

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, September 26, 2018

Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:02 PM on Wednesday, September 26, 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 and Don Johnson, Town Planner.

A. Meeting Minutes

- a. Approval postponed to next meeting.

B. ANR Plan for Marshall Terrace

- a. Applicant is considering a diagonal lot line vs. a straight line and may go to Zoning Board of Appeals. Tabled to next meeting.

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

- a. Pierpont Estates
 - i. Mr. Cerqueira is out of the country for the month. Mr. Johnson spoke to him on Tuesday and is doing the drainage work (catch basins) this week and expects to be done by next week. Expects to do paving by end of year.
 - ii. Town has three performance guarantees on the subdivision. Developer reduced last phase cost by \$22,000; because he had done more work and Escrow was more than it needed to be.
- b. Rocky Hill Estates
 - i. Attorney representing plaintiffs in lawsuit against Rocky Hill Estates requested opportunity to view all documents on October 4, 2018.
- c. Piasta Road
 - i. Sent email to developer. Mr. Horne spoke with developer; plans to finish work by end of year.
- d. Country View Estates
 - i. Developer doesn't want to sealcoat road, where there is no requirement to do so. Developer will do repairs to road and plow it this year. Mr. Edmiston **moved to not require the subdivision road to be sealcoated and not require the street trees to be planted.** Seconded by Ms. Humphrey. Unanimous.
- e. Tobin Farm Estates
 - i. Mr. Johnson spoke to Town Counsel, still looking into it and no decision made on the sidewalks. Two lots at cul-de-sac were combined into one lot and sold to current owner. The current owner is now selling both lots. New owner wants extension to covenant to 2019. Mr. Edmiston **moved to extend the extension of an amended subdivision of land for Tobin Farm Estates, Deed Book 56498, Page 307-310, for one year from December 31, 2018 to December 31, 2019.** Seconded by Ms. Humphrey. Unanimous.

D. Final inspections associated with site plans including AMP Solar.

- a. No new status.

Public Hearing - Definitive Subdivision Plan: Plan entitled Dudley Estates; 18 single-family lots with access from Jesse Road, Four Lots Dudley Realty Trust, applicant (continued from 9/12/18). Applicant requested continuance to October 10, 2018.

E. General discussion on potential Zoning Bylaw amendments for the 2018 Fall Town Meeting

- a. Mr. Johnson redrafted the Zoning bylaw by adding the use by district chart, adding new section 3.15 and limited definition section.

F. Forefront Solar requested the warrant article be placed on the Fall Town Meeting for the solar overlay district.

- a. Public Hearing will need to be advertised for the October 24, 2018 meeting. Warrant article to be placed on Fall Town Meeting.

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

- a. Mr. Johnson had a discussion with the Economic Development Committee; looking toward section of town where Stevens Linen Mill was for a possible village center overlay district. Property where karate studio used to be is over or directly adjacent to a wellfield and not a feasible area to consider for any large-scale development. Redevelopment or additional development of Dudley Plaza (on Airport Road) is under consideration.
- b. Mr. Johnson will try to get a meeting in November with the agricultural people.

H. PLANNER'S PLATE

- a. Citizen Planners Training Collaborative's Fall 2018 Workshops – listing of workshops included in meeting packets
- b. Letter from Kevin Sullivan read – Mr. Sullivan is resigning his position with regret. Mr. Horne asked Mr. Johnson to send Mr. Sullivan a certificate in appreciation for his service to the Planning Board. The Planning Board will ask the alternate if they wish to serve as new board member and then advertise for an alternate, if accepted.
- c. Sexual harassment policy – to be reviewed, signed and returned to the Personnel Board.

I. COMMENTS FROM THE PLANNING BOARD

J. COMMENTS FROM THE AUDIENCE

K. Adjournment

- a. Ms. Humphrey **moved to adjourn at 7:45 PM.** Seconded by Mr. Edmiston. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of September 26, 2018

Guy V. Horne, Jr., Chair

Pamela Humphrey, Vice-Chair

Daniel Edmiston, Clerk to the Board

Kevin Sullivan, Member

Gregory Benoit, Member