

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., Chair
Pamela Humphrey, Vice Chair
Daniel Edmiston, Clerk of the Board
Gregory P. Benoit, Member
Russell Giglio, 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, February 13, 2019

Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, February 13, 2019 in Room 321A of the Dudley Municipal Complex by Chairman Guy Horne. Planning Board members present were: Greg Benoit-Member, Russell Giglio-Member, Don Johnson, Town Planner and Caryl Savard, Clerk

A. January 23, 2019 Meeting Minutes

- a. Mr. Benoit **moved to approve the minutes of January 23, 2019.** Seconded by Mr. Giglio. Unanimous.

B. ANR Cregg, 89 Dudley Oxford Road

- a. Mr. Giglio **moved to approve the waiver on scale of plan from 1 inch equals 40 feet to one inch equals 30 feet.** Seconded by Mr. Benoit.
- b. Mr. Benoit **moved to accept the ANR for 89 Dudley Oxford Road.** Seconded by Mr. Giglio. Unanimous.
 - i. The plan does not have the surveyor's stamp on it. Mr. Johnson will retain the plan in the office until a stamped plan is received, and the Board members will stop in and sign the stamped plan.

C. Annual Report

- a. The Board reviewed the FY2018 Annual Report and commended Mr. Johnson for his work on the report.

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

- a. Pierpont Estates
 - i. Mr. Cerqueira was present and discussed the work completed to date.
 - ii. Mr. Benoit **moved to reduce the bond from \$257,000 to \$129,000 for Phase IIA and IIB.** Seconded by Mr. Giglio. Unanimous.
 - iii. Mr. Benoit **moved to release lots 4R, 5R and 41R on Phase IIC, subject to surety bond.** Seconded by Mr. Giglio. Unanimous.
- b. Tobin Farms – The Planning Board is sending a letter to the Town Administrator and the Board of Selectmen to support acceptance of the streets at the Spring Town Meeting.

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

- a. Mr. Johnson met with CMRPC. Will be meeting with Webster at some point. The scheduled completion date is June, 2020.

F. Planner's Plate

- a. Article to amend the Zoning Map for the 6 properties at Marshall Terrace
- b. Housekeeping Article to correct some typographical errors, i.e. separability to severability, Zoning Districts – there were 7 designations and 13 separate districts, Conservation District was referenced but not on the map, overlay district references, incorrect terminology used (Zoning Agent vs. Building Inspector) and Zoning Board of Review should be Zoning Board of Appeals and several other corrections and clarifications.

G. Comments from the Planning Board – None

H. Comments from the Audience – None

I. Other Business – Culvert Grant – Mr. Johnson working on a grant application with the Highway Department to repair culverts.

J. Adjournment

a. Mr. Benoit **moved to adjourn at 7:58 PM.** Seconded by Mr. Giglio. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of February 13, 2019

Guy E. Horne, Jr., Chair

Pamela Humphrey, Vice-Chair

Daniel Edmiston, Clerk to the Board

Gregory Benoit, Member

Russell Giglio, Member