

**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., Chairman  
Pamela Humphrey, Vice Chair  
Daniel Edmiston, Clerk to the Board  
Gregory Benoit, Member  
Russell Giglio, Member



DUDLEY PLANNING STAFF

Donald T. Johnson, AICP Town Planner  
Caryl P. Savard, Planning Board Clerk  
[planner@dudleyma.gov](mailto:planner@dudleyma.gov)  
Phone: 508-949-8014

**PLANNING BOARD MEETING MINUTES**

**Wednesday, February 27, 2019**

The regularly scheduled meeting of the Dudley Planning Board was called to order at 7:00 PM on Wednesday, February 27, 2019 in Room 321A of the Dudley Municipal Complex by Chairman Guy Horne, Jr. Members present were: Dan Edmiston-Clerk to the Board, Russell Giglio-Member and Don Johnson-Town Planner.

**A. January 23, 2019 Meeting Minutes**

- a. CMRPC requested more specificity in the minutes from January 23, 2019. Mr. Giglio **moved to approve the amendment to the January 23, 2019 minutes.** Seconded by Mr. Edmiston. Unanimous.

**B. February 13, 2019 Meeting Minutes**

- a. Mr. Giglio **moved to accept the minutes of February 13, 2019.** Seconded by Mr. Edmiston. Unanimous.

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

- a. Pierpont Estates
  - i. Jim Smith from Summit Engineering, asked for the Town's timetable for road acceptance. The street acceptance set of plans and as-builts are not yet completed. The engineering firm would need 3 more weeks to get them done. The deadline to submit them to the Planning Board for review by the Town Engineer was January 31<sup>st</sup>. Mr. Johnson will speak with the Town Administrator/Board of Selectmen to determine if they will approve adding the road acceptance request to the Spring Town Meeting Warrant.
  - ii. Mr. Smith asked about a parcel in the subdivision. Mr. Cerqueira would like to split an existing lot into 2 lots with a shared driveway. Mr. Giglio stated that he lives in Pierpont Estates and will vote in the best interest of the town. Mr. Edmiston asked why they wanted to change it now after it had been accepted with the original submission. Mr. Cerqueira said he didn't realize the mistakes the previous engineering firm had made on the plans and would like to make 2 lots. The Planning Board will review the request, check bylaws and make a decision at the next meeting.

- b. Country View Estates – nothing new recently. Mr. Johnson will send an email requesting status.
- D. **Potential Zoning Bylaws Amendments** for May, 2019 Spring town Meeting including (1) Housekeeping article, (2) amend zoning map for four properties along Marshall Terrace, (3) definitions of kennel, and (4) in-law accessory apartments.
- E. **Discussion on the status of Economic Development Planning** – Mr. Johnson to meet with CMRPC and the contact people from Webster regarding the Webster/Dudley grant.
- F. **Planner’s Plate**
  - a. Community Block Grant – CMRPC is working on this grant for Dudley. It will then go to the Board of Selectmen for their signoff. Mr. Johnson can get a copy of the Board would like one.
  - b. Mr. Johnson said he would try to get the Culvert Grant Application in before March 20<sup>th</sup> for the Carpenter Road/New Boston Road area.
- G. **Board Comments**
  - a. Mr. Giglio asked about the open space area for the subdivision off Airport Road. No update at this time.

As there was no further business to come before the Planning Board, Mr. Giglio **moved to adjourn at 7:47 PM**. Seconded by Mr. Edmiston. Unanimous.

Caryl Savard  
Planning Board Clerk

Minutes of February 27, 2019

---

Guy E. Horne, Jr., Chairman

---

Pamela Humphrey, Vice Chair

---

Daniel Edmiston, Clerk to the Board

---

Gregory Benoit, Member

---

Russell Giglio, Member