

# 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, December 12, 2018

Dudley Municipal Complex, Room 321-A

### Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, December 12, 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, Greg Benoit-Member, Russell Giglio-Member, Don Johnson, Town Planner and Caryl Savard, Clerk.

### A. Meeting Minutes

- a. Mr. Benoit **moved to accept the minutes of November 28, 2018.** Seconded by Mr. Edmiston. Unanimous.

### B. 2019 Meeting Schedule

- a. Ms. Humphrey **moved to accept the 2019 Meeting Schedule as printed.** Seconded by Mr. Benoit. Unanimous.

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

- a. **Pierpont** - Mr. Edmiston **moved to extend the covenant to December 31, 2020.** Seconded by Mr. Benoit. Unanimous.
- b. **Rocky Hill** – None
- c. **Piasta Road** – None
- d. **Country View & Tobin Farms** – Meeting with the Board of Selectmen in executive session. Will need to wait until the minutes are released.

### D. AMP Solar

- a. AMP Solar wants a punch list. Mr. Johnson wants AMP Solar to be there for the inspection with Jeff Walsh, Nelson Burlingame and the Conservation Commission to develop the punch list from the inspection. Mr. Johnson is waiting to hear back from the developer.

### E. Agricultural Commission Forum

– there was a good turnout for the event; 28 farmers were present. They have tentatively set up a board and board members. The Board of Selectmen will need to vote on it at an upcoming meeting, as the bylaw change hasn't come back from the Attorney General's office.

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

- a. Mr. Johnson wrapping up the Village Walk with CMRPC.
- b. The Town has a good chance of getting an infrastructure study grant in 2019

### G. Master Plan

– needs to be reviewed for updating. An Ad Hoc Committee needs to be appointed for the review.

### H. Public Hearing (7:15)

– SEP Dudley LLC, for Special Permit for a 4.4 +/- megawatt large-scale ground-mounted solar array on Oxford Avenue.

- a. Peter Engle from Bertin Engineering presented the proposed solar array. There will be a 7-foot fence, five detention basins, 10-foot emergency access way per request of the Fire Department and keeping the existing vegetation around the perimeter. Will be meeting with Conservation on December 19, 2018.
- b. The applicant would install fence slats on the easterly side (Oxford Avenue).
- c. Rip rap mat to be used and roadway cleaned at end of work day.
- d. Operating hours Monday through Friday 7:30 AM - 5:30 PM, Saturdays 8:00 AM – 4:00 PM. No work on Sundays and federal holidays.
- e. Pre-construction meeting and decommissioning plan in place prior to work commencing.
- f. Applicant requested waiver from Section 5.04.05 F Utilities. Mr. Edmiston **moved to grant the waiver to use electric poles and above ground wiring once it leaves the solar array area out to Oxford Avenue.** Seconded by Mr. Benoit. Unanimous.

- g. Mr. Benoit **moved to approve the special permit and site plan for a large scale 4.4 +/- megawatt solar voltaic array installation for SEP Dudley, LLC, including conditions discussed.** Seconded by Ms. Humphrey. Unanimous.
- I. Recess – Mr. Benoit **moved to recess for five minutes.** Seconded by Mr. Giglio. Unanimous.
- J. **Public Hearing (8:00)** – Legacy Landing, LLC for special permit under 3.0 5.00 of the Town of Dudley Zoning bylaws to construct a 22 unit, age -restricted open space residential development (OSRD) at 61 Airport Road.
  - a. Randy Waterman of WDA Design presented the proposed project as two options, a conventional subdivision or a more creative open space design requiring a special permit.
  - b. If the proposed trail is public, there should be public parking. Applicant will review and determine where a parking area could be located.
  - c. The Planning Board would like a gate or similar structure between the two sections of the subdivision to limit through traffic between the two sections.
  - d. The design should include a parking overflow area.
  - e. Establish a subdivision HOA.
  - f. Signs erected stating private way and no through traffic.
  - g. Road never to be accepted by Town.
  - h. Richard Clark of 65 Airport Road, expressed concern about the speeding that occurs now and might increase with the subdivision.
  - i. Linda Poulin of 31 Dudley Hill Road, expressed concern about the water pressure.
  - j. An unidentified abutter asked if this meeting was the final decision for the subdivision. (It still has to be submitted as a definitive plan regarding roadway construction.)
  - k. Richard Raymond, 191 Corbin Road, spoke in favor of the proposed plan as a benefit to the town.
  - l. Jo-Ann Szymczak, Schofield Avenue, spoke in favor of the age-restricted proposed plan.
  - m. Richard Clark, spoke again about the view he would have of the subdivision. The Chairman asked if he would like a natural screen, rather than a fence installed along his property line. The applicant will provide a tree planting plan for Mr. Clark.
  - n. George and Linda Guskey, 2 Hall Road, expressed concern about the possible traffic increase and suggested a parking area for the trail.
  - o. Victor Kallgren, 64 Airport Road, spoke in favor of the age-restricted subdivision.
  - p. Ms. Humphrey **moved to close the Public Hearing at 8:47 PM.** Seconded by Mr. Giglio. Unanimous.
  - q. Mr. Benoit **moved to approve the special permit for Legacy Landing, LLC for an open space residential development (OSRD) subdivision including conditions discussed.** Seconded by Ms. Humphrey. Unanimous.
- K. **Planner’s Plate**
  - a. None.
- L. **Comments from the Planning Board** – None.
- M. **Comments from the Audience** – None.
- N. **Other Business** – None.
- O. **Adjournment**
  - a. Ms. Humphrey **moved to adjourn at 9:57 PM.** Seconded by Mr. Edmiston. Unanimous.

Caryl Savard  
 Planning Board Clerk

Minutes of December 12, 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

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Russell Giglio, Member