

**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](mailto:planner@dudleyma.gov)  
Phone: 508-949-8014

**PLANNING BOARD MEETING AGENDA, Revised  
Wednesday, September 9, 2020 7:00 pm**

**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](mailto: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](mailto: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**

#### **New Business:**

1. Approval of Minutes: August 12, 2020
2. ANR Plans: 71 Mason Road, Linda J. Selig Slap (property sold to Nicholas Oliveri)
3. Discussion of Preliminary Plan, Butler's Way for 6 lots, with access off Jaybee Ave.
4. Lyons Estates: Request of developer to substitute HDPE pipe in lieu of reinforced concrete pipe in culvert
5. Review and Possible Vote on Draft Complete Streets Policy

#### **Standard Business**

1. Discussion/Status Report on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets, including:
  - a. Pierpont Estates
  - b. Rocky Hill Estates
  - c. Piasta Road
  - d. Country View Estates (Eisenhower Drive)
  - e. Tobin Farm Estates:
  - f. Lyons Estates
2. Inspections and Actions Associated with Site Plans
  - JD&D Construction, 24 Oxford Ave., Pre-Construction Conference
  - Dudley Solar, 55 Dudley Oxford Road (Nexamp)
3. Planner's Plate

4. Comments from the Planning Board

5. Comments from the Audience

**Other Business**

1. Set Next Meeting Date

2. Prepare Planning Board Signature Form for the Registry of Deeds

3. Approval of consultant vouchers / payment of bills

- Request for return of escrow funds from Forefront Power

4. Other Town Notices

5. Other Correspondence

**Adjournment**

Next Scheduled Meeting: Wednesday, September 23, 2020

***Call ahead to make certain the Dudley Town Hall office will have someone to serve you***

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