

# 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  
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## PLANNING BOARD MEETING MINUTES

Wednesday, October 24, 2018

Dudley Municipal Complex, Room 321-A

### Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, August 8, 2018 in Room 321A of the Dudley Municipal Complex by Chairman Guy Horne. Planning Board members present were: Pamela Humphrey-Vice Chair, Dan Edmiston-Clerk of the Board and Don Johnson, Town Planner.

### A. Meeting Minutes

- a. October 10, 2018 – Mr. Edmiston **moved to approve the minutes of October 10, 2018.** Seconded by Ms. Humphrey. Unanimous.

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

- a. Pierpont Estates – raised catch basins and manholes, going to do final pavement next week.
- b. Rocky Hill Estates
- c. Piasta Road – road to be finished next year
- d. Country View Estates / Eisenhower Drive – request from resident when road will be accepted. Waiting for Town Counsel to give the Planning Board their opinion.
- e. Tobin Farm Estates – sidewalk issue discussed at last meeting. Town Counsel stated that if the Town approves it without the sidewalks, the Town is responsible for them. If the sidewalks are built, have to be built according to ADA standards.
- f. Packard Drive – resident Andre Asselin would like to build a driveway instead of a roadway to access two lots. Ms. Humphrey **moved to grant a waiver to lots 19 & 20 Packard Drive to build a driveway.** Seconded by Mr. Edmiston. Unanimous. Mr. Johnson advised the property owner to notify the neighbors that he will be building a driveway and neighbors have a right to use the driveway as they were using the paper road.

### C. Review of Dudley Estates Subdivision Conditions and Waivers

- a. The Planning Board members reviewed and read the conditions and waivers
- b. Several citizens asked questions and made comments

### D. Mr. Edmiston **moved to approve definitive subdivision plan entitled Dudley Estates, 18 single family lots with access from Jesse Road, owned by Four Lots Dudley Realty Trust to include the conditions of approval that were read previously and work on the plan that was revised through October 5, 2018, also including the 5 waivers: the length of the cul-de-sac being extended, removal of the traffic island in the cul-de-sac, the street trees will be placed on the lots rather than in the taking, the width of the street will be reduced to 24 feet rather than 26 feet and a drainage easement to be reduced to 13 feet on lot 10.** Seconded by Ms. Humphrey. Unanimous.

### E. Public Hearing on Articles for Fall Town Meeting

- a. Article 1 – to amend the Zoning Bylaws and Zoning Map relative to large-scale ground mounted solar voltaic installations by amending Section 3.1.200 large-scale solar voltaic 3.1 2.02 applicability.
  - i. Several citizens made comments and asked questions
- b. Article 2 – to amend the Zoning Bylaws to add new medical and adult use marijuana establishment components amends Section 2.0 301 use regulation.
  - i. Letter from the Economic Development Committee recommending mill overlay district for future establishments. However, Town Counsel stated the Attorney General may determine it's too restrictive. Without a Bylaw in place, the establishments could go anywhere in town.
  - ii. The Public Hearing was closed at 8:32 PM.

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

a.

**G. Planner's Plate**

- a. Application submitted for special permit for Oxford Ave solar project. The Board agreed to advertise the application for two weeks while they collect input from the other departments.

**H. Comments from the Planning Board –**

**I. Comments from the Audience –**

**J. Other Business –**

**K. Adjournment**

- a. Mr. Edmiston **moved to adjourn at 8:09 PM.** Seconded by Ms. Humphrey. Unanimous.

Caryl Savard  
 Planning Board Clerk

Minutes of October 24, 2018

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Guy E. Horne, Jr., Chair

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Pamela Humphrey, Vice-Chair

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Daniel Edmiston, Clerk to the Board

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Gregory Benoit, Member