

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
Russell Giglio, Member



DUDLEY PLANNING STAFF

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

Wednesday, May 8, 2019

Dudley Municipal Complex, Room 315

Call to Order

The Planning Board Meeting was called to order at 7:01 PM on Wednesday, May 8, 2019 in Room 315 of the Dudley Municipal Complex by Chairman Guy Horne. Planning Board members present were: Dan Edmiston-Clerk of the Board, Russell Giglio-Member, Don Johnson, Town Planner and Caryl Savard, Clerk.

A. Meeting Minutes

- a. Mr. Edmiston **moved to approve the minutes of April 24, 2019.** Seconded by Mr. Giglio. Unanimous.

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

- a. Pierpont Estates – Mr. Cerqueira asked if needed to hold a Public Hearing for construction projects on a paper street, Old Mason Road. Mr. Johnson advised him to hold a Public Hearing, as it wasn't part of the original subdivision, and to seek advice from his attorney on this matter.
- b. Rocky Hill Estates –None.
- c. Piasta Road (scheduled to be done in 2019) – None.
- d. Country View Estates (Eisenhower Drive) – None.
- e. Tobin Farm Estates - None.

C. AMP Solar

- a. Nothing new, still need to do a lot of finish landscaping.

D. Planning Board Vote on Report on articles for Zoning Bylaws amendments on the May 20, 2019 Annual Town Meeting warrant, including:

- a. Article 23 - "Housekeeping" measures (hearing held on 4/24/19)
 - i. Mr. Giglio **moved to recommend approval of Article 23 as printed in the warrant.** Seconded by Mr. Edmiston. Unanimous.
- b. Article 24 - Adding provisions for Accessory Use Apartments and amending the definition of Two Family/Duplex Home (hearing held on 4/24/19)
 - i. Mr. Giglio **moved to recommend Article 24 as printed in the warrant, amend the use table and add "the other unit" to the end of the definition of Accessory Use Apartment.** Seconded by Mr. Edmiston. Unanimous.
- c. **PUBLIC HEARING** 7:15 PM Article 29 - Definitions of Kennel
 - i. Mr. Giglio read the "Definitions of Kennel" Public Hearing notice.
 1. Mr. Edmiston **moved to recommend Article 29 Definitions of Kennel as printed in the warrant.** Seconded by Mr. Giglio. Unanimous.
- d. **PUBLIC HEARING** Article 34 - Citizens' Petition Re: Large-Scale Photovoltaic / Solar Overlay District
 - i. Mr. Giglio read the "Citizens Petition re: Large-Scale Photovoltaic/Solar Overlay District"
 1. The following citizens spoke in favor of the petition: John Briare, Richard Raymond, Mary Sansoucy, Kathy Hurst, John Swayze, John Hurst and Gail Donahue.
 2. The Public Hearing was closed at 8:44 PM.

- a. Mr. Edmiston **moved to recommend passing of Article 34 at Town Meeting as stated in the legal notice incorporating Town Counsel's wording.** Seconded by Mr. Giglio. Unanimous.

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

- a. Progress on EEA Planning Assistance grant with Webster, for Economic Development/Commercial Corridor planning; relationship to Phase 2 Economic Development Strategic Plan/ DLTA funding
- b. Submission of MVP Planning Assistance grant application – Mr. Johnson worked on it the previous week with CM<RPC, and the application has been submitted.
- c. Progress on Agricultural Planning – had first meeting a few weeks ago. Victor Kallgren is the chairman. Meetings are the first Thursday at 7:00 PM.
- d. Recreation Commission – John Briare, Economic Development Committee Chairman, spoke on the status of the Recreation Commission. Selectmen Sullivan and Marsi will lead the formation of that commission. Eventually tie in the beach and rail trail. Extend invite to anyone involved in the beach and rail trail to join the Recreation Commission.
- e. Economic Development Committee update – having difficulty getting the mill owner to respond. The Town Administrator has filed suit for safety issues and repairs. They are not up to date on taxes.
- f. Complete Streets Workshop: May 15 – Mr. Johnson to attend.

F. Planner's Plate

- a. Mr. Johnson is going to be working on transitional items to bring to the new Town Administrator.

G. Comments from the Planning Board – The Planning Board members thanked Greg Benoit for his service to the Planning Board and the Town and wished him best of luck in his new position.

H. Comments from the Audience – None.

I. Other Business – None.

J. Adjournment

- a. Mr. Giglio **moved to adjourn at 8:50 PM.** Seconded by Mr. Edmiston. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of May 8, 2019

Guy E. Horne, Jr., Chair

Pamela Humphrey, Vice-Chair

Daniel Edmiston, Clerk to the Board

Russell Giglio, Member