

**TOWN OF DUDLEY  
MASSACHUSETTS  
PLANNING BOARD**

DUDLEY MUNICIPAL COMPLEX, ROOM 308  
71 WEST MAIN STREET DUDLEY, MA 01571

DUDLEY PLANNING BOARD

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

Donald T. Johnson, AICP, Town Planner  
Caryl Savard, Clerk  
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**PLANNING BOARD MEETING MINUTES**  
**Wednesday, June 13, 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, June 13, 2018 by Vice Chairman Guy E. Horne, Jr. Planning Board members present were: Pamela Humphrey-Clerk to the Board, Kevin Sullivan-Member, Dan Edmiston-Member and Don Johnson-Town Planner.

**A. Meeting Minutes for May 23, 2018**

- a. Ms. Humphrey **moved to approve the minutes of May 23, 2018.** Seconded by Mr. Sullivan. Unanimous.
  - i. DOCUMENT SUBMITTED:
    1. Typed draft of May 23, 2018 minutes

**B. ANR Plan – Old Southbridge Road, Roger & Joanne LaCourse, Owners**

- a. Bruce Fitzback, of Bertin Engineering, represented the applicants, plan is straightforward.
- b. Is Lot 1 coming off of lot 20 to be built on? Yes
- c. Any wetlands? No
- d. Not asking for any waivers
- e. No guardrails
- f. Ms. Humphrey **moved to accept of the ANR Plan off 93 Old Southbridge Road, deed book 8613 page 52, owners Roger & Joanne LaCourse, no waivers requested.** Seconded by Mr. Sullivan. Unanimous.
  - i. DOCUMENTS SUBMITTED:
    1. Form A
    2. Old Southbridge Road Plan of Land

**C. ANR Plan – NW Schoolhouse Road, Barbara R. Gomes, Owner**

- a. Tim Callahan, represented the applicant
- b. Plenty of frontage on either side
- c. Grading is above the road
- d. No guardrails
- e. Asking for waivers – 5 foot contours on the topography, location of wetlands and profile of existing grades
- f. Ms. Humphrey **moved to waive the topography contours from 2 foot intervals to 5 foot intervals, wetland resources and profile of existing grades.** Seconded by Mr. Sullivan. Unanimous.
- g. Mr. Sullivan **moved to accept the ANR Plan of NW Schoolhouse Road, owner Barbara R. Gomes, deed book 56372, page 307, Dudley Tax Map 209, parcel #1.** Seconded by Ms. Humphrey. Unanimous.
  - i. DOCUMENTS SUBMITTED:
    1. Form A
    2. NW Schoolhouse Plan of Land

**D. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets, including:**

- a. Pierpont Estates – Tony is working with Jeff Walsh, will be meeting next week. More site walk work, more building going on. Progress being made.
- b. Rocky Hill Estates –
  - i. Owner's representative asked for a letter from the Town to National Grid stating street lights are not required. Street is 500 feet in length. Ms. Humphrey **moved to direct Mr. Johnson to investigate whose responsibility it is to draft a letter to National Grid, if it's the Planning Board, then Mr. Johnson can draft it and Mr. Horne can sign it.** Seconded by Mr. Edmiston. Unanimous.
  - ii. Drainage pipes are in; the subdivision has been satisfactorily inspected by Graves Engineering.
  - iii. Conduit pipes are in for electrical.
- c. Piasta Road - nothing has been done yet. Proposed to finish this year.
- d. Oakview Estates – Graves Engineering has satisfactorily inspected the subdivision. Mr. Sullivan **moved to return \$407.51 in Escrow account to the developer.** Seconded by Ms. Humphrey. Unanimous.
- e. Country View Estates, Eisenhower Drive – The owner was served by the Constable on June 12, 2018.
- f. Tobin Farms Estates – Mr. Horne stated the Town of Dudley was given a piece of land with a dam on it and it has cost an exorbitant amount of money to keep it up to state standards. If the Town takes the 2/10ths of an acre, it would cost too much to maintain. Mr. Johnson to ask for a list of work to be done to complete the subdivision, what waivers they are going to ask for and what the money is going to pay for. The Planning Board members would not recommend taking the land in tax title. Mr. Sullivan **moved that the Planning Board is recommending the 2/10<sup>th</sup> parcel of land with the dam on it, not be taken by the Town for tax title.** Seconded by Ms. Humphrey. Unanimous.
- g. Misty Meadow Estates – seems to be catch basin problems there. Have taken money out of escrow to fix them. Recommend keeping monies there for future catch basin repairs.
- h. Partridge Hill Road – subdivision is before the Board of Selectmen currently.

**E. Final inspections**

- a. **Dunkin Donuts** – almost done; several small items to be completed.
- b. **AMP Solar** – Problem in the past with erosion. Getting near the end of the work. Will get an inspection from Graves once completed.
- c. **Hall Road Cell Tower** – Planning Board not involved; it was waived.

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

- a. Integration of 2015 Village District Study and scheduling of Village District Walk and Phase 2 Commencement of work plan
  - i. Mr. Johnson reported the walk will be scheduled sometime in July.
  - ii. Mr. Johnson spoke to Ron at CMRPC; another grant coming in and if they come in at the same time, they can do a lot more. If not, phase 2 will be as planned.

**G. Planner's Plate** – Mr. Johnson will be attending a workshop on Positioning Priority Development Areas for Success.

**H. Member Comments** –

- a. Congratulations to Daniel Edmiston for winning his elected Planning Board position.
- b. Mr. Horne asked for a certificate of appreciation to be sent to Mr. Mark Marzeotti thanking him for his past service to the Planning Board.
- c. New Planning Board member – joint meeting to be held with the Board of Selectmen to meet with the two candidates that received 12 votes each and then select one of the candidates. Can offer other candidate an alternate member position.

**I. Other Business** – none

**Adjournment**

- a. As there was no further business to come before the Planning Board, Ms. Humphrey **moved to adjourn at 7:11 PM.** Seconded by Mr. Sullivan. Unanimous.

Minutes of June 13, 2018

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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

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