

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
William LePage, Member
Thomas Chojnacki, Member
Daniel Edmiston, Associate Member



DUDLEY PLANNING STAFF

William Scanlan, Acting Town Planner
Michelle Jervis, Acting Clerk
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Dudley Planning Board

July 14, 2021 @ 7:00pm

Meeting Minutes

The meeting was called to order at 7:00PM by Vice-Chairman Richard Clark.

Present: Richard Clark, Vice Chairman, Steven Watroba, Clerk of the Board, Guy Horne, Member, Thomas Chojnacki, Member, and William Scanlan, Acting Town Planner. William LePage was absent.

Also present: George Dresser (Dresser & McGourthy, LLP)

[Note: The sound feature of the cable recording stopped around the 10 minute mark.]

New Business

1. Re-organization of the Board

- a. Tom Chojnacki nominated Guy Horne as Chairman, seconded by Steve Watroba. Voted 4-0 in favor.
- b. Steve Watroba nominated Richard Clark as Vice-Chairman, seconded by Tom Chojnacki. Voted 4-0 in favor.
- c. Richard Clark nominated Steve Watroba as Clerk, seconded by Tom Chojnacki. Voted 4-0 in favor.
- d. Steve Watroba nominated Dan Edmiston to be the Associate Member, seconded by Tom Chojnacki. Voted 4-0 in favor. The Town Planner will contact Mr. Edmiston to ask if he is willing to accept the position.
- e. Steve Watroba nominated Richard Clark as Delegate to the Central Massachusetts Regional Planning Commission, seconded by Tom Chojnacki. Voted 4-0 in favor.

2. Approval of Minutes: June 23, 2021

Richard Clark made a motion to accept the meeting minutes.
Steven Watroba seconded. Voted 4-0 in favor.

3. ANR Plan – Estate of Chester Kulisa, Marsh Road and Bonnie View Avenue

Assessors Map 101 Lot 85

George Dresser, representing the Estate, explained that the purpose of the plan is to add Area B to Area A, the existing house lot, to comprise Area C. Area B is subject to a Conservation Restriction (CR) and will remain so restricted. The plan does not create any new buildable lots. Mr. Dresser requested two waivers: topography at two-foot contours, and a profile of the proposed grades of the proposed access to lots. Since no new lots are being created, or could be created in the future due to the CR, he felt providing that information would serve no purpose.

Richard Clark moved to accept the ANR plan with the requested waivers, seconded by Tom Chojnacki. Voted 4-0 in favor.

4. Discussion of the Complete Streets Prioritization Plan

The Town Planner noted that the deadlines for submitting a Complete Streets project for construction funding are October 1 and May 1, and he asked if the Board was interested in working toward the Oct. 1 deadline. There was strong interest in doing so. However, applications must include engineering plans, the cost of which is not eligible under the program. Members expressed an interest in having a joint meeting with the Board of Selectmen to discuss possible projects to submit and to obtain funds for engineering costs. The Board requested the Town Planner to see if Graves Engineering would be interested in working on a project for the Town. The Planner also noted that some engineering firms will prepare required plans at no cost in return for getting the engineering contract if the project is approved.

The Board mentioned the following projects as good candidates for this upcoming round. (Refer to the Prioritization Plan for more detail.)

2. Mason Road sidewalk, Part 1
7. Shepherd Hill entrance improvements
8. Multi-Use Path to Shepherd Hill
9. Dudley Oxford Road to Ramshorn Road sidewalk
14. Dudley Hill Road and Airport Road intersection improvements
16. Town Beach multi-use path
19. Mill Street multi-use path

Standard Business

1. Discussion of Unaccepted Subdivision Streets

Pierpont Estates: Work has resumed on the last phase to connect the two endpoints of Noble Street. The applicant has applied to the Conservation Commission for a modification of the retaining wall. The ZBA granted the requested lot size variances for a one-year period.

Piasta Road: The engineer is working on the as-built plans for the final phase and intends to submit the road acceptance request in January.

2. Planner's Plate

Stevens Mill plan for a Mill Conversion Project (MCP) special permit is coming soon with 156 total housing units and 10% affordable units.

Other Business

1. The Board set the next meeting date as August 11th, 2021
2. The Board approved the following vouchers:
 - a. Graves Engineering Invoice for Legacy Landing \$519.25
 - b. CMRPC Annual Assessment, \$3,426.91
 - c. CMRPC Complete Streets Contract, \$20,515
3. Other Correspondence:

CMRPC Report on Use of LPA Hours for FY 2021. The Town Planner noted that Dudley earned 11 extra hours of LPA time in FY 2021 in addition to its annual allotment of 12 hours. All 23 hours were devoted to writing stormwater management regulations as required by EPA's MS4 program.
4. Roles and Responsibilities of Planning and Appeals Boards
Due to a technical glitch with the audio-visual equipment the Powerpoint Presentation on this topic was not available.

Adjournment

Tom Chojnacki moved to adjourn, Richard Clark seconded. Voted 4-0 in favor.

Respectfully Submitted,
William Scanlan, Acting Town Planner

Guy Horne

Richard Clark

Steve Watroba

Thomas Chojnacki