

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
Kevin Sullivan, Member
Gregory P. Benoit, Member



DUDLEY PLANNING STAFF

Donald T. Johnson, AICP, Town Planner
Caryl Savard, Clerk
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PLANNING BOARD MEETING MINUTES Wednesday, November 14, 2018 Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, November 14, 2018 in Room 321A of the Dudley Municipal Complex by Chairman Guy Horne. Planning Board members present were: Dan Edmiston-Clerk of the Board, Greg Benoit-Member, Russell Giglio-Member and Don Johnson, Town Planner.

- A. Alternate Member** – Mark Marzeotti stated that he would accept the position as Alternate Planning Board Member. Mr. Edmiston **moved to appoint Mark Marzeotti as the Alternate Member of the Dudley Planning Board.** Seconded by Mr. Benoit. Unanimous.
- B. Meeting Minutes**
 - a. Minutes of the October 15, 24 and 29, 2018 meetings were read. Mr. Edmiston **moved to accept the minutes of October 15, 24 and 29, 2018 as presented.** Seconded by Mr. Benoit. Unanimous.
- C. Marshall Terrace, ANR**
 - a. The Zoning Board of Appeals denied the appeal for Marshall Terrace. Applicant might appeal the decision. Tabled as an ongoing item.
- D. Special Permit Application – Solar Voltaic Array on Oxford Avenue, located within solar overlay district**
 - a. Date for Public Hearing set for 7:15 PM on December 12, 2018
- E. Special Permit Application – Plan entitled Legacy Landing for 22 unit subdivision**
 - a. Date for Public Hearing set for 8:00 PM on December 12, 2018
- F. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets**
 - a. Pierpont Estates – Mr. Cerqueira to come before the Planning Board on November 28, 2018. Construction estimates to be discussed as well as Graves Engineering inspection reports, \$155,000 to finish the subdivision; surety of \$257,000 reduced from about \$700,000.
 - b. Rocky Hill Estates - NA
 - c. Piasta Road – the developer has estimated 2019 as the completion date
 - d. Country View Estates/Eisenhower Drive – Planning Board to wait for direction from the Board of Selectmen
 - e. Tobin Farm Estates – estimated cost of as-built and acceptance plan, put metes and bounds into subdivision and other work. Estimate is \$10,000, looking for \$5,000 retainer. Mr. Horne suggested a joint meeting with the Board of Selectmen to resolve all subdivision issues.
- G. AMP Solar** – Mr. Johnson has been trying to get in touch with one of the engineers.
- H. Discussion on the status of Economic Development Planning, including:**
 - a. Working with CMRPC on a Block Grant for the property around the mill, and possibly water and sewer work that needs to be done around that area.
- I. Planner's Plate**
 - a. Farmer's Workshop – Saturday, December 8, 2018 set as tentative workshop date. CMRPC and others interested in organizing an Agricultural Commission will be there.

J. Comments from the Planning Board – NA

K. Comments from the Audience – NA

L. Other Business – NA

M. Adjournment

- a. Mr. Benoit **moved to adjourn at 7:22 PM.** Seconded by Mr. Edmiston. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of November 14, 2018

Guy E. Horne, Jr., Chair

Pamela Humphrey, Vice-Chair

Daniel Edmiston, Clerk to the Board

Gregory Benoit, Member

Russell Giglio, Member