

# 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, Acting Town Planner  
Thu Vo, Planning Clerk  
[planner@dudleyma.gov](mailto:planner@dudleyma.gov)  
Phone: 508-949-8014

## Dudley Planning Board

January 12, 2022 @ 7:00 pm  
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, January 12, 2022 by Richard Clark, Vice-Chairman. Members present were Steve Watroba, Clerk to the Board, and Guy Horne, Chairman, who attended via phone call. Members Thomas Chojnacki and Daniel Edmiston were absent. William Scanlan, Acting Town Planner, was present.

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

#### **1. Approval of Minutes: December 8<sup>th</sup>, 2021.**

Steve Watroba motioned to table the December 8<sup>th</sup>, 2021, meeting minutes. Guy Horne seconded. 3-0 motion passed.

#### **2. ANR Plans – Dennis Parda, Woodmere Road/West Main Street**

Guy Horne did not have a copy of the plan to view so the Board agreed to table the item until the next meeting.

#### **3. 7:15 PM: Public Hearing on the 40 Fish Road Definitive Plan**

Richard Clark opened the hearing at 7:15 on the proposed definitive subdivision plan entitled "Fish Road" prepared by Summit Engineering & Survey Inc. The plan contains two proposed lots of 3.17 and 12.89 acres and an approximately 290-foot extension of Fish Road ending in a cul-de-sac. The road is located in an IND 130 zoning district. The property is mostly in the IND 130 district with a portion zoned RES 87. The subdivision is intended to be used for commercial/industrial purposes, including a marijuana cultivation facility.

With only three members present, the minimum number for a quorum, the applicant agreed to move forward with the public hearing.

Peter Lavoie, Project Engineer from Summit Engineering, summarized the project. Peter noted the plan contains 5 requests for waivers.

1. Cross section of the roadway to accommodate the limited area at the beginning of the road.
2. Right-of-Way Width: To allow a 40-foot right-of-way instead of the standard 50-foot right-of-way due to existing property lines.
3. Pavement Width: To allow a 20-foot paved width instead of a 30-foot paved width for an industrial subdivision due to the existing paved width of Fish Road and narrow clearance at the site entrance due to existing property lines.
4. Open Space, Parks and Playgrounds: Waiver of the open space requirement since this subdivision is solely for industrial and commercial purposes
5. Sidewalks: Waiver of sidewalk requirement since no sidewalks exist in the surrounding area.

Elynne Ey of 36 Fish Road, expressed concerns regarding the waiver for no sidewalks. Steve Watroba clarified that the waiver only pertains to a waiver for no sidewalks in this new subdivision and not the rest of Fish Road. The developer stated he has agreed to put sidewalks in the first section of Fish Road if approved by the Board of Selectmen. Mr. Watroba asked if the residents had any issues with not having sidewalks in the cul-da-sac. Ms. Ey answered she did not.

Robert St. John, of 38 Fish Rd. said he shares ~900 feet of property line with the applicant's property. Robert asked for an additional waiver to eliminate the streetlight that would be put into the cul-da-sac. He is concerned that the streetlight will cast light and glare onto his property. Steve Watroba confirmed with the Town Planner that the applicant must apply for the waiver on the streetlight issue. Guy Horne asked the applicant if there will be wall packs on the building; he believes that would be sufficient for illuminating the area in the cul-da-sac. Jonathan Androlewicz of JDT Properties agreed to request a waiver for the streetlight and said he would install wall packs on the building to resolve the resident's lighting issue.

Mr. Lavoie said will address the comments made by Jeff Walsh and work on a revised plan for the next meeting of January 26<sup>th</sup>.

The applicant agreed to continue the hearing to January 26<sup>th</sup>, 2022 at 8:00 PM.

#### **4. Discussion with Jean Davis and her sister Janice Williams for Possible Zoning Amendments to the Conservation District**

Jean Davis asked the Planning Board for help regarding the rezoning of her parents' land that was left for her and her siblings. It has low value because it is in the Conservation district, which does not allow development. Her Father was a dairy farmer and had no idea that his lot was zoned in such a manner. However, other lots in the district have been developed for single family homes.

Jo-Ann Szymczak, speaking on the sisters behalf, noted that when Dudley adopted zoning (in 1969) many residents did not quite understand the effect zoning would have and therefore did not show up to the meetings when it was adopted. Because the property

is in the Conservation District, its value is very low. They look to the current Planning Board for some sort of direction.

Steven Watroba said he is against the idea of allowing single family homes in Conservation Districts just to solve this landowner's issue. Another other option is to rezone that parcel to RES 87, which would give the owners 7 buildable lots. His recommendation is to have Jean and her siblings present a zoning petition of their lot to RES 87 at the next Town Meeting.

The Planning Board invite the sisters back for the February 9<sup>th</sup> meeting.

## **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 informed the Board that Piasta Road is ready to be approved and brought to Town Meeting for acceptance. Jeff Walsh is reviewing the as-built plan.
- d. Country View Estates (Eisenhower Drive) – n/a
- e. Tobin Farm Estates – The neighborhood has submitted a petition to enter the Street Betterment Program. Jeff Walsh will review the status of completion and put together a cost estimate. The Planning Board will have an opportunity to grant waivers for certain costs. Residents will have a chance to back out if they feel the cost is too high. If they agree to continue, the Town will oversee the work and bring it to Town Meeting for acceptance.
- f. Lyons Estates – n/a
- g. Partridge Hill Rd – Residents have also submitted a petition to join the Street Betterment Program.

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

- Legacy Landing/Country Club Acres: The Assessor asked the owner to combine two lot into one lot to make it easier for the Assessor to assign map and lot numbers and issue tax bills. The owner agreed to submit the plan at a future meeting.
- SEP Solar, Oxford Avenue: Work is expected to begin in a few weeks.
- JD&D, 24 Oxford Avenue: n/a

### **3. Planner's Plate:**

- The Town Administrator agreed to the Board's request for tablets to minimize the amount of paper the Board and staff have to manage.

- Mason Rd: The Complete Streets-funded project is underway. Tighe and Bond is preparing engineering plans to coordinate construction of sidewalks with the finish work of the water main project. There will be an opportunity in the near future for residents to comment on preliminary designs.
- The MassWorks contract for the design of sewer and sidewalk work on Mill Street and Ardlock Place should be executed soon.

#### **4. Comments by Planning Board:**

- Steven Watroba asked the Town Planner if the Selectmen agreed to establish a street betterment program committee. Mr. Scanlan answered that the Town Administrator did not want to establish another committee since he felt existing staff would be able to manage the process.
- Residents of the Misty Meadow subdivision would like to come to a Planning Board meeting to discuss improving their road. The Board agreed to invite them to the February 9<sup>th</sup> Planning Board Meeting.
- Richard Clark asked if the Town Planner could look into the Shared Streets and Spaces Program for projects in the Complete Streets Plan. Mr. Scanlan agreed to do so.

#### **5. Comments from the Audience:** N/A

#### **6. Other Business**

1. Set next meeting for January 26<sup>th</sup> at 7:00 pm at the Dudley Municipal Complex Room 321A.
2. Approval of consultant vouchers/payment of bills
  - Graves Engineering – JD&D Construction Administration, \$223.30
  - Graves Engineering – Peer Review of PFAS Plant Site Plan, \$1,413.00
  - Graves Engineering – Peer Review of Stevens Mill Site Plan, 2,267.10
  - Graves Engineering – Country Club Acres Construction Administration,\$1,415.05
  - Gatehouse (Worcester Telegram) Stevens Mill Public Hearing, \$182.00

Guy Horne moved to approve the payments as presented, Steven Watroba seconded. Vote 3-0. Motion Passed.

3. Other Town Notices: The Board of Health is holding a vaccine clinic on Saturday January 15 at 8AM – 12 Noon.
4. Other Correspondence: N/A

**7. Adjournment**

Steve Watroba motioned to adjourn at 8:39 PM. Guy Horne seconded.  
Vote 3-0. Motion Passed,

Respectfully submitted,  
Thu Vo, Planning 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