

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
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PLANNING BOARD MEETING MINUTES Wednesday April 10, 2019 Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:07 PM on Wednesday, April 10, 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 and Don Johnson, Town Planner.

A. Meeting Minutes

- a. Mr. Edmiston **moved to approve the minutes of March 27, 2019 with the correction in the letterhead to remove the second word "of"**. Seconded by Mr. Benoit. Unanimous.

B. ANR Plan for 7 Corbin Road, Phil Davis

- a. Mr. Giglio **moved to grant the waiver for the profile of the existing grade for the three lots**. Seconded by Mr. Benoit. Unanimous.
- b. Mr. Benoit **moved to accept the ANR plan for 7 Corbin Road, deed book 57890 page 152, Dudley Tax Map 222, Parcel 90**. Seconded by Mr. Giglio. Unanimous.

C. Endorsement of Dudley Estates Definitive Subdivision Plan

- a. The plans were the Mylars that hadn't been submitted at the last meeting. The plans were signed in the Planning Board office to facilitate the meeting agenda.

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

- a. Pierpont Estates – None.
- b. Rocky Hill Estates – None.
- c. Piasta Road – None.
- d. Country View Estates – None.
- e. Tobin Farm Estates – Voucher is being submitted to pay D.C. Engineering the retainer from the Tobin Farms Escrow account.

E. Final inspections associated with the Site Plans, including:

- a. AMP Solar – Mr. Johnson stated that they have a long way to go in completing the landscaping part of the project. Mr. Johnson will check on the trees that were to be planted on the hill, too.

F. Potential Zoning Bylaws Amendments for May 2019 Annual Town Meeting, including:

- a. **Accessory Use Apartments** – Mr. Horne asked about the square footage being changed to 400 instead of 750-900 at the last meeting. Mr. Johnson to make the change prior to it being placed on the warrant.
- b. **Definitions of Kennel** – Mr. Johnson along with the Animal Control Officer and the Town Clerk are working on the draft.
- c. **Citizens' Petition Re: Large-Scale Photovoltaic / Solar Overlay District** – it appears that the only change is the removal of the overlay district. There was discussion as to the consequences of removing it from the Zoning Overlay District.
- d. **Housekeeping article** – completed
- e. **Rezoning of BUS 15 to RES 10** - 6 lots on Marshall Terrace – completed

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

- a. Integration of 2015 Village District Study with results of Village District Walk
- b. Phase 2 Economic Development Strategic Plan and potential Priority Development / Village District areas
- c. Progress on Agricultural Planning
- d. Receipt of Energy and Environmental Affairs Planning Assistance grant with Webster, for Economic Development/Commercial Corridor planning; relationship to Phase 2 Economic Development Strategic Plan/ DLTA funding
 - i. Mr. Johnson met with Webster on the EEA grant last Tuesday. A color map of the work area is available in the Planning Office. The area in the proposed grant is from the Town line to the Dudley District courthouse. The road may be redesigned with paths for bikes and walkers, as a component part of the Complete Streets program. Mr. Johnson will be attending a training session in Greenfield on May 15th on this.

H. Planner’s Plate

- a. Mr. Johnson gave an update on the Municipal Vulnerability Preparedness (MVP) grant being applied for; what it covers, paperwork for programs like emergency preparedness, dam problems and/or storm water overflows. West Boylston’s MVP grant program was in the meeting packets as a sample, for review.
- b. Mr. Johnson will follow through on MS4 – EPA’s program to address storm water management in the Town.

I. Comments from the Planning Board –

- a. Mr. Giglio noted that the Fire Department requested a wider road on the proposed common driveway lots off Noble Street, (Old Mason Road). The Fire Department would like the road to be paved 20 feet wide with a cul-de-sac at the end to accommodate the ladder trucks.
- b. Mr. Edmiston asked if Item G could be addressed once every other meeting. Mr. Johnson said there is more movement on it now with the three grants.
- c. Mr. Benoit asked if the Agricultural Commission had their meeting yet. They tried to hold a meeting, but they didn’t have a quorum.

J. Comments from the Audience – None

K. Other Business – None

L. Adjournment

- a. Mr. Benoit **moved to adjourn at 7:39 PM.** Seconded by Mr. Giglio. Unanimous.

Caryl Savard
 Planning Board Clerk

Minutes of April 10, 2019

Guy E. Horne, Jr., Chair

Pamela Humphrey, Vice-Chair

Daniel Edmiston, Clerk of the Board

Gregory Benoit, Member

Russell Giglio, Member