

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

April 13, 2022 @ 7:00 pm
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, April 13, 2022 by Guy Horne, Chairman, Members present were Richard Clark, Vice-Chairman, Steve Watroba, Clerk, Thomas Chojnacki, Member, and William Scanlan, Town Planner. Daniel Edmiston, Member absent.

A. New Business:

1. Approval of Minutes: March 7th and March 23rd, 2022.

Richard Clark moved to approve the minutes of March 7, 2022. Steve Watroba seconded. 4-0-0, Unanimous

Richard Clark moved to approve the minutes of March 23, 2022. Steve Watroba seconded. 4-0-0, Unanimous

2. **ANR Plans: None**

3. **7:15 PM: Continuation of the Public Hearing on the Redevelopment of the Stevens Mill -**

At request of the applicant attorney. Richard Clark moved to acknowledge the request for an extension and continuation of the Public Hearing for the Redevelopment of the Stevens Mills to April 27, 2022 at 7:15 PM. 4-0-0, Unanimous.

B. Standard Business:

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

a. Pierpont Estates – Site visit report from Graves Engineering. Project is under construction again. The firm found that everything is in order.

b. Rocky Hill Estates – n/a

c. Piasta Rd – The Selectmen have scheduled the public hearing to accept the street layout on April 25, 2022. Richard Clark moved to recommend to the Board of Selectman to approve the Piasta Road layout and to accept it as a public road. Thomas Chojnacki seconded. 4-0-0, Unanimous.

d. Country View Estates (Eisenhower Drive) – n/a

e. Tobin Farm Estates – Graves Engineering is currently working on the Betterment Program and is preparing a cost estimate.

f. Lyons Estates – Graves Engineering conducted a site visit and noted some sediment and dust at the construction site.

- g. Dudley Estates – n/a

2. Inspections and Actions Associated with Site Plans:

- Legacy Landing/Country Club Acres: Request for a One-Year Extension
Richard Clark recused himself.

Graves Engineering went out to inspect the site on March 23rd and found a fair amount of dust at the construction site. Richard Clark from 65 Airport Rd mentioned to the Board that he has a concern regarding the water at the subdivision site. The Town Planner suggested that the Highway Superintendent do a site visit to determine the water concern.

Thomas Chojnacki moved to approve the one-year extension for Legacy Landing/Country Club Acres. Steve Watroba seconded. 3-0-1, motion passed.

- SEP Solar, Oxford Avenue: Inspection report from Graves Engineering came found the construction was underway and there were no major concerns.
- JD&D, 24 Oxford Ave: n/a

3. Discussion of Zoning Articles for Town Meeting:

- Re-zoning a portion of the Conservation District to RES 87: Invitation sent to homeowners in the district.

Mr. Carlson of 15 Marsh Rd had concerns regarding the land being re zoned to RES 87. He believes the area is mostly wetlands and has vernal pools; he believes any development would harm the ecosystem.

The Planning Board reassured him that the Conservation Commission would not permit any work with in the 100 feet wet land buffer zone. The Planning Board wanted the neighbors' opinion on the rezoning of the area in which some residents homes are now nonconforming.

Christopher Marsh from 239 Dudley Oxford Rd. commented that the neighbors would like to keep the Conservation District as is because the area is a watershed and is also a pathway for local wildlife. Mr. Marsh doesn't want development to come in and change the area.

Dale Roemer from 235 Dudley Oxford Rd. had a concern about destroying the ponds and streams that run through the property.

Karen-Beth Gillon from 244 Dudley Oxford Rd. commented that her family has been living at the current land for 4 generations and the area has always been wetlands and is a watershed for the pond. Karen-Beth clarified that part of her family land was taken by eminent domain in 1956 for flood control by the Army Corps of Engineers because the land was not suitable for building because it was so wet.

- Southbridge Road Business 15 Overlay District: No comments
- Revision of Aquifer Protection District: Scott Zajkowski, Chair of the Water Sewer Commission, has looked at the new proposed Aquifer Protection District. The purpose was making a science-based overlay district revision. His board has endorsed the change.

4. Planner's Plate:

- Mason Road Project has been advertised and construction will start shortly after the award.

- Solar Array Site Plans at the Town's landfill have been submitted and the Town Planner scheduled the public hearing for May 11th 2022.
- He is expecting a Cell Tower application soon, currently with the Conservation Commission.

5. Comments by Planning Board:

- Richard Clark raised a question if the Planning Board was aware that the Greatest Hits marijuana retail store at 35 Chase Ave. intended to host a series of concerts. Richard had concerns regarding parking.
- Richard Clark inquired if there was any development on The Den establishment and getting Nichols College input on the intersection at that location.

6. Comments by Audience: n/a

C. Other Business

1. Set next meeting on April 27th, 2022, at 7:00 pm at the Dudley Municipal Complex Room 321A.
2. Approval of consultant vouchers/payment of bills
 Richard Clark moved to approve payment for Graves Engineering for 293.00. Steve Watroba seconded. 4-0-0, Unanimous.
 Richard Clark moved to approve payment for Graves Engineering for 156.00. Steve Watroba seconded. 4-0-0, Unanimous.
 Richard Clark moved to approve payment for Graves Engineering for 93.00. Steve Watroba seconded. 4-0-0, Unanimous.
 Thomas Chojnacki moved to approve payment for Graves Engineering for 93.00. Steve Watroba seconded. 3-0-1, Unanimous.
 Richard Clark moved to approve payment for Graves Engineering for 402.60. Steve Watroba seconded. 4-0-0, Unanimous.
3. Other Town Notices: N/A
4. Other Correspondence: N/A

D. Adjournment

Richard Clark motioned to adjourn at 8:07 PM. Thomas Chojnacki seconded. Vote 4-0-0, Unanimous.

Respectfully submitted,
 Thu Vo, Clerk

 Guy Horne

 Thomas Chojnacki

 Richard Clark

 Daniel Edmiston

 Steven Watroba