

# TOWN OF DUDLEY

MASSACHUSETTS

## PLANNING BOARD

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

DUDLEY PLANNING BOARD  
Guy Horne, Chairman  
Steve Watroba, Vice Chairman  
Thomas Chojnacki, Clerk of the Board  
Richard Clark, Member  
David Durgin, Member



DUDLEY PLANNING STAFF  
William Scanlan, Town Planner  
Thu Vo, Planning Clerk  
[planner@dudleyma.gov](mailto:planner@dudleyma.gov)  
Phone: 508-949-8014

## Dudley Planning Board

July 13, 2022 @ 7:00 pm  
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, July 13, 2022 by Guy Horne, Chairman, Members present were Richard Clark, Vice-Chairman via phone, Steve Watroba-Clerk, Thomas Chojnacki, member, David Durgin, member and William Scanlan, Town Planner.

### A. New Business:

**1. Welcome to the New Member, David Durgin**

**2. Approval of Minutes: June 8 and 22, 2022.**

Richard Clark moved to approve meeting minutes for June 8<sup>th</sup>, 2022. Steve Watroba seconded. Roll call vote 3-0-2. David Durgin and Thomas Chojnacki were not present for that meeting. June 22<sup>nd</sup> meeting minutes were not attached.

**3. One-Year Extension Request – JD&D Construction, 24 Oxford Ave.**

Darek Ochocki explained the project is nearly complete. Thomas Chojnacki moved to approve a one-year extension. Steve Watroba seconded. Roll call vote 5-0-0, unanimous.

**4. ANR Plans: None**

**5. 7:15 PM: Site Plan Review Public Hearing on Nichols College Townhome Project**

Robert LaVigne, Vice President of Operations, and Peter Parent from CHA Engineering presented the College's plan to construct two new Townhomes in the southwest location of the campus. The goal is not to add beds to the campus but phase out some of the older units on campus. The Fire Department Assistant Chief Paul Konieczny sent a letter and saw no objections to the following:

1. Proposed 24-foot access road
2. Proposed fire hydrant location
3. Proposed fire alarm panel location
4. Proposed Fire Department connections
5. Proposed Knox Box locations.

Mark Stefanik from 93 Center Road had concerns regarding the stormwater basin that is adjacent to his property line, light pollution, and traffic that would come from this project. Mark asked if

Nichols College had considered alternative locations to build the new Townhomes, like near the women's soccer field.

Sandra and Thomas Smith from 84 Healy Road have lived on or adjacent to the campus for 47 years. The concern that Sandra has is that there is a great deal of water that comes off the hill during a storm.

Jean Davis from the William's Farms on Healy Rd. noted that the water from the parking lot has caused erosion on her property. Jean also asked why the Town was able to give Nichols College an exception to build the parking lot. She asked that the Town protect the neighbors from the College's actions leading to environmental degradation.

James and Cynthia Rawson from 1 Cardinal Drive (owners of abutting lot to the south) expressed concerns about the special treatment that Nichols College receives from zoning and building exceptions. Cynthia also voiced her concern regarding possible disasters, such as a 500-year storm causing a failure of the detention basin or water freezing on Healy Road causing a major accident.

The Planning Board asked if there is a better place to build the two Townhomes or if it could be placed where the 3<sup>rd</sup> modular dormitory was never built.

Thomas Chojnacki moved to continue the public hearing for the Nichols College Townhome project to August 10<sup>th</sup>, 2022, at 7:15 PM. Richard Clark seconded. Roll call vote 5-0-0, unanimous.

#### **6. Planning Board Reorganization and Sign Registry of Deeds Signature Form**

Richard Clark nominated Guy Horne as Chairman of the Board. Thomas Chojnacki seconded. Roll call vote 5-0-0, unanimous.

David Durgin nominated Steve Watroba as Vice Chairman of the Board. Richard Clark seconded. Roll call vote 5-0-0, unanimous.

Richard Clark nominated Thomas Chojnacki as Clerk of the Board. David Durgin seconded. Roll call vote 5-0-0, unanimous.

Each Member signed the Registry of Deeds Signature Form

### **B. Standard Business:**

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

a. Pierpont Estates – Tony Cerqueira asked if the Planning Board would lower the amount of cash the Town is holding for completion of the three phases of Pierpont Estates. Jeffrey Walsh from Graves Engineering had submitted a cost estimate to complete the remaining phases of the subdivision, which formed the basis for the reductions.

Steve Watroba moved to reduce the amount retained in Phase 2C to \$25,000, the amount retained in 2D to \$13,000, and the amount retained in 2E to \$102,000. Richard Clark seconded. Roll call vote 5-0-0, unanimous.

b. Rocky Hill Estates – n/a

c. Country View Estates (Eisenhower Drive) – n/a

d. Tobin Farm Estates – n/a

e. 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:** n/a

4. **Comments by Planning Board:** n/a

5. **Comments by Audience:** n/a

6. **Other Business**

1. Set next meeting date: August 10 at 7:00 PM at the Dudley Municipal Complex Room 321A.
2. Approval of consultant vouchers/payment of bills
  - Stonebridge- Nichols College Legal Add \$294.00
  - Graves Engineering – Nichols College Townhome review \$1,962
  - Graves Engineering – SEP Solar site visit \$264.93
  - Graves Engineering - Lyons Estate site visit \$225.29
  - Graves Engineering – Country Club \$412.29David Durgin moved to approve the payment for the all the vouchers mentioned above.  
Thomas Chojnacki seconded. All in favor, 5-0-0, unanimous.
3. Other Town Notices: n/a
4. Other Correspondence: n/a

7. **Adjournment**

Richard Clark moved to adjourn at 9:15 PM. Thomas Chojnacki seconded. Vote 5-0-0, Unanimous.

Respectfully submitted,  
Thu Vo, 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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David Durgin

Documents included:

Agenda 07/13/2022

Registry of Deeds Authorized Signatures

Pierpont Cost Estimate, Graves Engineering

Meeting Minutes 06/08/2022

Nichols College Townhomes Plans and application

Vouchers.