

TOWN OF DUDLEY

MASSACHUSETTS

PLANNING BOARD

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

DUDLEY PLANNING BOARD

Guy Horne, Chairman
Steve Watroba, Vice Chairman
Thomas Chojnacki, Clerk of the Board
Richard Clark, Member
David Durgin, Member



DUDLEY PLANNING STAFF

William Scanlan, Town Planner
Thu Vo, Planning Clerk
planner@dudleyma.gov
Phone: 508-949-8014

Dudley Planning Board

September 28, 2022 @ 7:00 pm
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, September 28, 2022 by Guy Horne, Chairman. Members present were Steve Watroba, Vice-Chairman, Thomas Chojnacki, Clerk, Richard Clark, member, David Durgin, member and William Scanlan, Town Planner.

Call to Order

- Pledge of Allegiance

A. New Business:

1. **Approval of Minutes: September 14, 2022.**

Richard Clark moved to approve meeting minutes for September 14, 2022. Steve Watroba seconded. All in favor, 5-0-0, Unanimous.

2. **ANR Plans: Discussion of 2009 ANR Plan for Intervale Circle, Brote and DaSilva, Owners** Postpone till next meeting, October 12, 2022.

3. **Discussion of Zoning Amendments for the October Town Meeting**

- The Fall Town Meeting is on October 24th at 7 PM. The Town Planner prepared the Zoning Articles and published the public hearing notice in the Webster Times. The Public Hearing is scheduled for October 12, 2022 at 7 PM.
 1. Extend the Hours of operation for the Marijuana Establishment. The Planning Board noted the first summary list item one, had a wording error.
 2. Permitted Use, in the Mill Conversion Overlay District by adding Self-Storage Facilities as a permitted use. The Planning Board saw no issue with the change.
 3. Changing the zoning district from Industrial 130 to Residential 43 on Fish Road. The Planning Board saw no issue with the zoning change for the 8 lots in question.
 4. Updating Parking Standards to include Electric Vehicle Charging stations. There was concern from one board member that small business will not be able to afford the cost of installing an EV charging station. The estimated cost for a level two charging station is between \$2,000 and \$10,000. The other option is the business can stay below the 20-parking space limit and will not be required to put in the EV charging station or they can request a variance.
 5. Amend the Dudley Zoning Bylaw by adding design standards for the construction of shared driveways. The Planning Board found the requirements reasonable.

B. Standard Business:

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

- a. Pierpont Estates – n/a
- b. Rocky Hill Estates – n/a
- c. Country View Estates (Eisenhower Drive) – Mr. Heney is working on getting his engineer to prepare an as-built plan. He also agreed to plow this winter. Guy Horne will see if he can get an agreement in writing of the tasks of the Town and developer.
- d. Tobin Farm Estates – Proceed with the Article for October Town Meeting.
- e. Lyons Estates – n/a
- f. Misty Meadows - Proceed with the Article for October Town Meeting.

2. Inspections and Actions Associated with Site Plans:

- Legacy Landing/Country Club Acres: Review of Condominium Documents: Postpone till we get Town Counsel comments, likely for the October 12, 2022 meeting.
- SEP Solar, Oxford Avenue: there has been talk about solar battery storage and the town will have to change by-law to regulate the solar battery storage.
- JD&D, 24 Oxford Ave: n/a

3. Planner's Plate:

- The Capital Improvement Committee and the FFA approved \$100k for the Town of Dudley Master Plan update in the Capital plan. This is an important first step, but no funding is attached. The Town Planner will look for funding opportunities to pay for certain elements of a Master Plan.

4. Comments by Planning Board:

- Guy Horne requested the Town Planner draft a letter to send to the owner of the Park n Shop Plaza requesting that they pay the fee owed for site review.
- Richard Clark asked when it is advisable for the Town have a full time Town Planner versus a part time Acting Town Planner. If the Planning Board would like a full time Town Planner, they will need to bring it to the Board of Selectmen and put it the budget for the next fiscal year.
- The Board discussed its current fees, which have not been updated since 2005. Members felt the fees are too low since the Planner frequently has to ask applicants for additional funds to cover the costs of reviews. The Board is interested in seeing fee schedules from surrounding Towns. Fees are a regulation of the Board and can be updated without going to Town Meeting.

5. Comments by Audience: n/a

6. Other Business

1. Set Next meeting Date: October 12 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 8:10 PM. David Durgin seconded. Vote 5-0-0, Unanimous.

Respectfully submitted,
Thu Vo, Acting Clerk

Guy Horne

Richard Clark

Steven Watroba

Thomas Chojnacki

David Durgin

Documents included:

Agenda

Meeting Minutes

Zoning Amendments Packet

Declaration of Trust