

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

March 23, 2022 @ 7:00 pm
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, March 23, 2022 by Guy Horne, Chairman, Members present were Richard Clark, Vice-Chairman, Steve Watroba, Clerk, Daniel Edmiston, Member, and William Scanlan, Town Planner. Thomas Chojnacki, Member, was absent.

A. New Business:

1. **Approval of Minutes: March 9th, 2022.**

Daniel Edmiston moved to approve the minutes of March 9, 2022. Richard Clark seconded. 4-0-0, Unanimous.

2. **ANR Plans: None**

B. Standard Business:

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

- a. Pierpont Estates – Work has resumed. Applicant has put in the stream crossing and is working to get lots released from the Planning Board. The Town Planner commented that the lots are subject to variances, which must be exercised within 1 year or they will expire. The base coat of the road is not done yet. Town Planner to check on the need for an extension.
- b. Rocky Hill Estates – n/a
- c. Piasta Rd – In the process of street acceptance. As part of that process, the Board of Selectmen will refer the matter to the Planning Board for a recommendation.
- d. Country View Estates (Eisenhower Drive) – n/a
- e. Tobin Farm Estates – n/a
- f. Lyons Estates – n/a
- g. Dudley Estates – Request for a One-Year Extension, their second. Richard Clark moved to approve Dudley Estates One Year extension with a condition that the developer must start the project by the next due date or the Board will not approve of the next extension. Daniel Edmiston Seconded. 4-0-0, Unanimous.

2. Inspections and Actions Associated with Site Plans:

- Legacy Landing/Country Club Acres: n/a
- SEP Solar, Oxford Avenue: Project is moving along. Matt Marro, Conservation Agent, has gone out to the site to look at the drainage.
- JD&D, 24 Oxford Ave: n/a

3. Discussion of Zoning Articles for Town Meeting:

- Southbridge Road Business 15 Overlay District: Resident has submitted petition signed by neighbors in support of the Business 15 Overlay. Richard Clark moved to sponsor the Article for Town Meeting to add 9 lots in the Business 15 Overlay. Daniel Edmiston second. 4-0-0, Unanimous.
- Revision of Aquifer Protection District: The Planning Board suggest that explanation of the Groundwater Protection be included in the edits of the Town Article wording.
- Re-zoning a portion of the Conservation District to RES 87: The Planning Board would like the Town Planner to reach out to the other 4 residents that have non-conforming homes and inquire if they would be like to be included in the article to change from Conservation District to RES 87.

4. Planner's Plate:

- Owner of the Dudley Plaza (where Park n Shop located) has reached out to the Town Planner regarding the possibility of building a self-storage facility behind the Dudley Plaza. The Planning Board agreed to consider the idea for fall 2022 Town Meeting.
- Town Planner wanted the Planning Board's thoughts on the idea of requiring citizens who wish to present written content to the Board under Audience Comments to submit the material to the Board at least a 48 hours prior to meeting so the members could review it in advance. The Planning Board felt that the agenda has comments from the audience and this allows anyone to come to the meeting and present their case without prior notice. However the Planning Board does not have to vote or comment on the issue the same night and can request the resident to come back to a following meeting for review.

5. Comments by Planning Board:

- Steve Watroba noticed 2 "For Rent" signs posted on the Steven's Mills building today. He asked if the Town Planner could inquire what the signs are for.
- Richard Clark mentioned that other Towns do not publish a project's the public hearing notice and put the responsibility on the applicant to publish it. The Town Planner has been publishing the hearings article to guarantee it is done properly so there isn't a technical problem of an illegal public hearing.
- Richard Clark suggested that Planning Board begin to update the Town of Dudley Master Plan. The Planning Board asked if there is any funding available. The Town Planner mentioned that occasionally there are grants available for portion of the plan (i.e. housing or economic development).

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

7. **Other Business**

1. Set Next meetings on April 13th, 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 195.00 and 234.00. Steve Watroba seconded. 4-0-0, Unanimous.
3. Other Town Notices: N/A
4. Other Correspondence: N/A

8. **Adjournment**

Richard Clark motioned to adjourn at 8:03 PM. Daniel Edmiston seconded.
Vote 4-0-0, Unanimous.

Respectfully submitted,
Thu Vo, Clerk

Guy Horne

Richard Clark

Steven Watroba

Thomas Chojnacki

Daniel Edmiston