

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

August 11, 2021 @ 7:00pm

Meeting Minutes

The meeting was called to order at 7:00 pm by Chairman Guy Horne.

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

New Business

Approval of Minutes: July 14, 2021: Richard Clark moved to accept the meeting minutes, seconded by Steven Watroba. Voted 4-0 in favor.

ANR Plans – None

Standard Business

1. Discussion/Status Report on Uncompleted/Unaccepted Subdivision Streets: None
2. Inspections and Actions Associated with Site Plans
 - a. Legacy Landing

The Town Planner noted that the developer has changed the name of the development from Legacy Landing to Country Club Estates. The Board felt that this name change requires a minor modification of the subdivision approval. The Board will consider this at the next meeting. In addition, the developer is proposing to name the streets Country Club Boulevard and Par 5 Lane. A General Bylaw requires approval of road names from the Board of Selectmen. The Planner will forward the request to that office for action.

3. Discussion of Zoning Amendments
 - a. Self Service Storage Facilities

The Board decided to submit an article for this use after pulling it off the warrant on the advice of Town Counsel last May. The preferred approach is to adopt an overlay district where the use would be permitted with specific standards to mitigate its impacts. Rather than designating specific locations, the article would simply establish the use and require businesses who wish to develop an operation to seek Town Meeting approval to place their property in the overlay district. This would allow for nearby owners to express their views at the public hearing and on the Town Meeting floor.

b. Marijuana Cultivation Overlay District

The members felt this article could have passed if a stronger presentation had been made at Town Meeting. Members still think it is worthwhile to pursue as it provides a potential source of revenue for struggling farmers. Members felt that tying the article to the Corbin Road farm may have confused the issue in the eyes of voters. This time the approach will be to present the overlay district concept without identifying specific parcels. In the future, farmers could ask Town Meeting to put their property in the district. The owner will still need to obtain a Host Community Agreement from the Selectmen, a license from the Cannabis Control Commission, and a special permit from the Planning Board.

4. Planner's Plate

The Town Planner reported that Bill LePage has resigned from his seat on the Planning Board as he is moving out of Dudley. The members were very appreciative of Mr. LePage's service to the Town on this board and the Zoning Board of Appeals. Members were strongly in favor of asking the Associate Member, Daniel Edmiston, if he would be willing to fill the seat until the next election. According to the General Bylaws, filling a vacancy requires joint approval from the Planning Board and the Board of Selectmen. This appointment could take place at the joint meeting of the two boards on Sept. 13.

The Planner reported that Jill Johnson has resigned from Town employment and will no longer be available to assist the Planning Board.

The Planner reported on a conversation he had with the State's Safe Routes to School Coordinator for Central and Western Mass. The program offers two programs that could benefit Dudley: 1) Signs and Lines, which offers up to \$6,000 for signage and line painting for pedestrian and bicycle safety near schools; and 2) Infrastructure, which can provide up to \$2.0 M per project out of a statewide total of \$12.0 M. Engineering is an eligible expense. The school district must sign on as a partner. The program could help fund sidewalks near the Shepherd Hill campus and Mason Road School. Staff will explore options with the School District staff.

The Planner noted that a public hearing on the Complete Streets program will take place at the joint meeting of the Planning Board and Board of Selectmen on Monday, Sept. 13.

Other Business

1. The Board set the next meeting date as Sept. 8th, 2021.
2. The Board approved the following vouchers:
 - a. Graves Engineering Invoice for the Fish Road Preliminary Plan Review, \$519.00
 - b. Gatehouse New England Invoice (Worcester Telegram), \$3.15
 - c. Close out Legacy Landing Escrow Account due to Change of Ownership, \$537.43
3. Other Town Notices: The Planner reported that the public hearing on the UCH TIF Plan, Zone, and Agreement (with the owners of the Stevens Mill) will take place at the joint meeting of the Planning Board and Board of Selectmen at 6:35 pm on Sept. 13.
4. Other Correspondence: None
5. Roles and Responsibilities of Planning and Appeals Boards
The Planner ran through this presentation that had been prepared by the Citizen Planner Training Collaborative.

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

Steven Watroba

Thomas Chojnacki