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TOWN OF DUDLEY

MASSACHUSETTS

PLANNING BOARD

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

DUDLEY PLANNING BOARD

Guy Horne, Chairman
Daniel Edmiston, Vice Chairman
Thomas Chojnacki, Clerk
Richard Clark, Member
David Durgin, Member



DUDLEY PLANNING STAFF

William Scanlan, Acting Town Planner
Ora Finn, Clerk

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PLANNING BOARD MEETING MINUTES

Monday, December 18, 2023, 7:00 pm

Dudley Municipal Complex, Room 321A
71 West Main Street, Dudley, MA 01571-3264

Call to Order

A Public Meeting of the Planning Board and the Board of Selectmen was called to order at 6:35PM on Monday, December 18, 2023, by Board of Selectmen Chairman Kerry Cyganiewicz. The Chairman announced that the meeting was being recorded.

Planning Board Members Present: Guy Horne, Richard Clark, David Durgin and Town Planner William Scanlan.

Board of Selectmen Members Present: Chairman Kerry Cyganiewicz, Jason Johnson, Steven Sullivan, John Marsi (arrived at 6:58 pm). Also present were Jonathan Ruda, Town Administrator and Michelle Jervis, Assistant Town Administrator.

- Pledge of Allegiance

This meeting was a joint meeting of the Board of Selectmen and the Planning Board to discuss proposed Short-Term Rental bylaws. The Assistant Town Administrator prepared the Board of Selectmen minutes and the portion of the minutes pertaining to the Planning Board are included below.

New Business:

1. **Joint meeting with Planning Board – Short Term Rental (STR) Bylaw with CMRPC** – Jane Wyrick, Manager of the Land Use and Zoning Regional Collaboration and Community Planning along with Planning Board members Guy Horne, Richard Clark and David Durgin and Bill Scanlan, Town Planner, came before the Board. The meeting opened at 6:50pm. Ms. Wyrick stated that she has done extensive research on Short Term Rentals. Her project has investigated these

Airbnb rentals and how they are regulated in the area. This was a joint project with Clark University and CMRPC created a draft bylaw reviewing the data and research on short term rentals. They surveyed 40 cities and towns in Central Mass which showed many issues with STR such as noise complaints, community disruptions, lack of housing stock and illegals STR. Effective in 2019 the legislature passed MGL Chapter 337 which states that all Airbnb must register with the State. The town can approve this draft bylaw as a general bylaw or a zoning bylaw and states how it is regulated. Richard Clark stated that we have 6 STR in Dudley and they are registered by the State. These STR must have additional liability insurance as well. Jon Ruda stated that there might be a need for STR for parents visiting their students at Nichols College due to the lack of hotels in the area, also we have several lakes and ponds that would bring in vacationers to the area. If we passed the bylaw as a general bylaw we could implement a housing tax subject to inspection by Board of Health and Public Safety; if we go with a zoning bylaw it would state where they are permitted. Richard Clark stated that we should have a Public Hearing giving abutters the ability to speak. Guy Horne stated that the general bylaw would make more sense since we can implement a special permit. Also the neighbors might not even know about the STR in their area. Bill Scanlan stated that we should have a study committee on this issue with a zoning bylaw regulated by the Planning Board yet a general bylaw would need to be approved at town meeting. Jon Ruda stated that we need to consider the additional inspections and public safety issues. Steven Sullivan feels it should be a zoning bylaw with the Planning Board regulating them. Mr. Horne, Chairman of the Planning Board, stated they will discuss placing this item on a future agenda. David Durgin motioned to recess the Planning Board at 7:35pm. Richard Clark seconded. Unanimous 3-0. The Board of Selectmen recessed until 7:38pm.

Respectfully submitted,

Ora E. Finn, Clerk

Guy Horne

Richard Clark

Daniel Edmiston

Thomas Chojnacki

David Durgin

Documents included: Agenda