

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
Phone: 508-949-8014

Dudley Planning Board

September 14, 2022 @ 7:00 pm
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, September 14, 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.

Call to Order

- Pledge of Allegiance

A. New Business:

1. **Approval of Minutes: August 10, 2022.**

Steve Watroba moved to approve meeting minutes for August 10, 2022. Richard Clark seconded. All in favor, 5-0-0, Unanimous.

2. **ANR Plans: None**

3. **Discussion of Zoning Amendments for the October Town Meeting**

- Next Town meeting is on October 24th at 7 PM. The Board of Selectman will sponsor the article to extend the hours of operation for the marijuana retail store. The Zoning Bylaw currently allows operations until 8 pm. The Greatest Hits Store requested it be extended to 10 pm to be competitive with neighboring businesses. As a zoning amendment, the Planning Board will need to host a public hearing before Town Meeting.
- The residents on Fish Road had requested their lots be rezoned from industrial 130 to a residential category. The Planning Board will have to sponsor the article. There are 8 lots in the proposed area. The Planning Board asked the Town Planner to send out letters to the owners inviting them to voice their concerns regarding the amendment.
- The Planning Board discussed other towns' Electrical Vehicle Charging Station by-laws that were presented by the Town Planner. There was discussion on what the Planning Board would prefer to see in such a by-law. The Town Planner will draft an electrical vehicle charging station by-law for the Planning Board to review.
- The Planning Board discussed adding requirements for Shared (Common) Driveways. The Board would like to see design standards to lay out construction specifications.

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, and he will contact his engineer to get an as built plan done in time for the Annual Town Meeting.
- d. Tobin Farm Estates – The Town Planner has not heard back from the residents if they would like to proceed with the Article for October Town Meeting.
- e. Lyons Estates – n/a
- f. Misty Meadows - The Town Planner has not heard back from the residents if they would like to proceed with the Article for October Town Meeting.

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:

- Land Donation from Mr. Watkins by Baker Pond Rd.; the landlocked lot approximately 18.75 acres.
- CMRPC used one hour of our LPA time to update the Zoning Map to reflect the new aquifer protection and business 15 overlay.

4. Comments by Planning Board: n/a

5. Comments by Audience: n/a

6. Other Business

1. Set next meeting date: September 28 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:
4. Other Correspondence: N/A

7. Adjournment

Richard Clark moved to adjourn at 7:55 PM. Steve Watroba seconded.
Vote 5-0-0, Unanimous.

Respectfully submitted,
Thu Vo, Acting Clerk

Guy Horne

Richard Clark

Steven Watroba

Thomas Chojnacki

David Durgin

Documents included:

Agenda

Meeting Minutes

By-Law Example Packet