

Town of Dudley

Board of Selectmen
Highway Commissioners
Cemetery Commissioners

August 26, 2019, 2019 @ 6:30pm
Dudley Municipal Complex – Room 321A
71 West Main Street, Dudley, MA
Approved 9/9/2019

Some matters have been taken out of agenda order but were typed up in agenda order for ease of locating information when necessary.

1. Call to Order, Pledge of Allegiance:

Steven Sullivan called the meeting to order at 6:35pm. In attendance were Paul Joseph, Kerry Cyganiewicz, John Marsi and Jason Johnson. Also in attendance was Jonathan Ruda, Town Administrator and Michelle Jervis, Administrative Secretary.

2. Acceptance of Minutes:

- a. **John Marsi motioned to approve the minutes of 8/12/2019. Kerry Cyganiewicz seconded. Unanimous 5-0.**
- b. **Paul Joseph motioned to approve but not release the Executive Session minutes of 8/12/2019. Kerry Cyganiewicz seconded. Unanimous 5-0.** John Marsi motioned to approve these minutes but stated that he was not at the meeting but reviewed them.

3. Appointments:

4. Public Comments/Citizens Comments:

5. Town Administrator's Report:

Mr. Ruda informed the Board of the EEE spraying the Mass. Department of Public Health will be conducting tonight. He read information prepared by that agency for the Board as well as the public. All thanked him for the information. Mr. Ruda also stated that the 6 additional streetlights have been ordered and will be installed in the fall. Finally, the smoke testing by the sewer department will be underway with information available on our website/ RAVE/ and cable access.

6. Licenses/Permits:

Common Victualler's License – 4 Ever Golf, LLC – 184 West Main St., Dudley, MA. – Ron Lukasevicz, owner of 4 Ever Golf, LLC. came before the Board. He is on the agenda for an all alcohol liquor license and he would like to have a Common Victualler's license as well. **John Marsi motioned to approve the application for a Common Victualler's License to Ronald Lukasevicz, 4 Ever Golf, LLC located at 184 West Main Street., Dudley, MA. Kerry Cyganiewicz seconded. Unanimous 5-0.**

7. Public Hearings:

- a. **Pole Hearing – National Grid – Sunrise Shore Road** - The Public Hearing opened at 6:50pm. Diego Villarreal, an engineer from National Grid came before the Board. National Grid would

like to install a new pole for a new home on Sunrise Shore Road. Vincent Polletta, Acting Highway Superintendent, came before the Board and stated that he viewed the area they would like to install the pole and it did not line up with the other poles due to a tree blocking the line. It is not a healthy tree so he would like to have the tree removed by National Grid before the pole is installed. Mr. Villarreal stated that he will look into it. There were no abutters in attendance. The Public Hearing closed at 6:53pm. **John Marsi motioned to grant a conditional approval for National Grid to install a mid-span pole (40ft class 2) between Pole 5 and 6 along Sunrise Shore Road in order to provide new service to house #19 with said condition being the removal of the unhealthy tree so that the pole will line up with the other two (2) poles; approval will be under the Highway Superintendent. Jason Johnson seconded. Unanimous 5-0.**

- b. Public Hearing – Liquor License – All Alcohol for 4 Ever Golf, LLC located at 184 West Main Street, Dudley, MA. Owner, Ron Lukasevicz -** The Public Hearing opened at 6:55pm. Mr. Lukasevicz came before the Board. He stated that he owns the building located at 184 West Main Street (abuts Sully’s Hot Dog). He stated that the majority of his clientele will be over the age of 35 since he plans on putting in four golf simulator screens and a putting green. The bar will seat 6-8 stools and patrons can play golf and have a drink/beer/wine. Paul Joseph asked why not a wine and malt license. Mr. Lukasevicz stated some golfers like a glass of scotch. As far as the golf simulators, they can be rented for 1 hour/1/2 hour/2 hours. John Marsi stated that he likes the idea and companies could take advantage of it for their corporate events. Regarding the parking, Mr. Lukasevicz stated that Sully’s is open for breakfast and lunch and closes at 2pm. He feels his patrons will be there later in the day so parking should not be an issue. The Building Inspector will need to go in and inspect it after it is complete. Chief Kochanowski from Dudley Fire stated that the building is up to code with an updated fire system. There were no abutters at the meeting. The Public Hearing closed at 7:08pm. **John Marsi motioned to approve the application for an All Alcohol Liquor License for 4 Ever Golf, LLC with the manger as Ronald Lukasevicz. Jason Johnson seconded. Unanimous 5-0.**

8. Old Business:

9. New Business:

- a. **Dudley Conservation Land Trust (DCLT) – Memorial for Chet Kulisa – Request to use the property located in front of the fire station to create a rain garden** – Paul Wieloch and David Harrigan, representing DCLT came before the Board. Chet Kulisa, who was a long time farmer in Dudley, passed away recently and they would like to create a rain garden in front of the new fire station in his memory. Chief Kochanowski contacted the architect and was informed that DEP recommends certain plants in the garden. Mr. Wieloch stated that the Trust has two Master Gardeners so there will not be an issue and he will let them design and plant. They would like to complete it before the ribbon cutting on October 19th from 10am to 2pm. Steven Sullivan stated that the Board agrees with the concept and for the members of the DCLT maintain it. All of the plants will be perennials. All agreed to come back with their plan.
- b. **DMA Holdings, LLC – Proposed Adult Use Marijuana Retailer, Cultivator and Manufacturer – 35 -37 Chase Ave.** – Attorney Nicholas Adamopoulos, Joseph Villatico and Bob Nichols came before the Board. Attorney Adamopoulos stated his clients are looking into a grow facility located at 35-37 Chase Ave, where Drafters Sports Café and Tri-State Speedway is currently located and the former Ethan Allen Mill. They will be purchasing the property and it is properly zoned. They would like to utilize the mill building for a grow facility and the building in the front of the mill for retail sales. This facility will create 200-300 new jobs with qualified Dudley residents hired before out of town residents. Mr. Villatoci is a founding member of DMA. He was born and raised in Webster and feels Dudley would be a great town to do business. With the opening of this facility there will be a 3% tax on the retail sales coming to the town. The next step is to hold a Public Hearing as a Community Outreach Hearing. A legal notice will need to be submitted to the local newspaper and informing abutters within 300 feet. Bob Nichols

stated he has cannabis growing experience and Mr. Villatico currently owns a facility in Colorado. Any questions the Board has can be sent to Attorney Adamopoulos. Mr. Villatico stated that Dudley is the place to be and he is not looking for any other property for business. Paul Joseph questioned the amount of water they will be using and the response was that there will be an initial net consumption of water and then it gets recycled. All thanked them for their presentation.

- c. **Workplace Violence Policy** – tabled for a future meeting. We had not received a recommendation from legal counsel.
- d. **Restraining Order Policy** – tabled for a future meeting. We had not received a recommendation from legal counsel.

10.Board Member Comments:

Paul Joseph informed the Board that Dudley Farm Dayz will be setting up on the Town Common on Saturday, October 5, 2019 sponsored by the Agricultural Commission. Regarding the new Board of Health regulations, Mr. Joseph feels they should combine them with the zoning bylaws regarding animals and that the bylaws need to change. He feels the fee is an unfair burden on the applicant for an appeal.

Jason Johnson recently attended the Eagle Scout awards with Derek Lemberger and Ricky Bowlen as our new Eagle Scouts for Troop 273. The Boy Scout Yard sale will be held on 9/14/19 at Universal Tag.

11.Departmental Communication:

Vincent Polletta, Acting Highway Superintendent, stated that his department will be finishing up the chip sealing on the roads they have repaired. Line striping will follow.

12.Adjournment:

Steven Sullivan motioned to adjourn from Public Session at 8:10pm and to convene into Executive Session under MGL Chapter 30A, Section 21(a)(2) – To conduct strategy session, Highway Superintendent, in preparation for negotiations with non-union personnel and/or conduct contract negotiations with non-union personnel.

Roll Call Vote

Steven Sullivan, Aye

Kerry Cyganiewicz, Aye

Paul Joseph, Aye

John Marsi, Aye

Jason Johnson, Aye

Respectfully submitted

Michelle Jervis
Administrative Secretary

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Roll Call Vote

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Administrative Secretary