

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

May 11, 2022 @ 7:00 pm
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, May 11, 2022 by Guy Horne, Chairman, Members present were Richard Clark, Vice-Chairman, Steve Watroba, Clerk, Thomas Chojnacki, Member, Daniel Edmiston, Member and William Scanlan, Town Planner.

A. New Business:

1. 7:00 PM: Continuation of the Public Hearing on the Redevelopment of the Stevens Mill

Matt Mrva from Bohler Engineering came to present the revised plans for the Stevens Mill project. Steve Madaus from Mirick O'Connell called in through the speaker phone. Mr. Mrva addressed the 30 comments in the Graves Engineering peer review of the Stevens Mills project.

Richard Clark asked if the easement plan has been finalized. Mr. Madaus answered that both parties have agreed, and the easement has been finalized.

Steve Watroba wanted to know why the affordable units were not labeled. Mr. Madaus answered that affordable housing are flexible and will move around as need be.

Daniel Edmiston asked about the building downspouts location and route of roof drainage. He has concerns regarding the runoff from the roof and if the drainage calculations accounted for this flow. Mr. Mrva said that the calculation was included in the Storm Water report submitted and Graves Engineering saw no issue with the report.

Mr. Mrva stated that the revised plans accounted for most of Graves' comments, but he asked that #4, #5, #9, and #18 be included as conditions of the approval. The Board members agreed and will also add conditions for the easement, roof drain identification, parking, and commercial usage changes as conditions for approval.

Fire Department Chief Dean Kochanowski spoke to the Board about his review of the turning movement plan. He concluded that there is plenty of room for all fire vehicles to turn, including the ladder truck, which is the department's biggest truck.

Guy Horne close the Public Hearing at 7:30 PM. Richard Clark moved to approve the site plan pending the conditions the Board would like to include in the Special Permit. Steve Watroba Seconded. 4-0-1. Motion passed.

2. 7:30 PM: Public Hearing on a Site Plan Approval Application for a 1,830kW DC Solar Array and 1,250 kW AC Battery Energy Storage System at the Dudley Landfill, 7 Indian Road

The application involves construction of an approximately 1,830 kW DC ground-mounted solar photovoltaic array and 1,250 kW AC battery energy storage system at the Dudley landfill. The site plan was prepared by Weston & Sampson Engineers, Inc., 55 Walkers Brook Drive, Suite 100, Reading, MA 01867, dated March 30, 2022. The facility is sited on Map 122 Lots 27 and 28 and Map 235 Lot 80. The property is in the Town Refuse Disposal (TRD) zoning district where large scale ground mounted solar photovoltaic systems are allowed by right with site plan review.

Tom Reidy, Attorney from Bacon & Wilson, gave a brief overview of the site plan. Robert Bukowski from Weston & Sampson described the plan. The solar panels are largely on the flat areas of the landfill. Everything will be constructed above grade to mitigate any disturbance of the landfill cap. Graves Engineering submitted a peer review letter shortly before the hearing, and the team agreed to a condition to the decision to comply with all of Graves' comments. The project team will submit an RDA to the Conservation Commission and obtain a post closure use permit from DEP.

The Board asked about the batteries in the storage system. The batteries are lithium ion and will be housed in storage containers. If there is a fire, the fire suppression system will be able to extinguish it, and there will be no release of chemicals into the landfill. There will be no regrading of the landfill, only grading for the access road and to add gravel to stabilize the ballast blocks that support the solar racks.

Guy Horne closed the Public Hearing at 8:57 PM. Richard Clark moved to approve the major site plan for the Solar Array at the Dudley Landfill on 7 Indian Rd subject to approval by DEP and granting of the waivers. Steve Watroba seconded. 3-1-1, motion passed.

3. ANR Plans: Thunberg, Cottage Road

Ronald Thunberg applied for a lot line change because he is proposing an addition on lot # 17. Richard Clark moved to approve the ANR plan as presented with the requested waivers. Daniel Edmiston seconded. 5-0-0, unanimous.

4. Pre-Application Meeting with Tom Revane on a Concept Plan for a Subdivision on Sawmill Road

Steve Watroba recused himself from the discussion. Tom Revane summarized the plan for the proposed subdivision on Sawmill Rd. He wanted to get the Board's input on the subdivision concept to help him decide whether to buy and subdivide the property. Steve Watroba is part owner of Sawmill LLC. He clarified that the subdivision will tie into the sewer line but not water. The concept would be similar to the situation on Lawrence Road in which a water meter is placed on private wells to estimate the sewage flow. Daniel Edmiston expressed concerns for the lack of Open Space and no sidewalks. The Board suggest the applicant bring in a preliminary plan for the Board to review.

5. Tom Revane – Request for an Extension of Lyons Estates; the original two-year approval will expire on June 26th, 2022.

Tom Revane explained that all lots have been sold and that he is confident that he can finish the subdivision within a year. Daniel Edmiston moved to grant 1 year extension to June 26, 2023 for Lyons Estates. 4-0-1, motion passed. Mr. Watroba abstained.

B. Standard Business:

1. Approval of Minutes: April 27, 2022.

Daniel Edmiston moved to approve the minutes of April 27, 2022. Richard Clark seconded. 5-0-0, Unanimous.

2. 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 – n/a
- d. Country View Estates (Eisenhower Drive) – n/a
- e. Tobin Farm Estates – n/a
- f. Lyons Estates – n/a
- g. Dudley Estates – n/a

3. 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

4. Planner's Plate:

- The Town Planner confirmed that the Board of Selectmen is the authority in the private road Betterment program. The next betterment meeting with the residents is set for May 17th at 5:00 PM. The Planner will post the meeting in case a quorum of the Board attends.
- A contract has been awarded for the Complete Streets Project on Mason Road and work should begin shortly.

5. Comments by Planning Board:

- Richard Clark mentioned that CMRPC annual meeting will be June 9th in Sturbridge, MA.

6. Comments by Audience: None

7. Other Business

1. Set Next meeting Dates: May 23 at 6:30 PM at the Shepherd Hill High School prior to the Town Meeting and for the next regular meeting on May 25, 2022, at 7:00 pm at the Dudley Municipal Complex Room 321A.
2. Approval of consultant vouchers/payment of bills:
Richard Clark moved to approve payment for Stonebridge Press \$308.70 and Graves Engineering for Fish Road \$1550.50. Daniel Edmiston seconded. 5-0-0, Unanimous.
3. Other Town Notices: N/A

4. Other Correspondence: N/A

8. **Adjournment**

Richard Clark moved to adjourn at 9:05 PM. Thomas Chojnacki seconded. Vote 5-0-0, Unanimous.

Respectfully submitted,
Thu Vo, Clerk

Guy Horne

Richard Clark

Steven Watroba

Thomas Chojnacki

Daniel Edmiston

Documents included:

Agenda 05/11/2022

Stevens Mill Special Permit

Solar Array Site Plan

ANR Plan - Thunberg

Sawmill Road Plan

Meeting Minutes 04/27/2022

Stonebridge Press Invoice

VAI Invoice