

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
Thomas Chojnacki, Member
Daniel Edmiston, Member



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

September 22, 2021 @ 7:00pm
Meeting Minutes

A Public Meeting of the Planning Board was called to order at 7:00 PM on Wednesday, September 24, 2021 by Vice- Chairman Richard Clark. Members present were Steve Watroba-Clerk to the Board, Thomas Chojnacki, member, William Scanlan-Acting Town Planner and Michelle Jervis, Acting Planning Clerk. Daniel Edmiston was present but a non-voting member, Guy Horne, Chairman, arrived at 7:45pm.

A. New Business:

1. Acceptance of Minutes:

Richard Clark motioned to approve the minutes of the joint meeting of 9/13/21 as amended per discussion. Steven Watroba seconded. Unanimous Vote.

2. ANR Plans – n/a

B. Standard Business:

1. Discussion/Status Report on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets, including:

- a. Pierpont Estates Proposed Minor Modification for Revised Retaining Wall - Mr. Scanlan presented the Board with a proposed crossing revision on Noble Street, part of Pierpont Estates. The plan modifies the retaining wall to reduce wall height and length. Steven Watroba motioned to approve the minor modification on Noble Street crossing with the new wall design. Thomas Chojnacki seconded. Vote 3-0-1 with Dan Edmiston abstaining.
- b. Rocky Hill Estates – n/a
- c. Piasta Rd – n/a
- d. Country View Estates – n/a
- e. Tobin Farm Estates – Steven Watroba stated that he spoke with a resident who lives in the subdivision and expressed interest in having an informational meeting with them about the status of the subdivision as it pertains to the street(s) acceptance by the town. Richard

Clark thought it was a good idea and should go forward. Richard Clark motioned to hold an informational meeting with Tobin Farm residents; a time and date to be determined. Steven Watroba seconded. Vote 3-1-1, Dan Edmiston abstaining and Tom Chojnacki opposed.

- f. Lyons Estates: Discussion on Parcel "A" and possible minor modification to accept it as a building lot and discussion of open space - Tom Revane, builder, came before the Board. He presented them with an ANR plan on one of the lots. The original lot was lot 10. His son wants to build his home on Parcel A. Since Parcel A had only 83 feet of frontage the plan takes excess frontage from Lot 10 and adds it Parcel "A" to make it a buildable lot. Mr. Scanlan stated that the change is allowed by our subdivision rules and the drainage crossing was approved by Conservation. Steven Watroba would like to see confirmation from Conservation regarding the wetland crossing. Mr. Revane stated that he has a purchase and sale agreement pending on lot 10 and the closing is at the end of the month. The ANR did not include a mylar and he plans on bringing in for their signatures. Steven Watroba motioned that the Planning Board approve the ANR presented to us by Mr. Revane with the condition that the plan be corrected showing the current owners name, that the Board are in receipt of the mylar that matches the plan, and evidence from Conservation that the wetland crossing was approved. Thomas Chojnacki seconded. Vote 3-0-1 with Dan Edmiston abstaining.

Guy Horne entered the meeting at 7:45pm. Discussion regarding open space took place. Mr. Revane stated he purchased the plan from David Haynes in 2020 and was not aware that he was to have 1 acre of open space. He feels all lots were buildable and that the Planning Board approved the plan without open space. Mr. Horne stated that he should have checked the subdivision regulations regarding open space. The Planning Board did not catch it as well. Guy Horne suggested sending a letter to the Board of Selectmen to see if they are interested in an open space lot in the Lyons Estate Subdivision. Steven Watroba does not support the letter and feels the Board should approve a waiver on the open space requirement. Richard Clark stated that he is not in favor of waivers after the fact. After discussion, Richard Clark motioned to refer to the Board of Selectmen for their consideration to purchase an acre of land for open space in Lyons Estates Subdivision. Steven Watroba seconded. Vote 4-0-1 with Dan Edmiston abstaining.

2. Inspections and Actions Associational with Site Plans:

Legacy Landing – Request for Minor Modification – Change of Name of the Development - Thomas Chojnacki motioned to approve the minor modification to change the name from Legacy Landing to Country Club Acres. Steven Watroba seconded. Vote 3-0-2 with Dan Edmiston and Richard Clark abstaining.

3. **Discussion on Zoning Amendments and Set Date for Public Hearing.** Mr. Scanlan stated that October 13, 2021 would be a good date to review the zoning amendments on the town warrant.

4. Planner's Plate:

Mr. Scanlan informed the Board he received the Engineer's Opinion of Construction Cost Estimate for Legacy Landing a/k/a Country Club Acres from Graves Engineering.

In their opinion the estimate represents the amount of surety that should be held for completion of the development infrastructure based upon site visits performed on 9/16/21. The total amount is \$873,000.00. The developer received a copy of the opinion as well.

Mason Rd. Project – Mr. Scanlan stated that Tighe & Bond are working on the plan for the sidewalks on Mason Rd. as part of the Complete Streets Prioritization Plan. An article will be on the town meeting warrant.

The Traffic Impact Assessment regarding Stevens Mill proposed multifamily residential development at 8 Mill Street has been completed. He will be putting up on the website. The developer wishes to discuss this Assessment with the Planning Board at a future date. A peer review will be done, working with the Town Administrator.

5. **Overview of Assessors' GIS Data and the State's "Oliver" Mapping Program** – Mr. Scanlan stated the GIS, Tax Map presentation with the Planning Board will be an agenda item at a future meeting.

6. **Comments by Planning Board:**

Richard Clark handed out the bylaws for the City of Chelsea which states all new residential or commercial building shall be required to install sidewalks. He would like to have everyone review them.

Next meeting will be October 13, 2021.

Steven Watroba motioned to approve payment of two invoices to Graves Engineering for \$1,652.80 and \$38.25. Thomas Chojnacki seconded. Vote 4-0-1 with Dan Edmiston abstaining.

Richard Clark motioned to adjourn at 8:58 PM. Steven Watroba seconded. Vote 4-0-1

Respectfully submitted,

Michelle Jervis, Acting Clerk

Guy Horne

Richard Clark

Steven Watroba

Thomas Chojnacki

Daniel Edmiston