

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
David Edmiston, Associate Member



DUDLEY PLANNING STAFF

William Scanlan, Town Planner
Thu Vo, Planning Clerk
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Dudley Planning Board

November 9, 2022 @ 7:00 pm
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, November 9, 2022 by Guy Horne, Chairman, Members present were Steve Watroba, Vice-Chairman, Thomas Chojnacki - Clerk to the Board, Richard Clark, member, David Durgin, member, and William Scanlan, Town Planner.

Call to Order

- Pledge of Allegiance

A. New Business:

1. **Approval of Minutes: October 12 and 26, 2022.**

Richard Clark moved to approve meeting minutes for October 12, 2022. Thomas Chojnacki seconded. All in favor, 4-0-1, motion passed.

Thomas Chojnacki moved to approve meeting minutes for October 26, 2022. David Durgin seconded. All in favor, 4-0-1, motion passed.

2. **ANR Plans:**

a. **Durkee, ANR Plan for 95 Center Road**

James Durkee from 95 Center Road submitted a plan to move a property line to gain access to the backyard. Mr. Durkee requested two waivers for the ANR: E for the topography and J for the profile of the existing grade of the proposed access to the lot.

Richard Clark moved to grant the waivers for the 95 Center Road ANR plan application noted as letters E and J. Steve Watroba seconded. All in favor, 5-0-0, unanimous.

Richard Clark moved to approve the ANR plan for 95 Center Road, Tax map 227 lot 65. Steve Watroba seconded. All in favor, 5-0-0, unanimous.

3. **7:15 PM – Continuation of Site Plan Review Hearing for Nichols College Townhome Project.**

Robert LaVigne from Nichols College and Peter Parent from CHA Engineering were present to represent the College. Jeff Walsh from Graves Engineering was present to discuss his peer review.

Mr. Walsh summarized the comments he made in his peer review report. He found no issue with the latest iteration of the site plans or the hydrology stormwater calculations and management plan.

Mr. Walsh addressed Guy Horne's concern regarding the project connecting to the Town's drainage system. The connection already exists and was approved by the Town previously. Mr. Walsh stated that this project is tying-in to an existing connection and is acceptable from a stormwater perspective as long as the Highway Department approves it. The Highway Superintendent had sent in a letter approving the proposed design.

Mr. Clark commented that earth quakes do occur in New England with some frequency and wondered if an event could cause failure of the detention basin. Mr. Parent noted the top of the berm is 8 feet wide and made of earth. This provides a high degree of protection from typical earth quakes in this area.

James Durkee from 95 Center Road expressed a concern over the storm water basin's location, which is about 100 feet away from his property and about 20'-30' higher in elevation.

Jeff Walsh explained that the catch basin is safe and designed to meet industry standards.

Pete Parent from CHA clarified that with the slope of the land, the location of the spillway, and grade of the existing driveway, should there be a spill over the berm the water would go towards Center Road and would not flow toward Mr. Durkee's home.

Following up on the issue of light shining on abutting property, Mr. Parent noted the lighting plan shows no spillover effect on adjacent property. Mr. Horne requested planting arborvitae along the side of the parking lot to prevent headlights from shining down on adjacent properties. Mr. LaVigne agreed to the plantings. Mr. Horne also asked if there was room for a guardrail to prevent cars from accidentally running over the berm and sliding down the slope. Mr. Parent noted there was space for a guardrail and Mr. LaVigne agreed to install it.

Conditions for the Site Plan: 1. Guard Rails 2. Planting of Arborvitae. 3. Contingent on the sale of 99 Center Road and forwarding a copy of the deed. 4. Submission of the updated Table 1-1.

Mr. Horne closed the Public Hearing at 7:43 pm.

Steve Watroba moved to approve the Site Plan for Nichols College Townhomes revised plans subjected to the four conditions mentioned. Thomas Chojnacki seconded. All in favor, 5-0-0, unanimous.

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 – n/a
- e. Lyons Estates – Graves Engineering site visit report. Sediment issues and erosion present on site.

2. Inspections and Actions Associated with Site Plans:

- Legacy Landing/Country Club Acres: Graves Engineering site visit report noted sediment and erosion issues present. It is up to the developer to self-police.
- SEP Solar, Oxford Avenue: David Durgin questioned if the applicant had to put in a 7-foot fence because the existing fence does not look 7' but only about 5'. Jeff Walsh will have the fence measured during the next site visit.
- JD&D, 24 Oxford Ave: Graves Engineering was told from Jacek Ochocki that he will start installing the onsite drainage next week.

3. **Planner's Plate:**

- The owner of the Dudley Plaza argued that they did not add any additional spaces and therefore the repaving of the parking lot did not exceed the site plan review threshold.
- The Town has been notified by the State that we need to revise our Flood Plan bylaw. The State is doing new mapping of the Flood Plan near the Quinebaug River. The revised flood plain bylaw will need to be approved by Town Meeting in the spring.

4. **Comments by Planning Board:**

- Richard Clark reminded everyone of the CMRPC meeting tomorrow evening at 7 pm regarding moving away from the combustion engine to alternative energy sources.

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

6. **Other Business**

1. Next Regular Meeting December 14, 2022 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: N/A
4. Other Correspondence: N/A

7. **Adjournment**

Richard Clark motioned to adjourn at 8:20 PM. Thomas Chojnacki 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 Minute

ANR Plans

Site Plan Nichols College

Graves Engineering Site Plan Reports