

# 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

August 10, 2022 @ 7:00 pm  
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, August 10, 2022 by Guy Horne, Chairman, Members present were Steve Watroba, Vice-Chairman via phone, Thomas Chojnacki, Clerk, Richard Clark, member, David Durgin, member and William Scanlan, Town Planner.

### A. New Business:

#### 1. **Approval of Minutes: June 22 and July 13, 2022.**

Thomas Chojnacki move to approve meeting minutes for June 22, 2022. Richard Clark seconded. Roll call vote 4-0-1. David Durgin was absent for that meeting.

Richard Clark move to approve meeting minutes for July 13<sup>th</sup>, 2022. David Durgin seconded. Roll call vote 5-0-0, unanimous.

#### 2. **ANR Plans: None**

#### 3. **Lot Release, 2 Ash Lane: Shepherd Hill Estates**

James Derry owner of 2 Ash Lane is in the process of selling the property. It was discovered during the buyers title review that the covenant was never signed for the lot release.

Richard Clark move to release Lot 22 of Shepherd Hill Estates. David Durgin seconded. Roll call vote 5-0-0, unanimous.

#### 4. **7:15 PM: Continuation of Site Plan Review Public Hearing on Nichols College Townhome Project**

Robert LaVigne Vice President of Operations at Nichols College sent a letter requesting a continuance for the public hearing.

Richard Clark motion to continue the Nichols College Townhomes public hearing to October 26, 2022 at 7:15 PM. Thomas Chojnacki seconded. Roll call vote 5-0-0, unanimous.

### 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. Country View Estates (Eisenhower Drive) – Mr. Heney is willing to work with us, will contact his engineer to get an as-built plan done.

- d. Tobin Farm Estates – Letters to be sent out with the cover letter and cost estimate for completing the road. Includes a 20% contingency in the cost estimate - \$401,000. Board of Selectmen meeting on August 22 will have both Town Counsel and Jeff Walsh from Graves Engineering to answer any questions the residents might have.
- e. Lyons Estates – n/a
- f. Misty Meadows - Letters to be sent out with the cover letter and cost estimate for completing the road - \$237,000.

**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 first meeting of the Open Space and Recreation Plan Committee took place on July 27<sup>th</sup>. Richard Clark is the Planning Board representative on the group. The committee will meet on the first Wednesday of every month at the Town Hall.
- The Planner asked the Board's opinion on the binders versus the tablets. The members find the binders to more helpful during the meetings. They still prefer that emails be sent prior to the meeting with all the documents in PDF format as well for review.

**4. Comments by Planning Board:**

- Guy Horne drove down Mason Road recently and was very impress with the work that has been done for the sidewalk project on Mason Road.

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

**6. Other Business**

1. Set Next meeting Date: September 14 at 7:00 PM at the Dudley Municipal Complex Room 321A.
2. Approval of consultant vouchers/payment of bills: N/A
3. Other Town Notices:
  - The Zoning Board of Appeals granted a variance to Jacqueline and Grant McPhee at 23 Truman drive.
  - The Zoning Board of Appeals granted Sean and Tanya Simo at 44 Noble Street 2.1' set back variance to install an in-ground pool.
4. Other Correspondence: N/A

**7. Adjournment**

Richard Clark moved to adjourn at 7:38 PM. Thomas Chojnacki seconded.  
Vote 5-0-0, Unanimous.

Respectfully submitted,  
Thu Vo, Acting 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

Meeting Minutes

Nichols College Townhomes letter

Lot Release Form