

**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, May 9, 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, May 9, 2018 by Vice Chairman Guy Horne. Planning Board members present were: Kevin Sullivan-Member, Dan Edmiston-Member and Don Johnson-Town Planner.

**A. Meeting Minutes for April 11, 2018 and April 25, 2018**

- a. Mr. Edmiston **moved to accept the minutes of April 11, 2018 and April 25, 2018.** Seconded by Mr. Sullivan. Unanimous.

**B. 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.
- i. Mr. Johnson reported that Jeff Walsh, Town Engineer, and Dan Gion, Highway Superintendent, and he, had met with Mr. Cerqueira on-site on Thursday, May 3, 2018. They went through the whole subdivision, Jeff is still looking at Mr. Cerqueira's request to take out the inlets at the catch basin grates, retention basins are in order and the sidewalks are starting.
- b. Piasta Road, Mr. Johnson met with Dickie Androlewicz, Jonathan Androlewicz, Jeff Walsh and Dan Gion on-site. They will be finishing pavement and cleaning out the catch basins this year and it will be ready to be placed on the Town Warrant next year for acceptance.
- c. Eisenhower Drive – Mr. Horne asked for an update on Eisenhower Drive. Mr. Johnson reported that the green card has not yet been returned.
- d. Rocky Hill Estates – Mr. Johnson reported he has nothing yet on Rocky Hill Estates.

**C. Vote on Recommendation to Town Meeting:** 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.

**D. Preliminary Subdivision Plan:** 20 single-family lots with access from 27 Jesse Road, Four Lots Dudley Realty Trust, applicant.

- a. The engineer requested to be placed on the May 23, 2018 agenda to address all the comments.

**E. Discussion on the status of Economic Development Planning, including:**

- a. Integration of 2015 Village District Study and scheduling of Village District Walk
- i. Mr. Johnson reported that he has a call in to John [Briare] and also spoke with Ron Barron from CMRPC. Ron would like to get going in early June and would like to talk with the EDC as well.
- ii. Mr. Johnson reported that he attended a Community Based Innovation workshop in Worcester. CMRPC is working with the Worcester Regional Chamber relative to the SEDS and federal funding.

- F. Public Hearing:** BUS 15 DISTRICT, Minimum Lot Frontage (Feet), by changing 200 to 100, and adding the phrase and/or drive-through uses following the existing phrase (multiple family) structures that is presently at the end of Footnote # 2 under said Table 2.04.02.
- a. Mr. Horne opened the Public Hearing at 7:15 PM and read the proposed Article amendment. There were no comments.
  - b. Mr. Horne closed the Public Hearing at 7:20 PM
  - c. Solar Overlay District
    - i. Mr. Sullivan **moved to recommend approval of the article to amend by establishing the Solar Overlay District on Lots 19 and 19-1 on Assessor Maps 215.** Seconded by Mr. Edmiston. Unanimous.
  - d. Business 15 Change
    - i. Business 15 frontage change from 200' to 100', except in the case of multi-family housing and drive through uses. Mr. Edmiston **moved to recommend the Business 15 frontage change from 200' to 100', except in the case of multi-family housing and drive-through uses.** Seconded by Mr. Sullivan. Unanimous.

**G. Comments from the Planning Board**

**H. Comments from the Audience** – a copy of the letter sent to the Planning Board regarding sprinkler damage on Pierpont Estates subdivision was given to the members

- a. Mr. Horne reported that he had taken a ride through the subdivision and was surprised at how clean and neat it was, considering the sidewalk work they are doing. Mr. Horne also stated that it is not within the purview of the Planning Board to determine if the work being done is on the homeowners' land or not; as that are not surveyors or engineers. It is up to the property owners to determine if the work is being done on their property.

**I. Planner's Plate**

**J. Other Business** – none

**Adjournment**

- a. Mr. Sullivan **moved to adjourn at 7:33 PM.** Seconded by Mr. Edmiston. Unanimous.

Caryl Savard  
Planning Board Clerk

Minutes of May 9, 2018

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Mark Marzeotti, Chairman

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Guy Horne, Jr., Vice-Chairman

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Pamela Humphrey, Clerk to the Board

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Kevin Sullivan, Member

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Daniel Edmiston, Member