

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
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Phone: 508-949-8014

Dudley Planning Board

October 26, 2022 @ 7:00 pm
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, October 26, 2022 by Guy Horne, Chairman. Members present were Steve Watroba, Vice-Chairman, Thomas Chojnacki, Clerk, David Durgin, member, and William Scanlan, Town Planner. Richard Clark, member, was absent.

Call to Order

- Pledge of Allegiance

A. New Business:

1. **Approval of Minutes: October 24, 2022.**

Steve Watroba moved to approve meeting minutes for October 24, 2022. Thomas Chojnacki seconded. All in favor, 4-0-0, Unanimous.

2. **ANR Plans:**

a. **Velasquez, 12 Susan Drive**

Robert Foy from 13 Francis Dr. addressed the Board; his land abuts Mr. Velasquez's property. Mr. Velasquez had his lot re-surveyed, and a small parcel is being returned to Mr. Foy. No new lots are being created. He is requesting waivers for 6E, 6G, 6I, & 6J.

Steve Watroba moved to grant waivers mentioned for the ANR plan at 12 Susan Dr. David Durgin seconded. All in favor, 4-0-0, unanimous.

Steve Watroba moved to endorse the ANR plan for 12 Susan Dr., Tax Map 115 parcel 78. David Durgin seconded. All in favor, 4-0-0, unanimous.

b. **Sheldon, West Main Street/Prospect Ave.**

The Town Planner summarized that the two lots in question are owned by the same owner and they would like to convey land from one lot to the other. Requesting waivers for 5E, 5G, & 5J.

David Durgin moved to grant waivers 5E, 5G & 5J for 107 West Main St and 3 Prospect Ave. Steve Watroba seconded. All in favor, 4-0-0, unanimous.

Thomas Chojnacki moved to endorse the ANR plan for 107 West Main St and 3 Prospect Ave. Tax Map 119, parcels 92 & 93. David Durgin seconded. All in favor, 4-0-0, unanimous.

3. **Appointment of Daniel Edmiston as Associate Member**

Steve Watroba moved to appoint Daniel Edmiston as Associate Member to the Dudley Planning Board. David Durgin seconded. All in favor, 4-0-0, unanimous.

4. 7:15 PM – Continuation of Site Plan Review Hearing for Nichols College Townhome Project.

Guy Horne opened the Public Hearing at 7:18 PM.

Bob LaVigne, Vice President of Operations at Nichols College, said he listened to the concerns raised at the July Planning Board meeting and looked at alternative locations for the detention basin. Their team decided to move the basin north to eliminate potential damage to property below should the basin wall give way. After careful review the College also determined that the best place for the Townhomes is the current proposed location. He noted the College is in the process of acquiring abutting lot 99, which is below the new location of the detention basin.

The Planning Board raised a question from the July meeting about the drainage issue on Center Road. Peter Parent from CHA Engineering summarized that drainage in Center Road is part of the municipal drainage system. The development will capture runoff from the top of the hill, and the detention basin will slow the rate of runoff into the municipal system so it will not stress the Town's storm drains.

The Town Planner mentioned that that is the current system now. He contacted the Highway Superintendent who didn't see a problem with the drainage system in Center Road now or later when the project is built.

Bob LaVigne mentioned that in 2016 Center Road was completely rebuilt and all the stormwater drainage was upgraded. There is also a detention pond that catches the water from the stormwater management system on Center Road.

Jeanne Davis from 79 Healy Road commented that only the northern part of the road was redone, and the southern part is narrow and poorly paved. It is treacherous during the wintertime.

Jim Durkee from 95 Center Road commented that when there is heavy rain the water bypasses the detention pond and street catch basins and runs down across 95 Center Rd towards 93 Center Road. In the winter it's very icy and is a big concern.

Mark Stefanik from 93 Center Road had a question on whether the purpose of the basin was to recharge runoff into the ground. Peter Parent replied that there are two types, infiltration basins and detention basins. Infiltration basins need favorable soil to infiltrate runoff into the ground. The proposed basin is a detention basin, which primarily retains runoff during a storm and releases water slowly to prevent exceeding the capacity of the stormwater system. He stated that the system is designed to handle flows from a 100-year storm.

Sandra Smith from 80 Healy Road asked how many parking spots are available for the Townhomes. She also wanted to know if this plan was approved by the Conservation Commission before coming to the Planning Board. Bob LaVigne explained that there are no designated parking spaces for residential students; if the lots are full the students look for parking at other parking lots throughout the campus. The Planning Board confirmed that the Conservation Commission did not review the plan because there are no wetlands on the property.

Guy Horne suggested that the plans include a guard rail around the parking lot due to the high elevation and the possibility that a vehicle could fall down the slope into a neighbor's yard.

Bill Sabine from 93 Center Rd wanted to know how the runoff is going to be addressed, specifically winter snow in the parking lot. Mr. LaVigne commented that the snow will be piled up on one side of the parking lot and when it gets large enough it will be removed from the site.

Anna Lease Stefanik from 93 Center Road had a concern about light pollution from the project. Mr. Parent displayed the Photometric Plan, which documents light from the project will not affect the neighbors.

John Cunningham from 62 West Main Street, wanted to know if the stormwater will go into the town's sewer system. The Planning Board confirmed that it does not.

The Planning Board also suggested that the plans include planting arborvitae at the top of the parking lot to block some of the light from the project.

The Planning Board is still waiting for comments from the Graves Engineering peer review of the stormwater calculations and site plan.

The Board voted to continue the public hearing to November 9, 2022 at 7:15PM.

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) – n/a
- d. Tobin Farm Estates – Town Meeting approved the article to fund the betterment program in order to bring the roads forward for acceptance as public ways.
- e. Lyons Estates – n/a

2. Inspections and Actions Associated with Site Plans:

- Legacy Landing/Country Club Acres: Review of Condominium Documents: Town Counsel and the developer's attorney had agreed to the final language in the documents. David Durgin moved to accept the Condominium Documents as approved by Town Counsel. Steve Watroba seconded. All in favor 4-0-0, unanimous.
- SEP Solar, Oxford Avenue: David Durgin questioned if SEP Solar had to put in a 7-foot fence because the existing fence only looks about 5 feet.
- JD&D, 24 Oxford Ave: n/a

3. Planner's Plate: n/a

4. Comments by Planning Board:

- Steve Watroba hoped Richard Clark had a speedy recovery.
- Steve Watroba mentioned that he is becoming an Associate Member of the Zoning Board.

5. Comments by Audience: n/a

6. Other Business

1. Next Regular Meeting November 9, 2022 at 7:00 PM at the Dudley Municipal Complex Room 321A.
2. David Durgin moved to cancel the November 23, 2022 Planning Board meeting. Steve Watroba seconded. All in favor, 4-0-0, unanimous.
3. Approval of consultant vouchers/payment of bills: None
4. Other Town Notices: N/A
5. Other Correspondence: N/A

7. **Adjournment**

David Durgin motioned to adjourn at 8:40 PM. Thomas Chojnacki seconded. Voted 4-0-0, Unanimous.

Respectfully submitted,
Thu Vo, Acting Clerk

Guy Horne

Richard Clark

Steven Watroba

Thomas Chojnacki

David Durgin

Documents included:

Agenda

Meeting Minute

ANR Plans

Site Plan Nichols College

Condominium Documents

2023 Planning Board Meeting Calendar