

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
Caryl Savard, Clerk
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PLANNING BOARD MEETING MINUTES

Wednesday March 27, 2019

Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, March 27, 2019 in Room 321A of the Dudley Municipal Complex by Chairman Guy Horne. Planning Board members present were: 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. Edmiston **moved to approve the minutes of March 13, 2019.** Seconded by Mr. Benoit. Unanimous.

B. Endorsement of Dudley Estates Definitive Subdivision Plan

- a. Jennifer Allen, representative for the owner of the property, reported that the owner has signed the easement / restrictive covenant and standard Planning Board covenant as a Performance Guarantee pursuant to Section 81U of Chapter 41 of the General Laws, approved by Town Counsel. There is a clause in the standard Planning Board Performance Guarantee covenant that the new owner will be required to uphold the agreements, easements, etc. that have been required in the Certificate of Approval, such as creating a homeowners' association. If they are not followed, the Town has the right to withhold any lot releases and/or permits.
- b. The Planning Board members signed the easement / restrictive covenant, and Performance Guarantee covenant, with the understanding that these documents, as well as the Certificate of Approval, are to be recorded along with the plan as signed by the Board and recorded, and a copy of the recorded plan and documents is given to the Planning Board. In accordance with these documents, no lots will be released from the Performance Guarantee covenant until all conditions of approval, including the establishment of a homeowners' association to oversee drainage, in accordance with condition #3 on the certificate of approval, have been satisfied.
- c. The Board asked for the establishment of a homeowners' association to be in writing. Ms. Allen will have it done and brought to the Planning Office.

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

- a. Pierpont Estates –
 - i. Mr. Giglio stated that he is a resident of Pierpont Estates and would vote in the best interest of the town.
 - ii. Mr. Cerqueira's representative, Andy Baum, reported on their progress. He presented the owner's plan to re-divide the lot into two lots.
 - iii. The developer will provide a soft shoulder pull-off area when two cars are on the road at the same time. Developer to check with the Fire Department to make sure they can get down the road and be able to turn around.
 - iv. Discussed naming the street so that emergency services know where the location is.
- b. Rocky Hill Estates – None.

- c. Piasta Road – None.
- d. Country View Estates – None.
- e. Tobin Farm Estates – None.
- D. Final inspections associated with the Site Plans, including:**
 - a. AMP Solar – Mr. Johnson will be scheduling a site inspection meeting next week.
- E. Potential Zoning Bylaws amendments for May, 2019 Spring Town Meeting**
 - a. “Housekeeping” article – draft ready for Warrant.
 - b. Article to amend the Zoning map for properties along Marshall Terrace – draft ready.
 - c. Definitions of Kennel – Mr. Johnson to draft the proposed addition and send it to the members and Town Counsel.
 - d. In-law/Accessory Apartments –
 - i. Mr. Burlingame, Building Inspector, would like clarification in the bylaw, so that a two family home isn’t classified incorrectly as a one-family with in-law apartment.
 - ii. Change size of apartment from 750 SF to 400 SF.
 - iii. On Industrial areas, it should read that it’s not permitted, but the footnote will state that it’s allowed for existing dwellings.
- F. Discussion on the status of Economic Development Planning, including:**
 - a. On Tuesday, March 25, Mr. Johnson met with representatives of CMRPC regarding the Webster-Dudley Economic Development Strategic Plan, for which a grant has been awarded to CMRPC by the MA Executive Office of Energy and Environmental Affairs (“EEA”), to get the project going.
 - b. The Agricultural Commission didn’t have a quorum for their meeting, but they had a good discussion. Notes are available for reading.
- G. Planner’s Plate**
 - a. Municipal Vulnerability Grant – Mr. Johnson has started the paperwork for the grant and will get assistance from CMRPC. The grant will help with such projects as dams that are in poor shape. Mr. Johnson to send out the details to the members.
 - b. Causeway Shore Road – table to June or later.
- H. Comments from the Planning Board** – Get warrant placeholders for the two subdivision roads acceptance for spring town meeting from Town Administrator.
- I. Comments from the Audience** – None.
- J. Other Business** – None.
- K. Adjournment**
 - a. Mr. Edmiston **moved to adjourn at 8:17 PM.** Seconded by Mr. Giglio. Unanimous.

Caryl Savard
 Planning Board Clerk

Minutes of March 27, 2019

Guy E. Horne, Jr., Chair

Pamela Humphrey, Vice-Chair

Daniel Edmiston, Clerk to the Board

Gregory Benoit, Member

Russell Giglio, Member