

TOWN OF DUDLEY

MASSACHUSETTS

PLANNING BOARD

DUDLEY MUNICIPAL COMPLEX, ROOM 308
71 WEST MAIN STREET, DUDLEY, MA 01571

DUDLEY PLANNING BOARD
Guy Horne, Chairman
Richard Clark, Vice Chairman
Steve Watroba, Clerk of the Board
Thomas Chojnacki, Member
Daniel Edmiston, Member



DUDLEY PLANNING STAFF
William Scanlan, Town Planner
Thu Vo, Planning Clerk
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Phone: 508-949-8014

Dudley Planning Board

May 25, 2022 @ 7:00 pm
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:15 PM on Wednesday, May 25, 2022 by Guy Horne, Chairman, Members present were Richard Clark, Vice-Chairman, Steve Watroba, Clerk, Thomas Chojnacki, Member, Daniel Edmiston, Member and William Scanlan, Town Planner through the meeting room speaker phone.

A. New Business:

1. **Approval of Meeting Minutes: May 11th & May 23, 2022:** N/A

2. **ANR Plans:**

a. **Dennis Parda, Woodmere Road/West Main Street (re-submittal)**

The Board reviewed the checklist, which had not been updated to reflect the changes made to the plan re-submittal. The revised plan does not have wetlands delineation or build factor. The Town Planner noted that the Planning Board objective is to determine whether the plan shows a subdivision within the meaning of the subdivision control law. As long as lots have the frontage required by zoning and adequate access, the Board can endorse a plan as not requiring approval under the subdivision control law.

Daniel Edmiston moved to approve the two waivers: the buildable area and the delineation of the wetlands on the Woodmere Road/West Main Street ANR plan. Steven Watroba seconded, 4-0-1, motion passed. Daniel Edmiston moved to accept the ANR Plan for 1 Woodmere Road/West Main Street. Steven Watroba seconded, 4-0-1, motion passed.

b. **Robert O'Meara, 10 Bates Road**

Peter Engle from McClure Engineering representing the owner stated a request for two waivers: topography and driveway profile.

Daniel Edmiston moved to accept the ANR plan with the two waivers for topography and driveway profile as presented. Richard Clark seconded. 5-0-0, Unanimous.

3. Review Draft Stevens Mill Decision and Possible Action to Approve

Daniel Edmiston would like to see the roof runoff tied into the stormwater system. His concern is whether the system was designed to accommodate the roof runoff as well as the surface runoff.

Richard Clark moved to approve the special permit and site plan for the Stevens Mill redevelopment granting one waiver for location of parking lots, including the conditions listed in the draft decision, with the Town Planner to draft a new condition regarding the roof runoff. Daniel Edmiston seconded, 4-0-1, motion passed. Thomas Chojnacki abstained. The Town Planner will provide a revised document including the new condition for the Board's signature.

B. Standard Business:

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

- a. Pierpont Estates – Graves Engineering will prepare an estimate to complete the final phase, which will be the basis for the developer to provide a financial security. The Board could then release lots from the covenant for building purposes.
- b. Rocky Hill Estates – n/a
- c. Piasta Rd – The Town planner will update the Board members on the balance in the escrow to release the remaining amount.
- d. Country View Estates (Eisenhower Drive) – n/a
- e. Tobin Farm Estates – The Town will take another look because the betterment estimate came in higher than the residents will support.
- f. Lyons Estates – n/a
- g. Dudley Estates – n/a
- h. Partridge Hill Rd – with the residents consent, Town Meeting approved the betterment amount, and the road repairs will go forward over the summer.
- i. Misty Meadows – The Town will take another look because the betterment estimate came in higher than the residents will support.

2. Inspections and Actions Associated with Site Plans:

- Legacy Landing/Country Club Acres: n/a
- SEP Solar, Oxford Avenue: n/a
- JD&D, 24 Oxford Ave: n/a

3. Planner's Plate:

- The Town Planner will have the Landfill Solar Array draft site plan decision for the next meeting.
- The Airport Road / Dudley Hill Road Shared Streets and Spaces grant was approved.

4. Comments by Planning Board:

- Richard Clark mentioned that Candidate Night is on June 6th, 2022, and the Town Election is on June 13th, 2022.
- Guy Horne mentioned that two of the three zoning articles were approved at the Town Meeting.
- Richard Clark moved to remove July 13th and August 10th, 2022, meeting from the Planning Board schedule.

- Steve Watroba asked about the re-zoning of Fish Road. The Planner responded that the Board of Selectmen wished to postpone action to the Fall Town Meeting to provide time to evaluate the two town-owned parcels in the proposed re-zoning.

5. **Comments by Audience:** n/a

6. **Other Business**

1. Set Next meeting Dates: May 23 at 6:30 PM at the Shepherd Hill High School prior to the Town Meeting and for the next regular meeting on May 25, 2022, at 7:00 pm at the Dudley Municipal Complex Room 321A.
2. Approval of consultant vouchers/payment of bills: N/A
3. Other Town Notices: N/A
4. Other Correspondence: N/A

7. **Adjournment**

Richard Clark moved to adjourn at 8:25 PM. Thomas Chojnacki seconded.
Vote 5-0-0, Unanimous.

Respectfully submitted,
Thu Vo, Acting Clerk

Guy Horne

Richard Clark

Steven Watroba

Thomas Chojnacki

Daniel Edmiston

Documents included:

Agenda 05/25/2022

ANR Plan Woodmere Rd

ANR Plan 10 Bates Road

Steven Mill Special Permit draft