

# 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, Acting Town Planner  
Thu Vo, Planning Clerk  
[planner@dudleyma.gov](mailto:planner@dudleyma.gov)  
Phone: 508-949-8014

## Dudley Planning Board

October 13, 2021 @ 7:00pm  
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, October 13, 2021 by Guy Horne, Chairman, Members present were Richard Clark- Vice- Chairman, Steve Watroba-Clerk to the Board, Thomas Chojnacki, member, Daniel Edmiston, member, and William Scanlan-Acting Town Planner.

### A. New Business:

#### 1. Acceptance of Minutes:

Richard Clark moved to approve the minutes of the joint meeting of 9/22/21 as amended per discussion. Thomas Chojnacki seconded. Unanimous Vote.

#### 2. **ANR Plans – Truman Drive**

Tom Revane from Revane Builders submitted a plan to remove 10 feet of frontage from lot 13 creating Parcel L, which would be added to lot 12 (through deeded means). A discussion occurred on why creating parcel L is an ANR and not a minor modification. The subdivision control law allows modification of lot lines within an approved subdivision. Daniel Edmiston moved that the Planning Board approve the ANR. Richard Clark seconded. Unanimous Vote.

#### **Lyons Estates - Discussion**

Steven Watroba mentioned that it was brought to his attention that a cut into the road for utilities on Lyons Road was not a full-width cut as required by the Decision. Condition 8 of the Decision requires a 15-foot wide milled strip for the entire width of the road. Mr. Watroba reminded the Board that the reasoning for the full cut is to reduce the amount of settling in the road after the project is finished.

Tom Revane said his reason for not cutting the whole width of the road is because of the change in the water line required by the Water Dept. and the plans for the fire hydrant placement. Mr. Revane mentioned that they are not at the stage of final paving but he will comply with the full-width condition at final paving after the road has settled. Mr. Watroba was satisfied with Mr. Revane's answer for the time being.

## **Guy Horne opened Public Hearing on Proposed Zoning Amendments at 7:35PM**

1. To amend the Dudley Zoning Map by modifying the existing Town Refuse Disposal (TRD) District to include the following Town-owned properties: the entirety of Assessors Map 122 Lot 07 and Map122 Lot 08, and a portion of Assessors Map 235 Lot 80 for a depth of two hundred fifty feet (250') drawn parallel to the front lot line.

Richard Clark moved to make a recommendation to Town Meeting to approve the Dudley Zoning Map modification of the existing Town Refuse Disposal District to include the listed town properties. Thomas Chojnacki seconded. Unanimous Vote.

2. To amend the Dudley Zoning Bylaw and zoning Map by creating a new overlay district named "Marijuana Cultivation Overlay District" where outdoor cultivation of marijuana would be permitted by special permit of the Planning Board on parcels containing a minimum of 15 acres.

Mr. Scanlan noted that the article would not be voted on since Town Counsel ruled that a new zoning district must have at least one property included in the district.

3. By landowner petition of Robert and Lynne Doherty to amend the Dudley Zoning Map to place their property on Corbin Road into the Marijuana Cultivation Overlay District. The property is described in the deed record in the Worcester District Registry of Deeds at Book 58635 Page 327, and shown as Parcel 1 on a plan recorded at Plan Book 936 Plan 18, comprising 51.179± acres, also known as Assessors Map 210, Lot 17.

Richard Clark moved to not recommend the approval of the landowner petition of Robert and Lynne Doherty to amend the Dudley Zoning Map to place their property on Corbin Road into the Marijuana Cultivation Overlay District since Town Counsel ruled that the article creating the district could not advance. Steve Watroba seconded the motion. Unanimous Vote.

Mr. Horne closed the Public Hearing at 7:48PM.

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

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

- a. Pierpont Estates Proposed Minor Modification for Revised Retaining Wall – n/a
- b. Rocky Hill Estates – n/a
- c. Piasta Rd – n/a
- d. Country View Estates – Mr. Scanlan contacted Dan Heney (the developer) at the Board's request to ask if he would bring the subdivision road to Town Meeting in the spring for acceptance. Mr. Heney responded that was he was away and would get back to us later. Mr. Scanlan will let the Planning Board know if there is an additional update.
- e. Tobin Farm Estates – n/a
- f. Lyons Estates: Discussion on Section A – Lyons Estates.

- g. Jesse Road: Discussion on Open Space – The developer went to the Conservation Commissioners to request a 3-year extension. Mr. Scanlan confirmed that the Planning Board plans for Jesse road have not expired yet and do not need an extension.

**2. Inspections and Actions Associational with Site Plans:**

Legacy Landing – No update as of yet.

**3. Planner's Plate:**

Mason Rd. Project – Mr. Scanlan stated that the Mason Road Complete Streets application has been submitted to the State and that Tighe & Bond did an excellent job preparing the engineering plans.

Stevens Mill Project – Mr. Scanlan asked what the pleasure of the Board was regarding the public hearing for the Steven Mills Project. The board decided to open the hearing on November 10. It agreed to cancel the meeting on October 27<sup>th</sup> and hold the replacement meeting October 25<sup>th</sup> before the Town meeting at 6:30 PM. The following meeting will be November 10, 2021.

4. **Overview of Assessors' GIS Data and the State's "Oliver" Mapping Program** – Mr. Scanlan presented the applications and specifics of the Town's GIS system accessed from the Board of Assessors page and the Oliver GIS system on the MassGIS website.

**5. Comments by Planning Board:**

Steven Watroba mentioned he observed the last Zoning Board of Appeals meeting. The applicant for the Marijuana Dispensary on Hall Road requested two variances on that lot. The Zoning Board suggested the applicant have the Planning Board act on the application first before submitting to the ZBA.

Daniel Edmiston notified the board that he will not be able to attend the October 25<sup>th</sup> meeting .

6. **Comments by Audience:** N/A

**7. Other Business**

1. Set next meeting on October 25<sup>th</sup> at 6:30 pm at the Shepherd Hill Regional High School. Cancel the October 27<sup>th</sup> meeting.
  - a. The following meeting will be November 10, 2021 at 7 pm.
2. Approval of consultant vouchers/ payment of bills. Daniel Edmiston moved to approve the Stonebridge Press and Graves Engineering invoices. Thomas Chojnacki seconded. Vote 4-0-1 Richard Clark abstained.
3. Other Town Notices: Mr. Scanlan received a letter from the Highway Superintendent regarding the driveway at 19 Progress Ave. The Highway

Superintendent asked the applicant to reduce the grade of the driveway to comply with the grade standard according to the town bylaw. The applicant replied he was unable to do so and has requested a variance from the ZBA.

4. Other Correspondence: N/A

**8. Adjournment**

Richard Clark moved to adjourn at 9:12 PM. Steven Watroba seconded. Vote 4-0.

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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Daniel Edmiston