

**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
Caryl Savard, Clerk
planner@dudleyma.gov
Phone: 508-949-8014

PLANNING BOARD MEETING MINUTES

Wednesday, November 8, 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

The Planning Board Meeting was called to order at 7:11 PM on Wednesday, November 8, 2017 in Room 321A of the Dudley Municipal Complex by Chairman Mark Marzeotti. Planning Board members present were: Guy Horne-Vice Chair, Pamela Humphrey-Clerk to the Board, Kevin Sullivan-Member, John Briare-Alternate Member and Don Johnson, Town Planner.

A. Minutes

- a. October 18, 2017 Meeting Minutes – Guy Horne **moved to approve the minutes of October 18, 2017 as printed.** Seconded by Pamela Humphrey.
- b. October 25, 2017 Meeting Minutes – Guy Horne **moved to approve the minutes of October 25, 2017 as printed.** Seconded by Pamela Humphrey.

B. Pre-Application for a Mill Conversion by Winn Development for the Repurposing of Stevens Mill, 8 Mill Street

- Don stated that the application was being submitted under the Mill Overlay District. This phase is a preliminary process to introduce the project
- The chairman opened the floor for the presentation
- Matt Curtin, Project Director, opened the presentation and introduced the Winn Companies representatives; George Peterson, current owner of the site, Adam Stein, Senior Vice President of Development and Connor Nagle, Project Manager of VHB providing Civil Engineering services. Matt gave a broad overview of the company and representative projects they have done in the past. They have over 25 years of experience in redevelopment use.
- The prospective plans include: 60% affordable and 40% market, 75% 1 bedroom units and 25% 2 bedroom units. They believe the project meets the zoning requirements of mixed use with the Tri-Valley Elder Care Service within the district is a commercial enterprise, there is opportunity for synergy with senior residents in the building and the services Tri-Valley provides in the area.
- Initially, they can't absorb all the square footage in the initial phase and would like to defer it for future commercial use. Proposed parking will meet the Zoning specifications; with an over 2:1 ratio. They have approximately 6,000 square feet in programmable space; to be used for a fitness room, yoga studio, Amazon drop off, etc., which will be refined through community engagement, market studies and property management consultations.
- The developers would like to bring the property back to its former glory, removing the area that currently houses the flea market; considered non-contributing (not historic). Two sections, one along Mill Street would be deferred for future commercial use and on the opposite side of the site would also be future commercial use. There would be a 5% increase in vegetation, improving the overall aesthetics. Proposing one curb cut and a reduction in traffic is projected based on use as a residence and not light industrial.
- The former flax combing room will get the roof fixed, exterior tightened up, make it watertight and deferred for future commercial use.
- They reviewed the timeline from DHCD Pre-application in November, 2017 to construction beginning in January, 2019, to proposed stabilization scheduled for March, 2021.

- Contributions from the Town of Dudley most likely would include infrastructure improvements adjacent to the site, water main, sidewalks, accessibility improvements, etc.
- The developers requested a support letter from the Board of Selectmen stating they understand the project and support it and a confirmation of utilities and overlay zoning for the pre-application from the Planning Board
- A question and answer period ensued regarding condo use vs. rental, benefits to town, potential commercial use and potential financial impact to town

C. Discussion of, finishing construction of and acceptance of uncompleted and unaccepted subdivision streets

- No updates

D. Discussion on the Status of Economic Development Planning

- Don stated there is a meeting posted for November 29, 2017, but not much on the agenda, so it might be a good time to have a joint meeting of the Economic Development Committee and the Planning Board. Topics for the meeting will include discussing the survey, the inventory taken in town and the SWAT analysis. There will be no meeting on November 22, 2017
- The Chairman thanked John Briare for the work on the survey and preparing the results of the survey

E. Planner's Plate

- Webster Dudley Business Alliance is meeting on December 7, 2017 to discuss incubator businesses, invited Don to attend
- CMRPC having a Planner's Forum discussing Regional Trail Map and Statewide Comprehensive Outdoor Recreation Plan being rewritten
- Don finished the recoding of the Zoning Bylaw, it's available online and if anyone wants a hard copy to let Don know
- Planner's Evaluation – each member should complete the evaluation and send to Guy who will tally them and review with Don

As there was no further business to come before the Planning Board, Guy Horne **moved to adjourn at 8:49 PM**. Seconded by Pamela Humphrey. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of November 8, 2017

Mark Marzeotti, Chairman

Guy Horne, Jr., Vice-Chairman

Pamela Humphrey, Clerk of the Board

Kevin Sullivan, Member