

# 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  
[planner@dudleyma.gov](mailto:planner@dudleyma.gov)  
Phone: 508-949-8014

## Dudley Planning Board

February 23, 2022 @ 7:00 pm  
Meeting Minutes

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

### **A. New Business:**

#### **1. Approval of Minutes:** N/A

#### **2. 7:05 PM: Review Draft Decision and Possible Vote on the Fish Road Definitive Plan** The applicant requested to postpone to March 9<sup>th</sup>, 2022.

#### **3. 7:10 PM: Review Draft Decision and Possible Vote on a Marijuana Cultivation Special Permit, Fish Road, LLC, 40 Fish Road** The applicant requested to postpone to March 9<sup>th</sup>, 2022.

#### **4. 7:15 PM: Re-Open the Public Hearing on the Redevelopment of the Stevens Mill Only to Continue to March 9<sup>th</sup>, 2022, at the request of the applicant.** The project team was not ready to submit new information at this time and requested that the hearing be continued to March 9, 2022.

#### **5. ANR Plans:**

**92 ½ Tracy Road, Evergreen Realty Trust, Wendy Slingo, Trustee**  
Daniel Edmiston moved to approve the ANR Plan for 92 ½ Tracy Road. Richard Clark seconded. Voted 4-0-0, Unanimous.

**Country Club Acres, LLC: Lot Merger Plan: N/A**  
The revised plan had not been submitted.

#### **6. Continued Discussion of Possible Zoning Amendments**

**Marijuana Cultivation Overlay District** – Mr. & Mrs. Doherty requested that the Planning Board not put an article on the Town Warrant establishing the overlay district. Richard Clark moved to not put forward an article establishing a Marijuana Cultivation Overlay District. Thomas Chojnacki seconded. Voted 4-0-0, Unanimous.

Proposed rezoning of Fish Road from IND 130 to RES 43 – at the request of the homeowners on Fish Road.

Richard Clark moved to sponsor an article on the Town Warrant to rezone part of Fish Road from IND 130 to RES 43. Daniel Edmiston seconded. Voted 4-0-0, Unanimous.

Proposed rezoning Town-owned land on West Main Street from RES 87 to LI 43 that could be developed into a light industrial park.

The Planning Board deferred to the Selectmen to decide whether to sponsor the article.

Proposed rezoning of property on Hayden Pond Road and Dudley Oxford Road from Conservation to RES 87, land owned by Jean Davis and Janice Williams. The Planning Board voted at the last meeting to sponsor the article.

Proposed modification of the Aquifer Protection Overlay District – The Water & Sewer Commission will decide at its next meeting on modifying the district by substituting the approved Zone II for the Interim Wellhead Protection Area. Mr. Scanlan stated he believed the Commission would support the article after hearing favorably on the matter from their hydrogeologist. Daniel Edmiston moved that the Planning Board sponsor the article at the next Town Meeting. Thomas Chojnacki seconded. Voted 4-0-0, Unanimous.

Proposed rezoning of 70-86 Southbridge Road for business purposes. Mr. Horne suggested keeping the existing underlying zoning in place and including the properties in the Business 15 Overlay District. The members agreed that this would be a better solution.

## **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. Piasta Rd – Mr. Scanlan noted that Graves Engineering is satisfied that the subdivision has been completed. The Board may therefore vote to close out the subdivision.
- d. Country View Estates (Eisenhower Drive) – n/a
- e. Tobin Farm Estates – n/a
- f. Lyons Estates – n/a
- g. Misty Meadow – Residents of Misty Meadow submitted a petition to initiate the Town Betterment program.

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

- Legacy Landing/Country Club Acres: n/a
- SEP Solar, Oxford Avenue: n/a

- JD&D, 24 Oxford Ave: n/a

**3. Planner's Plate:**

- Shared Streets and Spaces Program: The application for the Airport Rd., Dudley Hill Rd and Tanyard Rd intersection involves new sidewalks, crosswalks, handicapped ramps, and a temporary narrowing of the intersection width to make the area safer.
- The Planning Board considered relinquishing its LPA time to put it to use for the Open Space and Recreation Plan. Richard Clark moved to allow use of the LPA hours for the Open Space and Recreation Plan. Daniel Edmiston Seconded. Voted 4-0-0, Unanimous.
- Mill Race Bridge: Tighe & Bond is preparing plans for a temporary bridge to allow Brandon Road to re-open quickly. The long-term plan is to install one permanent bridge to replace the Mill Race Bridge and the French River Bridge as one project.

**4. Comments by Planning Board:**

- Richard Clark read an excerpt from the Purpose clause of the Subdivision Regulations and asked the Board to be mindful of this when acting on matters that come before the Board. He noted the many marijuana uses, speeding traffic on West Main Street, the Stevens Mill project with 156 new units, the character of Tufts Hill, and demands on infrastructure from new growth. He would like the members to keep in mind preserving the Town's suburban character is an important goal of the Board.
- Daniel Edmiston commented on the pace of the Planning Board meetings and felt that cutting off needless repetition would help to speed things along. Limiting each meeting to two hearings would help the Board to get through the agenda so residents do not have to wait over 2 hours for their item to come up. He also suggested meetings could be better organized to make more efficient use of members' time.

**5. Comments by Audience: N/A**

**6. Other Business**

1. Set Next meetings on March 9<sup>th</sup>, 2022, at 7:00 pm at the Dudley Municipal Complex Room 321A.
2. Set April 27, 2022 for the Public Hearing for Zoning Amendments.
3. Approval of consultant vouchers/payment of bills
  - VAI – Review of Stevens Mill Traffic. \$1,519.93
  - VAI – Review of Stevens Mill Traffic. \$473.48Richard Clark moved to approve the payments as presented, Thomas Chojnacki seconded. Voted 4-0-0, Unanimous.
4. Other Town Notices: Handout from the Town Clerk on Nomination Papers and the Town Election for members up for election this year
5. Other Correspondence: N/A

7. **Adjournment**

Richard Clark moved to adjourn at 8:20 PM. Daniel Edmiston seconded. Voted 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

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Daniel Edmiston