

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
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Dudley Planning Board

February 09, 2022 @ 7:00 pm
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, February 09, 2022, by Guy Horne, Chairman. Members present were Richard Clark, Vice-Chairman, Steve Watroba, Clerk to the Board, Thomas Chojnacki, Member, Daniel Edmiston, Member, and William Scanlan, Acting Town Planner.

A. New Business:

1. Approval of Minutes: January 26, 2022.

Richard Clark moved to approve the minutes of January 26, 2022. Thomas Chojnacki seconded. 5-0-0, Unanimous.

2. ANR Plan – Dennis Parda, Woodmere Road/West Main Street

The applicant submitted an updated plan and asked the Planning Board for 5 waivers.

The Planning Board declined to grant waivers for the following: g) Location of wetland resource area boundaries within the proposed lot; i) Evidence that each building lot to be created has adequate access, including access road to the site; and j) A profile for the existing grade of the proposed access to the lot. The Board felt the missing information is too important to waive and requested the applicant have it shown on a revised plan.

ANR Plan – Country Club Acres, LLC: Lot Merger Plan

The Planning Board requested an updated plan which shows the old property line that is being removed to merge the two lots that comprise Country Club Acres.

3. 7:15 PM: Continuation of the Public Hearing on the Fish Road Definitive Plan

Daniel Edmiston recused himself from the discussion of the Fish Road Definitive Plan because he was not present at the opening of the hearing.

Guy Horne re-opened the Public Hearing at 7:15 PM.

Cheryl Lieteau of 38 West Dudley Rd. had concerns about the road widening and if the installation of sidewalks on Fish Rd will affect the property on 38 West Dudley Road. Jonathan Androlewicz stated that construction of the sidewalk and widening of the road would happen on the opposite side of the road. While the construction team is out there, they can also look at the drainage situation and help resolve the issue.

The Chair closed the Public Hearing at 7:28 PM.

Steven Watroba made a motion to approve the definitive plan and grant all 7 waivers requested. Richard Clark Seconded. 4-0-1 Daniel Edmiston abstained. The Town Planner said he would prepare the draft decision for the Board's action at the next regular meeting.

4. 7:30 PM: Continuation of the Public Hearing for a Marijuana Cultivation Special Permit, Fish Road, LLC, 40 Fish Road

The Chair re-opened the Public Hearing at 7:30 PM. He read into the record the peer review letter of Joel Frisch from Northeast Geoscience, Inc. pertaining to the water pump test report. Mr. Frisch confirmed the findings of the report. Mr. Androlewicz agreed to notify the Fish Road residents when additional pump tests occur in order to observe possible drawdowns on the private wells.

Robert St. John of 38 Fish Road had a question regarding the start time of construction and about the security lighting around the perimeter. The applicant stated that the light will be cast down. The Planning Board suggested adding the hours of work to be included in the Conditions. The Board also would like a professional structural engineer to verify and stamp the plans for the retaining walls. The applicant agreed.

The Board considered the waiver for parking lot landscaping. In lieu of such, the Board and applicant agreed that plantings on the north side of the greenhouse would be preferable as a way to screen views of the structure from the near-by homes.

The Board considered conditions to be included in the decision. To include the recommendations in Mr. Frisch's letter for additional well testing and notification of abutters. To have a structural engineer verify and stamp the retaining wall plans. To add evergreen landscaping north of the greenhouse to screen neighbors' views. That the applicant mitigate odor impacts immediately. That signage conform to the Dudley sign bylaw unless it conflicts with state regulations. That hours of construction comply with the Board's standard condition. That a tracking pad or similar be provided at the entry way to Fish Road from the gravel access road.

The Chair closed the Public Hearing at 8:13 PM. Mr. Scanlan will draft a decision for the next meeting when the Board will vote on the special permit.

5. Discussion of the Shared Streets and Spaces Program application for the Airport Road/Dudley Hill Road intersection – Postponed until the next meeting.

6. 8:00 PM: Meeting with Residents of Misty Meadow to Discuss Completing the Subdivision

Derek and Nadine Donahue of 5 Misty Meadow Lane came to discuss the matter of completing the road for town acceptance. Through research they were able to find copies of a past covenant for Misty Meadow. They asked why the town never placed liens on the property for not paying the full escrow amount. They also would like to know why the Planning Board approved use of escrow money to fix certain aspects of the road in the past but would not repair the potholes that are currently an issue.

The Planning Board suggested that the Donahues present this matter to the Selectmen and Highway Department for further guidance. The only option the Board can offer is the Betterment program and they suggested that the residents take the opportunity to see how much it would cost to get the road up to compliance. The development is fortunate to have about \$11,000 left in the escrow to cover some of the cost. The Board stressed that the longer the residents wait the worse the road will become and more costly to repair.

7. Discussion of Possible Zoning Amendments for the Annual Town Meeting

Lynne and Robert Doherty from 175 Corbin Rd asked the Planning Board to sponsor an article to create a marijuana cultivation overlay district, which would allow farms in the town to grow cannabis and add their farm as part of that overlay. Richard Clark moved to sponsor the article on the Town Warrant at the next Town Meeting to create a marijuana cultivation overlay district with a minimum 15 acres. Steve Watroba seconded. 4-1-0 Daniel Edmiston opposed.

Jamie Camosse, 70 Southbridge Road and Mikal Wierzhowiec, 86 Southbridge Road, updated the Board on obtaining signatures needed for rezoning 70 to 86 Southbridge Road. The Planning Board suggested re-zoning 9 lots on the east side of the road only and creating a new zone, Business 43. This would allow the same uses as Business 15 but would require larger dimensional standards.

Jean Davis requested rezoning her family's property on Hayden Pond Road/Dudley Oxford Road from Conservation to RES 87. The Planning Board agreed to sponsor the article. Daniel Edmiston moved to sponsor an article at the next Town Meeting to rezone the property of Jean Davis and Janice Williams from Conservation to RES 87. Steven Watroba seconded. 4-1-0, Richard Clark opposed.

8. Adjournment

Richard Clark moved to adjourn at 10:00 PM. Steve Watroba seconded. Vote 5-0-0. Unanimous.

Respectfully submitted,
Thu Vo, Clerk

Guy Horne

Richard Clark

Steven Watroba

Thomas Chojnacki

Daniel Edmiston