

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

October 12, 2022 @ 7:00 pm
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, October 12, 2022 by Guy Horne, Chairman, Members present were Steve Watroba, Vice-Chairman, Thomas Chojnacki, Clerk, Richard Clark, member, and William Scanlan, Town Planner. David Durgin, member, entered the meeting 8:03 PM.

Call to Order

- Pledge of Allegiance

A. New Business:

1. **Approval of Minutes: September 28, 2022.**

Richard Clark moved to approve the meeting minutes for September 28, 2022. Steve Watroba seconded. All in favor, 4-0-0, Unanimous.

2. **ANR Plans: ANR Plan for 5 Intervale Circle, DaSilva, Owner**

Jim Smith from Tauper Land Survey summarized that the purpose of the submission was to clarify the previous plan that was approved in 2005. Ms. DaSilva had an issue with the Title Attorney due to wording on the 2005 plan approval. The lot is not being divided.

Steve Watroba moved to endorse the 81X Plan for the land at 5 Intervale Circle, Dudley MA. Richard Clark seconded. All in favor, 4-0-0, unanimous.

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

The Public Hearing was published in the Webster Times September 23 and 30, 2022.

Town meeting is on October 24th at 7 PM.

1. Extend the Hours of operation for Marijuana Establishments from closing at 8pm to 10pm.
2. Change Permitted Uses in the Mill Conversion Overlay District by adding Self-Storage Facilities.
3. Change the zoning district from Industrial 130 to Residential 43 on Fish Road.
 - Laura Tonelli from 33 Fish Road was in favor of the rezoning but would also like to get rid of the adult entertainment overlay for this residential neighborhood.
 - George Goulas, owner of lot 5 on Fish Rd, is in full support of the rezoning.
4. Updating Parking Standards to include Electric Vehicle Charging stations.
 - Scott Zajkowski from 8 Catherine St asked what constitutes renovation of a parking lot. Does resurfacing a part of a lot fall under the requirements for an EV charging

station? Scott believes that would make the owners think hard about fixing potholes in their parking lot.

5. Amend the Zoning Bylaw by adding design standards for the construction of shared driveways.

The Public Hearing closed at 7:22 PM.

Article #1: Richard Clark moved that the Planning Board endorse article #1, To amend the Dudley Zoning Bylaw, Section 3.15.05.4.c to extend the hours of operation that a retail Marijuana Establishment or Medical Marijuana Treatment Center may be open to 10:00 pm. Steve Watroba seconded. All in favor, 4-0-0, unanimous.

Article #2: Steve Watroba moved that the Planning Board endorse article #2, To amend the Dudley Zoning Bylaw, Section 3.10.05.A, Permitted Uses, in the Mill Conversion Overlay District, by adding Self-Service Storage Facilities as a permitted use, and to amend Section VI, Definitions, by adding a new definition for Self-Service Storage Facilities. Richard Clark seconded. All in favor, 4-0-0, unanimous.

Article #3: Richard Clark moved that the Planning Board endorse article #3, To amend the Official Dudley Zoning Map, by changing the zoning district from Industrial 130 (IND 130) to Residential 43 (RES 43) for eight properties identified as Assessors' Map 220 Lots 4, 5, 6, 7, 9, 10, 11, and 12 as shown on a map entitled "Proposed Re-Zoning on Fish Road from IND 130 to RES 43". Steve Watroba seconded. All in favor, 4-0-0, unanimous.

Article #4: Richard Clark moved that the Planning Board endorse article #4, To amend the Dudley Zoning Bylaw, Section 4.01, Parking Standards, by adding a new section 4.01.09, Electric Vehicle Charging Stations, to establish a requirement for electric vehicle charging stations in parking lots of 20 or more spaces. Steve Watroba seconded. Motion passed, 3-1-0.

Article #5: Richard Clark moved that the Planning Board endorse article #5, To amend the Dudley Zoning Bylaw, Section 7.01, Driveway/Curb Cut Permit, Subsection IY.F by adding design standards for the construction of shared driveways. Steve Watroba seconded. Motion passed, 3-1-0.

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 working on getting his engineer to prepare an as-built plan. He has agreed to plow this winter. Guy Horne will see if he can an agreement in writing. The goal is to have Town Meeting accept the road in the spring.
 - d. Tobin Farm Estates - n/a
 - e. Lyons Estates – n/a
2. **Inspections and Actions Associated with Site Plans:**
 - Legacy Landing/Country Club Acres: Review of Condominium Documents: Postpone till October 26, 2022. Richard Clark recused himself.

Town Counsel suggested wording to give the Town the ability to step in to make repairs if the association failed to act. The Planning Board was in favor of that language.

Richard Clark, speaking as a resident, wanted to know if there was any protection for the abutting properties if there was a failure in the stormwater detention basin at the development that could impact the abutters.

- SEP Solar, Oxford Avenue: n/a
- JD&D, 24 Oxford Ave: n/a

3. **Planner's Plate:**

- Dudley Plaza Draft letter. The Planning Board approved, and Guy Horne will sign the letter to be mailed out.

4. **Comments by Planning Board:**

- Guy Horne wanted to know if lot 35 in Tobin Farm is owned by the Town that contains the dam. Steve Watroba believed it is a different lot, the lot is a walking trail that was supposed to be maintained but hasn't. The Town Planner will check. [Town Planner response: No, the dam is on a separate lot.]

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

6. **Other Business**

1. Set Next meeting Dates: October 24 at 6:30 pm prior to Town Meeting at the Shepherd Hill High School.
 - Next Regular Meeting October 26, at 7:00 PM at the Dudley Municipal Complex Room 321A.
2. Approval of consultant vouchers/payment of bills:
 - Webster Times Legal Ad, \$294.00. Richard Clark moved to approve the payment for Webster Times Legal Ad of \$294.00. Steve Watroba seconded. Motion passed, 4-0-1.
3. Other Town Notices: N/A
4. Other Correspondence: N/A

7. **Adjournment**

Richard Clark moved to adjourn at 8:22 PM. David Durgin seconded. Voted 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

ANR Plan

Zoning Amendments Packet

Declaration of Trust for Country Club Acres