

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, August 22, 2018 7:00 pm Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, August 22, 2018 in Room 321A of the Dudley Municipal Complex by Chairman Guy Horne. Planning Board members present were: Dan Edmiston-Clerk of the Board, Kevin Sullivan-Member, Greg Benoit-Member and Don Johnson, Town Planner.

A. Appointment of Alternate Member

- a. Mr. Benoit **moved to appoint Russell Giglio as the alternate member to the Planning Board.** Seconded by Mr. Sullivan. Unanimous.

B. Meeting Minutes from August 8, 2018

- a. Mr. Edmiston **moved to approve the minutes of August 8, 2018 as presented.** Seconded by Mr. Benoit. Unanimous.

C. ANR Plan for 25 Marshall Terrace

- a. Continue to next meeting, incomplete application.

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

- a. Pierpont Estates
 - i. paving of sidewalks just about done.
 - ii. Jason Thies, 2 Queen Circle, addressed the board stating there are serious drainage problems since sidewalks have been completed. Washing out parts of the newly installed sidewalks. There is a large sinkhole on the right side of the road. More catch basins need to be installed. Concerned that the road will collapse. Mr. Thies shared photos of the area with the Planning Board members.
 - iii. Mr. Johnson will contact Jeff Walsh of Graves Engineering to inspect the site.
 - iv. Mr. Edmiston asked if there were any waivers granted that could have involved the current problem. Mr. Johnson stated that perhaps the binder course has covered the catch basins and will need to be removed.
- b. Rocky Hill Estates
 - i. Request of Greg Chojnacki to release Lot 73 from the covenant.
 - ii. Mr. Sullivan **moved to release lot 73 from the covenant.** Seconded by Mr. Benoit. Unanimous.
- c. Piasta Road
 - i. Mr. Horne talked with the developer two weeks ago, plans are going forward to have it done by the end of this year.
- d. Country View Estates
 - i. asked the Town Administrator to put it before the Board of Selectmen to ask permission to finish the road and ask Town Counsel how to proceed with completion.
- e. Tobin Farm Estates
 - i. ask Town Counsel for opinion on whether to waive sidewalks.

E. Final Inspections

- a. AMP Solar – not ready yet, due to weather conditions.

F. Discussion on the status of Economic Development Planning, including Phase 2 Economic Development Strategic Plan, Commencement of Phase 2 Workplan:

- a. The field trip date has been set for September 8, 2018 at 2:00 pm. Mr. Johnson will get in touch with CMRPC consultant.

G. Planner's Plate

- a. Cell Phone Tower Lawsuit – Dismissed.
- b. Mr. Horne spoke with attorney for the Rocky Hill Estates lawsuit and explained that there are thousands of documents and suggested they come in and review them. The attorney will speak with the client; her recommendation is to have the documents in one room in which the legal staff can review them.
- c. Zoning Bylaw Draft – Marijuana zoning need to be addressed. Sample town bylaws (Grafton & Hardwick) are being reviewed.
- d. Forefront Solar – Solar overlay didn't pass at town meeting, but can be placed on the town warrant in the fall again. Forefront Solar isn't sure if they solar credits would apply if placed on town warrant in the fall. Will wait to hear from Forefront Solar.
- e. Mr. Johnson will be meeting with the Town Administrator and CMRPC on August 24th regarding a block grant application.

H. Comments from the Planning Board – none.

I. Comments from the Audience – none.

J. Other Business –

K. Adjournment

- a. Mr. Sullivan **moved to adjourn at 7:25 PM.** Seconded by Mr. Edmiston. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of August 22, 2018

Guy E. Horne, Jr., Chair

Pamela Humphrey, Vice-Chair

Daniel Edmiston, Clerk to the Board

Kevin Sullivan, Member

Gregory Benoit, Member