

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
Daniel Edmiston, Associate Member



DUDLEY PLANNING STAFF

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

Dudley Planning Board

December 14, 2022 @ 7:00 pm
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, December 14, 2022 by Guy Horne, Chairman, Members present were Steve Watroba, Vice-Chairman, Thomas Chojnacki -Clerk to the Board, Richard Clark via phone, member, David Durgin, member, and William Scanlan, Town Planner.

Call to Order

- Pledge of Allegiance

A. New Business:

1. **Approval of Minutes: November 9, 2022.**

Thomas Chojnacki moved to approve the meeting minutes for November 9, 2022. David Durgin seconded. Roll call, all in favor, 5-0-0, unanimous.

2. **ANR Plans:**

a. **DJT Properties, ANR Plan for 153 Oxford Ave**

Jeremy Croteau from DC Engineering, representing DJT Properties via conference phone, explained the plan for 153 Oxford Ave. The purpose is to divide an existing lot into two lots both owned by DJT Properties. He asked for waivers for items 5E & 5J on the Checklist.

Steve Watroba moved to grant the waivers for 153 Oxford Ave. ANR plan application noted as letters 5E and 5J. Richard Clark seconded. Roll call, all in favor, 5-0-0, unanimous.

David Durgin moved to approve the ANR plan for 153 Oxford Ave Tax map 212 plot 05. Thomas Chojnacki seconded. Roll call, all in favor, 5-0-0, unanimous.

3. **7:15 PM – Submission of a Preliminary Plan for a Conventional Residential Subdivision, Sawmill Road LLC, Map 113 Lot 65, 35 Saw Mill Rd**

Steve Watroba recused himself.

Steve Watroba, representative for Sawmill Road LLC, presented the property history and the proposed plan of 5 lots. Two lots are intended to be ANR lots with frontage on Sawmill Road. A new road will serve 3 lots at the end of a short cul-de-sac. Mr. Watroba's intent is that the road remain private in perpetuity; therefore, he is asking for numerous waivers for reduced standards that will have less impact on the neighborhood. These are as follows:

Section IVA-Streets

1. Location and alignment:

d. Street jogs with centerline offsets of less than one hundred and twenty-five (125) feet should be avoided.

-- The proposed private way will be almost directly across from the outlet of Lawrence Road.

g. Property lines at street intersections shall be rounded or cut back to provide for a curb radius of not less than thirty (30) feet.

-- Request reduction in radius from 30 feet to 10 feet.

2. Width

The minimum width of street right-of-ways shall be fifty (50) feet. The minimum width of pavement shall be twenty-six (26) feet.

-- Request reduction of right-of-way from 50 feet to 30 feet and paved road width from 26 feet to 18 feet.

3. Dead-end Street

a. Dead-end streets shall not exceed six hundred (600) feet in length, shall be provided with a turnaround having an outside roadway diameter of at least one hundred (100) feet and a property line diameter of at least one hundred and twenty (120) feet.

-- Allow a reduction from 100 feet to 80 feet paved road diameter.

C-OpenSpace, Parks, and Playgrounds

Areas for open space, parks and/or playgrounds shall be of reasonable size, but generally not less than five percent (5%), depending upon the location and quality of the land being set aside. The minimum area acceptable, for later public acquisition, shall be one (1) acre. No building shall be erected or placed on such an area for a period of three (3) years without the approval of the Board.

-- Request a waiver of the open space requirement.

F-Utilities – General

All utilities shall be placed underground at the time of initial construction.

-- National Grid to set one pole on the proposed right-of-way, with underground services on individual house lots.

G-Storm Water drainage plan

Country drainage to be employed in lieu of a piped drainage system

J-Fire Protection

-- Request a waiver of construction of an underground cistern.

Section V: Required Improvements

B-Street and Roadway, 6. Berms

-- Request a waiver of the requirement of berms.

C-Sidewalks – Request a waiver for the requirement of sidewalks

E-Monuments – Road to remain a private way, request a waiver to place iron pins at all corners in lieu of monuments.

G-Trees – Request a waiver of requirement for planting new trees along the road, and instead preserve several large trees throughout the property.

H-Utilities

4. Electric and Telephone wiring and Street Lighting

National grid to set one pole near the end of the public way. Service to the individual lots will be underground.

-- Request a waiver of installation of a streetlight at the end of the private way.

Jeff Walsh has been sent the Preliminary Plan to review and comments will be available before the next meeting January 11, 2023.

B. Standard Business:

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

a. Pierpont Estates – ZBA granted two area variances for the subdivision.

b. Rocky Hill Estates – n/a

c. Country View Estates (Eisenhower Drive) – awaiting response from Mr. Heney.

d. Tobin Farm Estates – n/a

e. Lyons Estates – Graves Engineering site visit report. Sediment issues and erosion present on site.

2. Inspections and Actions Associated with Site Plans:

- Legacy Landing/Country Club Acres: n/a

- SEP Solar, Oxford Avenue: Request for a one-year extension. Jeff Walsh confirmed the fence measured at 7 ft.

Thomas Chojnacki moved to approve the one year extension for SEP Solar, Oxford Ave.

Richard Clark seconded. Roll call, all in favor 5-0-0, unanimous.

- JD&D, 24 Oxford Ave: Drainage was installed.

3. Planner's Plate: n/a

4. Discussion of Ideas for Use of LPA Time: The Town Planner estimated the Board has 24 hours to use thanks to Mr. Clark's participation in various CMRPC events. The Planner suggested looking into short-term rentals and AirBnB regulations for the Town. Steve Watroba would like to look at in-law apartments.

5. Comments by Planning Board:

- Steve Watroba wanted to know if there is an update on the building on Schofield Ave. and he asked what uses are permitted on that property.
- Richard Clark reminded the Board that CMRPC needs to know the Planning Board delegate to the Commission. David Durgin moved to nominate Richard Clark as the CMRPC delegate for the 2023 year. Thomas Chojnacki seconded. Roll call, all in favor 4-0-1, motion passed.
- Thomas Chojnacki moved to cancel the Planning Board meeting of December 28th, 2022. Richard Clark seconded. Roll call, all in favor 5-0-0, unanimous.
- Richard Clark wished everyone a Merry Christmas and Happy Healthy 2023.

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

7. **Other Business**

1. Next Regular Meeting January 11, 2023 at 7:00 PM at the Dudley Municipal Complex Room 321A.
2. Approval of consultant vouchers/payment of bills:
 - Graves Engineering site review of JD&D, 24 Oxford Ave. for \$852.07
 - Graves Engineering site review of SEP Solar, Oxford Ave. for \$198.12
 Thomas Chojnacki moved to approve the vouchers for 24 Oxford Ave and SEP Solar on Oxford Ave. Richard Clark seconded. Roll call, all in favor, 5-0-0, unanimous.
3. Other Town Notices: N/A
4. Other Correspondence: N/A

8. **Adjournment**

David Durgin moved to adjourn at 8:40 PM. Richard Clark seconded.
Roll call, 5-0-0, Unanimous.

Respectfully submitted,
Thu Vo, Clerk

Guy Horne

Richard Clark

Steven Watroba

Thomas Chojnacki

David Durgin

Documents included:

Agenda

Meeting Minute

ANR Plans

Graves Engineering Site Plan Reports

Vouchers