

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
Steven Watroba, Clerk of the Board
Thomas Chojnacki, Member
Daniel Edmiston, Member



DUDLEY PLANNING STAFF
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Dudley Planning Board
October 25, 2021
Meeting Minutes

The special meeting of the Dudley Planning Board was called to order at 6:34 PM on Monday, October 25, 2021 by Chairman Guy Horne at the Shepherd Hill Regional High School. Members present were Richard Clark, Vice Chairman, Steven Watroba, and Thomas Chojnacki. Also present was William Scanlan, Acting Town Planner. Member Daniel Edmiston was not present.

6:34 PM – Prepare for Annual Town Meeting – The purpose of the special meeting was to discuss the zoning articles pertaining to the Planning Board that would be acted on later in the evening at Town Meeting. Mr. Scanlan had prepared a report for the Chair to read that contained the Board's recommendation for approval of the Town Refuse Disposal District map amendment. This was the only zoning article that would require the Board to move for approval and read its report. The members reviewed the report and were in agreement with its contents.

Town Counsel Carolyn Murray from Koppelman & Paige stopped at the Board's table to answer any questions about the articles on the warrant. The Town Planner asked her about the citizen petition article submitted by Robert and Lynne Doherty to include their farm in the marijuana cultivation overlay district. Ms. Murray explained that it is not possible to create a district without placing at least one property in it, which is why the Board's intention of creating the district without identifying any properties was not permissible. As a result, she suggested that the Board vote to recommend referral of the article back to the Planning Board for further study. She noted that this would allow the Board to bring the matter back to Town Meeting in the spring without waiting for two years. In contrast, a vote to table or pass over the article would be considered a negative vote and would trigger the two year waiting period (otherwise known as a Repetitive Petition). Steve Watroba moved to recommend to Town Meeting that the article be referred back to the Planning Board for further study, seconded by Tom Chojnacki and so voted 4-0.

6:50 PM – Adjourn –Richard Clark moved to adjourn to attend the Town Meeting and not to reconvene afterwards, seconded by Steve Watroba and so voted 4-0.

Respectfully Submitted,
William Scanlan, Acting Town Planner

Guy Horne

Richard Clark

Steven Watroba

Thomas Chojnacki

Daniel Edmiston