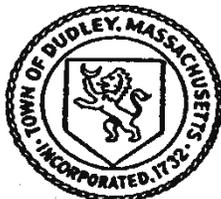


**TOWN OF DUDLEY
MASSACHUSETTS
PLANNING BOARD**

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
Daniel Edmiston, Member
John Briare, Alternate Member



DUDLEY PLANNING STAFF

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PLANNING BOARD MEETING MINUTES

Wednesday, April 11, 2018 7:00 pm

Dudley Municipal Complex, Room 321-A (DMC, Veterans Memorial Hall)

7:00 PM Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, March 14, 2018 in Room 321A of the Dudley Municipal Complex by Chairman Mark Marzeotti. Planning Board members present were: Guy Horne-Vice Chairman, Pamela Humphrey-Clerk to the Board, Kevin Sullivan-Member, Dan Edmiston-Member, John Briare-Alternate Member and Don Johnson, Town Planner.

A. Meeting Minutes for March 14, 2018

- a. Mr. Horne **moved to accept the minutes of March 14, 2018 as printed.** Seconded by Mr. Edmiston. Unanimous.

B. Request to Release Lot on 51 Stebbins Road Extension from covenant, for building purposes

- a. Passed over due to P & S not completed

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'

- a. Mr. Johnson advised the members of the letter included in their packets from Nelson Burlingame requesting to change frontage from 200' to 100'
- b. Mr. Briare noted that the 200' is for drive-thru businesses
- c. Mr. Johnson to take care of change and advise the members

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.
- b. Mr. Cerqueira wants to walk the project and start the sidewalks, raise the catch basins and finish them.
- c. Mr. Cerqueira would like to start the last phase as soon as possible; working on drains and crossing wetlands.
- d. Mr. Sullivan stated that the engineer would be there next week.
- e. Mr. Horne **moved to allow Mr. Cerqueira to start the final phase of Pierpont Estates.** Seconded by Mr. Sullivan. Unanimous.

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 Assessor's Map 215 (adjacent to 99 Ramshorn Road) and amend the Zoning Map accordingly.
- Mr. Marzeotti stated that the Public Hearing is to share information on how the warrant article will read to be voted on at Town Meeting.
- The Public Hearing was opened at 7:15 PM with Mr. Marzeotti reading the Public Hearing Notice.
- Mr. Marzeotti stated that Dudley currently has a solar bylaw that only permits solar farms in certain areas of the community. Last year, the townspeople voted to allow an overlay district, which meets certain

requirements of the district bylaw, and the applicant is looking to utilize that overlay to construct a solar farm in the location earlier identified.

- Ed Switzer, of Forefront Power, stated that the site survey work is finished and wetlands flagged. They are proposing a road following the current cart path to allow access for maintenance and emergency service.
- Mr. Marzeotti asked for comments from the audience.
 - Patricia Fanning French of 31 Partridge Hill Road, spoke about the road still being private, restrictions on the road and ultimately work to be done to be accepted.
 - Mr. Johnson stated that if the Zoning Overlay District passes the Town Meeting, there will be another hearing for a special permit for this proposal.
 - Mr. Marzeotti stated that a special arrangement from the Board of Selectmen and Zoning Board was required of the Durrschmidts that if the land was sold, the street needed to be improved. He also stated that Mr. Switzer was very open to having the Public Hearing about the project.
 - Jim Hubert, 40 Partridge Hill Road, asked what the Solar Overlay was.
 - Mr. Horne explained that prior to the Town Meeting last year, an applicant had a 35 acre parcel that was proposed to be rezoned and instead of changing the zoning, the solar overlay allows the solar farm on the land. It gives the residents the ability to vote on each overlay.
 - Mr. Hubert asked about voting on a new change to include rental of the property.
 - Mr. Horne advised him to work with the applicant to make changes, like having the road paved.
 - Mr. Switzer stated that they will be installing a vegetative screen and they are willing to work with the residents.
 - Elizabeth Coakley, 27 Partridge Hill Road, asked how the notification process was done, some people weren't notified.
 - Mr. Switzer said he was advised he had missed a couple of residents and he stated it was not intentional.
 - Ms. Coakley stated they were told if the land was sold, money would be put aside to fix the road. With the land being leased, the residents are left out in the cold.
 - Mr. Briare stated 20 years ago, the road was supposed to have been finished and was shocked that it still hasn't been done. Mr. Briare also stated that the residents should separate the applicant from the landowner and decide what they want on the property, either low-income homes/condos or solar farm; because eventually something will be there.
 - Ms. Coakley asked whether the Planning Board will approve it. Mr. Marzeotti advised that the Warrant article will be voted on by Town Meeting to allow or not allow the solar farm on the overlay district.
 - Discussion continued regarding contact with the Durrschmidts, possible performance bond and subsequent acceptance of road if finished.
 - Kenneth Wilson, 35 Partridge Hill Road, spoke about the ongoing issues with the Town of Dudley and the Durrschmidts, such as the Town Sweeper was instructed not to sweep the road. He feels they are not part of the town. Mr. Marzeotti stated the Town knows that plowing and sanding are being done, because it would otherwise not be done. He also encouraged the residents to stay in front of the Selectmen and let them know how long these issues have been going on.
- The Public Hearing was closed at 8:15 PM.
- Mr. Horne asked if he would be permitted to go before the Board of Selectmen to explaining some of the issues that the residents of Partridge Hill Road have been experiencing. The Planning Board members all agreed. Mr. Johnson will ask the Board of Selectmen's secretary to place Mr. Horne on the next meeting's agenda.

E. Preliminary Subdivision Plan: 20 single family lots with access across from 27 Jesse Road, Four Lots Dudley Realty Trust

- a.** Joe Abesamra, representative for the applicant, explained the proposed subdivision plan
- b.** Jeffrey Walsh, of Graves Engineering, stated he had reviewed the preliminary plans and had some comments/issues in a letter dated April 2, 2018 and a supplemental letter dated April 10, 2018:
 - i.** Vertical alignment and curve concerns.
 - ii.** Rate of change of grade, K value (drive speeds).
 - iii.** Road concerns – leveling zones not provided, good engineering practices display leveling zones.
 - iv.** Dead end street.
 - v.** Mr. Walsh explained two of the issues noted in his letter of April 10, 2018, Lot 19 and the culvert.
 - vi.** Mr. Horne discussed about the type of retaining wall. Mr. Walsh will review the retaining wall plan proposed.

- vii. Mr. Horne discussed 50 foot frontage for open space access.
- viii. Mr. Briare discussed a safety fence for residents on Alton Drive.
- ix. Mr. Horne asked if Mr. Abesamra talked with the Fire Department. Mr. Abesamra spoke with the Fire Department and the Highway Department. The island would be eliminated for ease of access for fire trucks.
- x. Mr. Edmiston discussed wetlands he observed onsite, turn around space for buses and fire trucks in the cul-de- sac and retaining wall maintenance.
- xi. Mr. Sullivan discussed Lot 1 being eliminated to help with drainage.
- xii. Mr. Edmiston discussed drainage jurisdiction and grading issues on lot 10. Mr. Walsh said that the definitive plan, once submitted, would be the plan the members would consider for approval. The preliminary plan is for the purposes of discussion.
- xiii. Mr. Abesamra asked if the Board wanted him to revise the preliminary plan with the changes noted and resubmit it for approval. The consensus was yes.

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 work plan
 - i. Don stated that he spoke to Ron Barron, CMRPC, and he'll have updates in a few weeks
 - ii. Site walk – choose dates for next meeting to perform site walk with EDC, possibly a Saturday afternoon
 - iii. Phase 2 Economic Development Strategic Plan – start the week of the 23rd

G. Planner's Plate

- a. Chamber of Commerce-Worcester Region – Community Economic Development Strategy – Dudley could benefit from participation. 22 communities to establish an economic zone, eligible for federal assistance.
- b. The state Recreational Marijuana Regulations are done. The Town has a moratorium until November 15, 2018.
- c. David Haynes, Lyons Estates, possible solar farm; will need to wait until the fall
- d. Chojnacki's properties – one more street to do

H. Comments from the Planning Board – no comments

I. Comments from the Audience – no comments

J. Other Business – none

K. Adjournment

- a. Mr. Horne **moved to adjourn at 9:51 PM.** Seconded by Ms. Humphrey. Unanimous.

Caryl Savard
 Planning Board Clerk

Minutes of April 11, 2018

Mark Marzeotti, Chairman

Guy Horne, Jr., Vice-Chairman

Pamela Humphrey, Clerk to the Board

Kevin Sullivan, Member

Daniel Edmiston, Member