

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 to the Board
Kevin Sullivan, Member
Gregory P. Benoit, Member



DUDLEY PLANNING STAFF

Donald T. Johnson, AICP, Town Planner
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PLANNING BOARD MEETING MINUTES

Wednesday, August 8, 2018 7:00 pm

Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:03 PM on Wednesday, August 8, 2018 in Room 321A of the Dudley Municipal Complex by Vice Chairman Guy Horne. Planning Board members present were: Pamela Humphrey-Clerk to the Board, Dan Edmiston-Member, Greg Benoit-Member and Don Johnson, Town Planner.

A. Reorganization of the Planning Board

B. Appointment of the Central Mass Regional Planning Commission Representative

- a. Ms. Humphrey **moved to appoint Gregory Benoit as the Central Mass Regional Planning Commission representative.** Seconded by Mr. Edmiston. Unanimous.

C. Planning Board Officers

- a. Mr. Horne **moved to appoint Pamela Humphrey as the Vice Chair.** Seconded by Mr. Benoit. Unanimous.
- b. Ms. Humphrey **moved to appoint Guy Horne as the Chair.** Seconded by Mr. Edmiston. Unanimous.
- c. Ms. Humphrey **moved to appoint Daniel Edmiston as Clerk of the Board.** Seconded by Mr. Horne. Unanimous.
- d. The Board requested a letter be sent to ask John Briare to stay on as alternate.

D. Meeting Minutes

- a. Ms. Humphrey **moved to accept the minutes of July 16, 2018 as printed.** Seconded by Mr. Edmiston. Unanimous.

E. ANR for Marshall Terrace, Nancy Mroczek

- a. The ANR is not complete as submitted. Applicant not present. Mr. Horne advised that the applicant needs:
 - i. Build factor
 - ii. To ask for waiver on scale
 - iii. Names listed, but not street numbers and addresses on abutters list
 - iv. Topography
 - v. Location of wetlands resource, if none, note it
 - vi. Profile of existing grades, if level, note it

F. Definitive Subdivision Plan: Plan entitled Dudley Estates; 18 single-family lots with access from Jesse Road, Four Lots Dudley Realty Trust, applicant.

- a. Joe Abasamra, the applicant's representative, spoke on the progress to date:
 - i. Changes made to stormwater management plan
 - ii. Revised full set of plans, with copies sent to Graves Engineering
 - iii. Two waivers requested
 1. Allow streets 24 feet wide in lieu of 26 feet wide, as recommended by Highway Department
 2. Length of dead end street to be 776 feet with access to 15 lots, in lieu of 600 foot maximum with access to 12 lots
 - iv. Lot A not buildable and Lot B is open space – 8.3 acres includes wetlands; 1.2 acres are upland
 - v. Question on usable open space – Town bylaw/subdivision regulations reviewed for clarification

- vi. Mr. Horne recommended applicant meet with newly formed Recreation Committee. Possibly use one of the lots for recreation if the Committee sees it as a viable space for a park or similar use.
- b. Graves Engineering will be reviewing plan and submitting their report to the Planning Board
- c. Public Hearing scheduled for September 12, 2018, after two weeks of publishing
- G. Discussion/Status Report on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets, including:**
 - a. Pierpont Estates – most of the sidewalks are done.
 - b. Rocky Hill Estates – still working on Bona Road.
 - c. Piasta Road – Mr. Horne talked with the developer and it should be done this winter and will be on the Town Meeting Spring Warrant for acceptance
 - d. Country View Estates (Eisenhower Drive) – have enough funds to reseal the road and do catch basins
 - e. Tobin Farm Estates – received list of what needs to be completed, request for waiver of sidewalks in phase 2
- H. Final Inspections associated with Site Plans, including:**
 - a. AMP Solar – no updates
- I. General discussion on potential Zoning Bylaw amendments for the 2018 Fall Town Meeting**
 - a. Proposed amendment to be prepared for Fall Town Meeting
- J. Discussion on the status of Economic Development Planning, including:**
 - a. Integration of 2015 Village District Study and scheduling of Village District Walk; and
 - i. Walk to be scheduled in September, Saturday after Labor Day, with the EDC
 - b. Phase 2 Economic Development Strategic Plan; commencement of Phase 2 workplan
- K. Planner's Plate**
 - a. Verizon Cell Tower – lawsuit filed by residents against Town and Planning Board – Notice of Appearance has been filed by Town Counsel
 - b. Lawsuit asking for certified copies of all paperwork from 1990 to present regarding Rocky Hill Subdivision. Mr. Horne to contact attorney to offer their staff to look through all the paperwork to see what they would like copied or copy all we have and pay the costs associated with it.
- L. Comments from the Planning Board** – none
- M. Comments from the Audience** – none
- N. Other Business** – none
- O. Adjournment**
 - a. Mr. Edmiston **moved to adjourn at 8:27 PM.** Seconded by Mr. Benoit. Unanimous.

Caryl Savard
 Planning Board Clerk

Minutes of August 8, 2018

Guy E. Horne, Jr., Chair

Pamela Humphrey, Vice-Chair

Daniel Edmiston, Clerk to the Board

Kevin Sullivan, Member

Gregory Benoit, Member