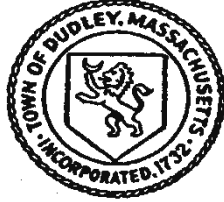


**TOWN OF DUDLEY  
MASSACHUSETTS  
PLANNING BOARD**

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  
Kevin Sullivan, Member  
John Briare, Alternate Member



DUDLEY PLANNING STAFF

Donald T. Johnson, AICP, Town Planner

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

Phone: 508-949-8014

**PLANNING BOARD MEETING MINUTES**

**Wednesday, September 27, 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; Kevin Sullivan, Member; Mark Marzeotti, Chairman and Don Johnson, Town Planner.

**A. Approval of Meeting Minutes: September 13, 2017**

**Mr. Horne made a motion to approve the minutes from September 13, 2017 as written; Mrs. Humphrey seconded; unanimous 4-0 vote.**

**B. ANR Linda Vista Lane: Enlarging existing lots, Karp, Garvey, Horne, Horstmann & Blackwood**

**7:02 Mr. Horne recused himself for this item on the agenda since it affects him directly and his neighbors.** Mr. Horne, Ingrid Karp and Kate Garvey came forward. Mr. Horne explained that this concerns Lot #1, #3 and #5. They purchased parcels A, B and C and they would like to subdivide those lots into appropriate-sized lots to match the rear lot line to the existing lots. Parcel A would go with Lot #1 and the two parcels combined would have a total square footage of 32, 695 square feet. Parcel B would go with Lot #3 and combined would have a total square foot area of 31, 748 square feet. Parcel C would go with Lot #5 and that would have a parcel total size of 42, 979 square feet. They are asking for three waivers: the scale of the drawing from 1"=40' to 1"=30'; the topography because the land is flat; and to delineate the access. Everyone will use the access off of Linda Vista Lane, which is paved driveways. There will be no new accesses. **Mrs. Humphrey made a motion to accept the three waivers for 1 Linda Vista Lane, 3 Linda Vista Lane and 5 Linda Vista Lane, Dudley, MA, Deed Date 6/30/17. 1 Linda Vista Lane has a Deed Date of 6/30/17 and 6/15/15; 3 Linda Vista Lane has a Deed Date of 6/30/17 and 4/29/2013; 5 Linda Vista Lane has a Deed Date of 6/30/17 and 12/31/2003. 1 Linda Vista Lane, Deed Book and Page 57350-280 and 53853-287, Plan Book and Page is 758-110 and 877-15, Dudley Tax Map 121, Parcels 82, 85, 86 and 87; 3 Linda Vista Lane, Dudley Deed Book and Page is 57350-280 and 50805-189, Plan Book and Page is 758-110 and 877-15; Dudley Tax Map Parcels 121, 82, 85, 86 and 87. 5 Linda Vista Lane in Dudley is Deed Book and Page 57350-280 and 32576-84; Plan Book and Page is 758-110 and 877-15; Dudley Tax Map 121, Parcels 82, 85, 86 and 87. Mr. Sullivan seconded; unanimous 3-0 vote.**

Mr. Marzeotti recommended that if we accept the motion for the ANR Lots to reference the aforementioned Deed Book and Page for each of the lots. **Mrs. Humphrey made a motion to accept the ANR Plan for 1 Linda Vista Lane, 3 Linda Vista Lane and 5 Linda Vista Lane in Dudley. Mr. Sullivan seconded; unanimous 3-0 vote.** Mr. Horne returned to the Board at 7:10 PM.

**C. Request of David Szeredy to release the escrow held on the Dudley Hill Estates Subdivision (Dave's Way)**

Mr. Johnson stated that the deed to the Town has been recorded. Mr. Szeredy came forward to ask for release of the funds in the developer escrow. **Mr. Horne made a motion to release the remaining escrow balance in the Dudley Hill Estates Subdivision, Dave's Way to Szeredy Builders for the total amount of \$10, 338.61; Mrs. Humphrey seconded; unanimous 4-0 vote.**

**D. Request of George Slingo to discuss the preparation of As-Built and Acceptance plans for Tobin Farm Estates**

Mr. Slingo came forward to explain that he would like to have the road accepted by the Town. Bertin Engineering has verbally agreed to do the as-built plan for the amount that is left in the account; however, Mr. Johnson would like a couple thousand to remain in the account. Mr. Slingo bought the bounds for the project. He will complete what needs to be done by January 31<sup>st</sup>. Mr. Slingo will stay in touch with Mr. Johnson. Mr. Johnson will stay up-to-date with the work and make a list of what needs to be done.

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

Mr. Johnson explained that Ted Chojnacki was in and would like the engineer to inspect the site.

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

Mr. Johnson met with Building Commissioner Nelson Burlingame and he suggested some changes to the signs article. The second draft article to amend the Zoning Bylaws is complete and the frontage draft is complete. The Overlay District draft now has better wording. Discussion took place. The Overlay District Article needs to be kept simple. Eight percent of land in Dudley is available for overlay districts.

Tom O'Connor has a question on south-facing. Mr. Johnson explained it would be sloping to the south.

Mr. Johnson will have the lots identified by the end of the week and next week he will have the warrant article updated and will get it to the Board. The wording is okay and the map will be an addendum to the Solar Bylaw. The public hearing will be set for October 25, 2017 at 7:15 at Town Hall. No Planning Board Meeting will be held before the Fall Town Meeting, but a Planning Board meeting will be posted for Town Meeting since there will be a quorum.

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

There will be a presentation of the information gathered at the meeting on Wednesday, October 18<sup>th</sup>. There will be a survey posted on the website next week.

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

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

**H. PLANNER'S PLATE**

Mr. Johnson is reviewing the maps and getting everything that is needed for the meeting. He reviewed the Farley Road and Dudley Solar solar sites with Jeff Walsh, Consulting Engineer, and Nelson Burlingame, Building Commissioner last week. They were all satisfied. November Planning Board meetings will be on November 8<sup>th</sup> a (rather than 15<sup>th</sup> as originally scheduled) and 29<sup>th</sup>. If not needed, the meeting on the 29<sup>th</sup> will be cancelled.

**I. COMMENTS FROM THE PLANNING BOARD**

Mr. Marzeotti commented that the applicant for the vacancy on the Planning Board is not in attendance. Mr. Johnson will check whether a member of the FAA is able to also be a member of the Planning Board and will forward a copy of this letter to the Board of Selectmen. He will schedule for the Planning Board Members to attend the Selectmen's meeting for a joint vote.

**J. 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. Sullivan seconded; unanimous 4-0 vote.** Meeting adjourned at 8:22 PM.

Next Scheduled Meeting will be held on Wednesday, October 11, 2017 at 7:00 PM.

Respectfully submitted by:  
Joan Gardecki

Minutes of September 27, 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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Kevin Sullivan, Member