

# 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



### DUDLEY PLANNING STAFF

William Scanlan, Town Planner

Thu Vo, Planning Clerk

[planner@dudleyma.gov](mailto:planner@dudleyma.gov)

Phone: 508-949-8014

## Dudley Planning Board

June 22, 2022 @ 7:00 pm

### Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, June 22, 2022 by Guy Horne, Chairman, Members present were Richard Clark, Vice-Chairman, Steve Watroba, Clerk, Thomas Chojnacki, member and William Scanlan, Town Planner.

#### A. New Business:

##### 1. **Approval of Meeting Minutes: May 25th & June 8, 2022:**

Richard Clark moved to approve the meeting minutes for May 25<sup>th</sup>, 2022. Steve Watroba seconded. All in favor, 4-0-0, unanimous.

No June 8<sup>th</sup> 2022 meeting minutes.

##### 2. **ANR Plans:**

a. Shelley Nobert, 45 NW Schoolhouse Road

The Town Planner received confirmation from the Town Treasurer that all taxes have been paid.

Richard Clark moved to approve the ANR plan, Steve Watroba seconded. All in favor, 3-0-1, motion passed. Thomas Chojnacki abstained.

b. Connor Land Trust, LLC, 42 Mill Street

Jeremy Croteau described the purpose of the 42 Mill Street ANR plan. It creates a parcel for the garage to be combined with the existing dwelling.

Richard Clark moved to approve the Connor Land Trust LLC, 42 Mill Street ANR plan as presented. Thomas Chojnacki seconded. 4-0-0, unanimous.

##### 3. **Planning Board Reorganization and Sign Registry of Deeds Signature Form**

The Planning Board tabled this item until the next meeting for a full board to be present.

#### B. **Standard Business:**

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

a. Pierpont Estates – Acceptance of security for completion of final phase and release of remaining lots.

Antonio Cerqueira from Pierpont Estates addressed the cost to complete the road and the amount of security required for the release of the lots by the Planning Board. He asked if he could get a reduction in the subtotal of the security by \$17,000 since the work is currently

being done and will be finished the next day. The Board decided not to lower the Graves estimate at this time, and Mr. Cerqueira agreed to pay the entire amount of the estimate. Thomas Chojnacki moved to accept a check in the amount of \$123,000 as security to complete the final phase and to release the following lots from the covenant: 7, 8, 9, 10, 11, 43R, 44R, 45R, and 46. Richard Clark seconded. All in favor, 4-0-0, unanimous.

- b. Rocky Hill Estates – n/a
- c. Country View Estates (Eisenhower Drive) – n/a
- d. Tobin Farm Estates – n/a
- e. Lyons Estates – Site Inspection report from Graves Engineering. Graves noted some sediment issues, but the developer had agreed to clean up the site.

**2. Inspections and Actions Associated with Site Plans:**

- Legacy Landing/Country Club Acres: Graves Engineering site report noted only sediment issues. The Highway Superintendent can make a site visit to make sure the site is cleaned up.
- SEP Solar, Oxford Avenue: n/a
- JD&D, 24 Oxford Ave: n/a

**3. Planner's Plate:**

- The Town Planner mentioned that on July 25<sup>th</sup>, Town Counsel (Jeff Blake) will be present at the Selectmen's Meeting to answer any questions on the Town's legal matters. (This item has since been postponed to August 10.)
- Partridge Hill Betterment Project: the paving is being completed. The next step is to have an engineer or surveyor make an as built plan.
- Nichols College Townhome Project will be on the agenda for next meeting of July 13, 2022.

**4. Comments by Planning Board:**

- Richard Clark questioned the approval of the food truck and live music in front of the business at Chase Mill. The Board of Selectmen approved the event.
- Richard Clark congratulated the Planning Board members for a successful election campaign.

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

**6. Other Business**

1. Set Next Meeting Date: July 13 at 7:00 PM at the Dudley Municipal Complex Room 321A.
2. Approval of consultant vouchers/payment of bills
  - VAI, Stevens Traffic Peer Review, \$501.54 and \$2,885.43  
Richard Clark motion to approve the payment for the VAI of \$501.54 and \$2,885.43.  
Steve Watroba seconded. All in favor, 4-0-0, unanimous.
3. Other Town Notices: N/A
4. Other Correspondence: N/A

**7. Adjournment**

Richard Clark moved to adjourn at 8:00 PM. Steve Watroba seconded.  
Vote 4-0-0, Unanimous.

Respectfully submitted,  
Thu Vo, Clerk

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Guy Horne

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Richard Clark

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Steven Watroba

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Thomas Chojnacki

Documents included:

Agenda 06/22/2022

ANR Plan Shelley Nobert

ANR 42 Mill Street

Registry of Deeds Authorized Signatures

Pierpont Cost Estimate

Meeting Minutes