

**TOWN OF DUDLEY
MASSACHUSETTS
PLANNING BOARD**

DUDLEY MUNICIPAL COMPLEX, ROOM 308
71 WEST MAIN STREET DUDLEY, MA 01571

DUDLEY PLANNING BOARD
Daniel Edmiston, Chairman
Richard Clark, Vice Chairman
Steve Watroba, Clerk to the Board
William LePage, Member
Lou Perrin, Member
Russell Giglio, Associate Member



DUDLEY PLANNING STAFF
William Scanlan, Acting Town Planner
Michelle Jervis, Acting Clerk
planner@dudleyma.gov
Phone: 508-949-8014

**PLANNING BOARD MEETING AGENDA, Revised
Wednesday, September 30, 2020 7:00 pm**

The meeting will be held in the Dudley Municipal Complex, Room 321-A (DMC, Veterans Memorial Hall), 71 West Main Street, Dudley, MA 01571. Members of the public may also participate remotely via Zoom. Please send an email with your name and address to selectmen1@dudleyma.gov the day of the meeting to request the Zoom link information.

Chairman's Disclosure for Public Meetings:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's Executive Orders imposing strict limitations on the number of people that may gather in one place, although a quorum of the members of the Dudley Planning Board will be physically present for this meeting, no in-person attendance of members of the public will be permitted. The meeting will be live broadcast on Dudley Cable Access Television, Channel 192, and members of the public can also access the meeting online via YouTube. In the event of an unanticipated interruption in this broadcast, we will post on the Town's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Members of the public who wish to appear before the Board must make an appointment to appear on an upcoming agenda, by contacting Michelle Jervis at (508) 949-8001 or by emailing selectmen@dudleyma.gov. Placement on the agenda is not guaranteed however, and persons requesting to appear before the Board should not attend the meeting in person unless and until the appointment has been confirmed by the Board. Persons with matters appearing on the meeting agenda may request that they attend via virtual means, such as conference call, rather than via in person attendance. Such request should be directed to Michelle Jervis at (508) 949-8001 or by emailing selectmen@dudleyma.gov no more than 72 hours (not counting Saturdays, Sundays, or legal holidays) in advance, so that appropriate arrangements can be made.

However, persons or representatives with matters appearing on the meeting notice/agenda who wish to be physically present at the meeting must observe the following requirements:

- 1. Only ten people, including Board members and staff, will be permitted in the meeting room at one time. Satellite rooms will be available for overflow, and the meeting will be broadcast in real time in those satellite rooms. Total capacity in each room will be limited to 10 persons.*
- 2. Persons who wish to participate in any particular matter on the meeting agenda will be asked to wait in a satellite room until that agenda item is reached, at which point attendees will be rotated between the main meeting room and the satellite room(s), as appropriate. Again, the total number of persons in any room, including the main meeting room, shall be limited to 10 people at any one time.*
- 3. Social distancing must be maintained in both the main meeting room and in satellite rooms. Face masks or coverings will be required in accordance with Governor Baker's May 1, 2020 COVID-19 Order No. 31, "Order Requiring Face Coverings in Public Places Where Social Distancing is Not Possible." A copy of that order can be found at <https://www.mass.gov/doc/may-1-2020-masks-and-face-coverings/download>*
- 4. Failure to comply with these requirements may lead to an attendee's removal from the meeting.*

7:00 pm Call to Order

7:00 pm Public Hearing on Proposed Zoning Amendments

1. To revise §3.10, Mill Conversion Overlay District, of the Dudley Zoning Bylaw, by 1) amending §3.10.05, Permitted Uses, to specify other allowable commercial uses in combination with residential uses; 2) amending §3.10.07L, Standards, to provide a process to waive the requirement that 10% of the proposed dwelling units be restricted to low and moderate income households; and 3) amending §3.10.10, Action by the Planning Board, to require the Planning Board to act on a special permit application within 90 days of the close of the public hearing. The article also proposes to amend Section VI, Definitions, by adding new definitions for "community facility" and "event center"; and by amending Section 2.03.02, Use by District Chart, by adding the two newly defined uses to the Chart and designating in which districts the uses may be permitted.
2. By petition of the landowner, Thomas Kokosinski (originally submitted by prospective purchaser Dariusz Ochocki), to re-zone property at 115 Schofield Avenue, to IND 130. The property is currently zoned IND 43. The property is also known as Assessors Map 124, Parcel 12.

Adjournment

Next Scheduled Meeting: Wednesday, October 14, 2020

Items shown on the agenda are those reasonably anticipated by the Chairman 48 hours prior to the meeting.