

TOWN OF DUDLEY

MASSACHUSETTS

PLANNING BOARD

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

DUDLEY PLANNING BOARD
Daniel Edmiston, Chairman
Richard Clark, Vice Chairman
Steve Watroba, Clerk of the Board
Guy Horne, Member
William LePage, Member
Russell Giglio, Associate Member



DUDLEY PLANNING STAFF
William Scanlan, Acting Town Planner
Michelle Jervis, Acting Clerk
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Phone: 508-949-8014

Dudley Planning Board

March 10, 2021
Meeting Minutes

The Dudley Planning Board was called to order via remote participation at 7:01PM on Wednesday, March 10, 2021. In attendance were Daniel Edmiston, Chairman, Richard Clark, Vice- Chair, Steven Watroba, Clerk and Guy Horne, member. Also in attendance were William Scanlan-Acting Town Planner and Michelle Jervis, Acting Planning Clerk. William LePage, Member was absent. Chairman Edmiston read the following disclaimer:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, this meeting of the Dudley Board of Selectmen will be conducted in total or in part via remote participation. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town's website, at dudleyma.gov. For this meeting, members of the public who wish to watch the meeting may do so in the following manner: via YouTube and/or posted link at www.dudleyma.gov.

1. New Business:

a. Approval of Minutes:

Richard Clark motioned to approve the amended minutes of February 24, 2021. Guy Horne seconded.

**Daniel Edmiston, Aye
Steven Watroba, Aye
Richard Clark, Aye
Guy Horne, Aye**

b. ANR Plans:

61 Airport Road, Assessors Map 227, Lot 6, Ruda Realty, Inc. – Richard Clark recused himself from this agenda item since he is an immediate abutter. Bob Ruda, representing Ruda Realty, Inc. came before the Board. The purpose of this plan is to create lots 1 and 2 from Parcel 6 into two separate building lots. He will be taking the existing garage down for the road. **Guy Horne motioned to accept the ANR plan for Ruda Realty, Inc. Steven Watroba seconded.**

Roll Call Vote:

**Daniel Edmiston, Aye
Steven Watroba, Aye**

Guy Horne, Aye
Vote 3-0-1

2. **New Business:**

- a. **Discussion of the Compete Street Program with Gemma Wilkens from CMRPC –**
Ms. Wilkins, along with Faye Rhault and Robert Raymond from CMRPC, came before the Board. She introduced her colleague, Mr. Raymond, who has worked on Complete Streets and is familiar with the program. She asked members for comments on the six (6) projects discussed at the last meeting that are part of the Prioritization Plan. The six projects are (1) four corners to High School; (2) High School to Mason Road; (3) four corners to Park n’ Shop; (4) Mason Road near Mason Rd. School; (5) path to beach behind Mason Road School; (6) Mill Street. We are now in Tier 2. When MassDOT approves the prioritization plan, Dudley will become a Tier 3 community. The program provides funding of up to \$400,000 for construction costs per year; it does not include engineering costs but in some case Chapter 90 funds may be used for engineering. The Board reviewed each project with CMRPC considering sidewalks, bike lanes and the challenges facing certain intersections. Ms. Wilkins will provide a draft plan for our next meeting.
- b. **Preliminary Discussion of Tobin Farm Estates Street Acceptance with Developer –**
George Slingo was unable to attend the meeting. There was a discussion regarding the guardrails that were recently installed and if there will be a need for additional guard rails at the end of Tobin Drive and Stebbins Drive. This subdivision will be proposed for acceptance at the town meeting. All agreed to invite Mr. Slingo to our next meeting.
- c. **Submission of Butler Way Definitive Plan for Acceptance and Set Schedule for Opening the Public Hearing –** Mr. Scanlan stated that the Board acted on the Preliminary Plan for Butler’s Way and now the developer has submitted the Definitive Plan. The clock for acting on the plan begins when the plan is submitted at a meeting of the Planning Board. There is a change from the Preliminary Plan to Definitive Plan; instead of 6 single family homes there are three duplexes and three single family. Mr. Clark quoted an excerpt from the Subdivision Rules and Regulations and that he is concerned and disappointed and feels the developer has misled the Board. Also, the developer, through his engineer, mentioned that there were no wetlands and the new plan clearly shows them. Mr. Scanlan will be contacting the Conservation Agent to discuss. **Steven Watroba motioned to accept the submission of the definitive plan for Butler Way. Guy Horne seconded.**
Roll Call Vote:
Daniel Edmiston, Aye
Steven Watroba, Aye
Guy Horne, Aye
Richard Clark, Nay.
Vote 3-1-0.

3. **Standard Business:**

Discussion/Status Report on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets, including:

- a. Pierpont Estates – Both Jeff Walsh and Jeff Murray are preparing their letters for acceptance for a portion of road in the subdivision. Any corrections/changes will need to be reviewed prior to town meeting.

- b. Rocky Hill Estates: - n/a
- c. Piasta Rd. - n/a
- d. Country View Estates – n/a
- e. Tobin Farm Estates – n/a
- f. Lyons Estates – n/a

4. Inspections and Actions Associations with Site Plans – n/a

5. Planner’s Plate:

Mr. Scanlan notified members that a potential buyer of Legacy Landing would like to build a model home and asked if a lot release could be waived. Guy Horne stated that he will need to get a lot release, building permit as well as an occupancy permit. People will be coming into the building and it will eventually be sold. The Board agreed to keep to its policy that lot releases will only be granted upon completion of the base course, even for model homes.

Also, the town received the Local Rapid Response Program Grant, which CMRPC will be facilitating. He is working with the EDC and there will be a number of recommendations coming out of the study.

6. Approval of Consultant vouchers/ payment of bills – Guy Horne motioned to approve the invoice for Graves Engineering for AMP Solar Project-Review of Stormwater Corrective Plan in the amount of \$153.00. Richard Clark seconded.

Roll Call Vote:

- Daniel Edmiston, Aye**
- Steven Watroba, Aye**
- Richard Clark, Aye**
- Guy Horne, Aye**

7. Adjournment:

Richard Clark motioned to adjourn at 10:00PM. Guy Horne seconded.

Roll Call Vote:

- Daniel Edmiston, Aye**
- Steven Watroba, Aye**
- Richard Clark, Aye**
- Guy Horne, Aye**

Respectfully Submitted,

Michelle Jervis
Acting Planning Clerk

X

William Scanlan
on behalf of the Planning Board