

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
Phone: 508-949-8014

Dudley Planning Board

June 8, 2022 @ 7:00 pm
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, June 8, 2022 by Guy Horne, Chairman. Members present were Richard Clark, Vice-Chairman, Steve Watroba, Clerk, and William Scanlan, Town Planner. Thomas Chojnacki was absent.

A. New Business:

1. **Approval of Meeting Minutes: May 11th & May 23, 2022:**

Richard Clark moved to approve the meeting minutes for May 11th 2022. Steve Watroba seconded. All in favor, 3-0-0, unanimous.

Steve Watroba moved to approve the meeting minutes for May 23, 2022. Richard Clark seconded. All in favor, 3-0-0, unanimous.

2. **ANR Plans:** Shelley Nobert, 45 NW Schoolhouse Road

The Planning Board Members had a question whether the applicant had paid all property taxes. Richard Clark moved to table the Shelley Nobert ANR plan to the next meeting to wait for an answer to this question. Steve Watroba seconded. All in favor, 3-0-0, unanimous.

3. **Review Draft Solar Landfill Decision and Possible Action to Approve**

The Planning Board approved three waivers requested by the Applicant:

1. A waiver for the front yard setback of 100 feet; the parcels sit behind the Town of Dudley's transfer station off of the existing frontage for Indian Road; a 50-ft side yard setback was used for this parcel boundary.
2. A waiver for the northeast side yard setback from 50 feet to 20 feet; the abutting land is also owned by the Town of Dudley.
3. A waiver for the fence height from 6 feet to 7 feet as a 7-foot high fence is required in order to comply with the requirements of the NFPA 70, National Electric Code (NEC) for electrical enclosures.

The Planning Board members signed the original decision.

4. **Sign Steven Mill Decision**

The Town Planner made edits to the Steven Mill Decision based on the Planning Board comments from the last meeting. The Planning Board members signed the Final Stevens Mill Decision.

5. Piasta Road: Form J Certificate of Completion and Release of Municipal Interest in Subdivision Performance Security

Richard Clark moved to return the funds to the developer of Piasta Road. Steve Watroba seconded. All in favor, 3-0-0, unanimous.

6. Discussion of Process for Evaluating Betterment Costs for Misty Meadow and Tobin Drive

Guy Horne and Steve Watroba volunteered for the Betterment Working Group to work with the Town Planner and Highway Superintendent to re-examine the completion cost estimates to see if it might be possible to lower the costs without compromising the construction quality. Charles Cormier from 18 Tobin Drive wanted a clarification on the final cost and the process for the Betterment Program.

B. Standard Business:

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

- a. Pierpont Estates – The Board reviewed Graves Engineering’s site visit report on paving of the binder course in the final phase. Work conformed to the approved plans..
- b. Rocky Hill Estates – n/a
- c. Piasta Rd – Completed
- d. Country View Estates (Eisenhower Drive) – Guy Horne will try to reach out to the developer.
- e. Tobin Farm Estates – see above discussion on the betterment working group
- f. Lyons Estates – n/a

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:

- The Town Planner received a site plan application for Nichols College Townhomes. The hearing will be on the agenda for July 13th, 2022.

4. Comments by Planning Board:

- Richard Clark mentioned that CMRPC’s meeting is tomorrow night in Southbridge.
- Steve Watroba mentioned that he was able to find out that the water on the Parada ANR plan came from the detention basin for the parking lot behind the courthouse.
- Richard Clark mentioned that the Town Election is the upcoming Monday and suggested residents of the Town exercise their right to vote.

5. Comments by Audience: n/a

6. Other Business

1. Set next meeting dates: June 22 at 7:00 PM at the Dudley Municipal Complex Room 321A.
2. Approval of consultant vouchers/payment of bills
3. Other Town Notices: N/A
4. Other Correspondence: N/A

7. Adjournment

Richard Clark moved to adjourn at 8:00 PM. Steve Watroba seconded.
Vote 3-0-0, Unanimous.

Respectfully submitted,
Thu Vo, Clerk

Guy Horne

Richard Clark

Steven Watroba

Thomas Chojnacki

Daniel Edmiston

Documents included:

Agenda 06/08/2022

ANR Plan Shelley Nobert

Solar Landfill Decision

Stevens Mill Special Permit Decision

Meeting Minutes