzeotti read the letter of resignation. Mr. Marzeotti thanked Sean for his involvement and he will be missed. Mr. Marzeotti will reach out to former member Tom Holt to see if he is interested. Board members should also see if others would be as well.

And Joan Gardecki, Minutes Clerk, is retiring on September 29<sup>th</sup>

Mr. Johnson is putting together a summary of just what the Planning Board does, which would be posted on the Board's web page..

**G. COMMENTS FROM THE PLANNING BOARD**

Mr. Horne spoke about Menzone Drive residents who were at the last meeting and the work that they have done. They have consulted an attorney and a civil engineer and are asking what is next? Since the Planning Board has met all three criteria to approve an ANR this is a personal matter for the residents.

**H. 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, 9/27/2017. **Mr. Horne made a motion to adjourn; Mrs. Humphrey seconded; unanimous 3-0 vote.** Meeting adjourned at 8:04 PM.

Respectfully submitted by:  
Joan Gardecki

Minutes of September 13, 2017

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Mark Marzeotti, Chairman

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Guy Horne, Jr., Vice-Chairman

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Pamela Humphrey, Clerk of the Board

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Sean Guerin, Member

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Kevin Sullivan, Member