

**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  
Daniel Edmiston, Member  
Kevin Sullivan, Member  
John Briare, Alternate Member



DUDLEY PLANNING STAFF

Donald T. Johnson, AICP, Town Planner  
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**PLANNING BOARD MEETING AGENDA**

**Wednesday, April 11, 2018 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**

- A. Approval of Meeting Minutes:** March 14, 2018
- B. Request to release Lot 51 on Stebbins Road Extension from covenant, for building purposes**
- C. Potential Spring 2018 Town Meeting Warrant Article to Amend the Zoning Bylaws:** by changing the minimum lot frontage for the BUS 15 district from 200' to 100'
- D. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets, including:**
  - a.** Pierpont Estates – Request of Tony Cerqueira to discuss finishing construction of Phases 1, 2a, and 2b with the Board, based on an on-site meeting with Jeff Walsh of Graves Engineering regarding plans and final construction standards.

**7:15 pm Public Hearing:**

Article to amend the Zoning Bylaws and/or Zoning Map, to be on the warrant for the Town Meeting on May 21, 2018: Add text to establish the Solar Overlay District on Lots 19 and 19-1 on Assessors Map 215 (adjacent to 99 Ramshorn Road) and amend the Zoning Map accordingly.

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

- E. Preliminary Subdivision Plan:** 20 single-family lots with access from 27 Jesse Road, Four Lots Dudley Realty Trust, applicant
- F. Discussion on the status of Economic Development Planning, including:**
  - a.** Integration of 2015 Village District Study and scheduling of Village District Walk; and
  - b.** Phase 2 Economic Development Strategic Plan; commencement of Phase 2 workplan
- G. PLANNER'S PLATE**
- H. COMMENTS FROM THE PLANNING BOARD**
- I. COMMENTS FROM THE AUDIENCE**

**Other Business**

Approval of consultant vouchers / payment of bills  
Other town notices  
Other Correspondence

**Adjournment**

Next Scheduled Meeting: Wednesday, April 25, 2018

*Call ahead to make certain the Dudley Town Hall office will have someone to serve you.*

*Items shown on the agenda are those reasonably anticipated by the Chairman 48 hours prior to the meeting.*