

# 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 of the Board  
Louis Perrin, Member  
William LePage, 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

## Dudley Planning Board

July 8, 2020  
Meeting Minutes

The regularly scheduled meeting of the Dudley Planning Board was called to order at the Dudley Municipal Complex, 71 West Main Street, Dudley, MA in Room 321 at 7:30 PM on Wednesday, July 8, 2020 by Chairman Dan Edmiston. Members present were: Richard Clark-Vice Chairman, Bill LePage, member, Lou Perrin, member, William Scanlan, Acting Town Planner and Michelle Jervis, Acting Planning Clerk. Steve Watroba-Clerk and Russ Giglio, Associate Member were absent.

### 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.

### **7:30PM – Call to Order**

#### **Unfinished and Old Business: Not a Public Hearing**

- A. **Approval of Minutes** – Richard Clark motioned to approve the Planning Minutes of June 22, 2020 and June 24, 2020 as presented. Lou Perrin seconded. Unanimous 4-0.
- B. **ANR Plans:**
  1. Lanpher, Klondike Road –The purpose of this plan is to adjust a lot line dividing lots 69 and 70 in order to place the pool, which is currently divided by the lot line, entirely onto lot 69, which contains a single family home. Parcel 70 will be a conforming lot which contains an accessory garage. **Richard Clark motioned to accept the ANR as presented for William Lanpher, 27 Klondike Road. Bill LePage seconded. Unanimous 4-0.**
  2. Gruszecki, Marshall Terrace – Bill Scanlan stated that via email he contacted Bertin Engineering regarding some minor clerical changes on the plan which did not affect the substance of the plan. Since he has the authority to sign he can do so if approved. At town meeting last year zoning was changed so that the two story house can be built. At this time the lot is vacant. **Richard Clark motioned to accept the ANR plan as presented for Peter Gruszecki pending the clerical changes being made. Bill LePage seconded. Unanimous 4-0.**
  3. Gammetto, Truman Road/Lyons Rd. – Tom Revane from Revane Builders came before the Board. The plan contains two lots, Lot 19 on the corner of Lyons Rd and Truman Drive with a single family home, and Lot 20 on Truman Drive. They are requesting the plan to be approved changing the dimensions of the lots. The intent of the plan is to move the lot line that currently divides the pool, so that the pool and accessory buildings will be placed entirely on Lot 19. Lot 20 will become a vacant, conforming lot on Truman Drive. The road will be built as part of the Lyons Estates subdivision, but the lot is not part of the subdivision and is not covered by the Covenant. He is going to clean it up and provide fencing for Mr. Gammetto, who

was agreeable to the change. **Richard Clark motioned to accept the ANR for Gammetto. Lou Perrin seconded. Unanimous 4-0.** A pre-construction meeting has been scheduled for Wednesday, July 15, 2020.

C. **Discussion regarding the status of finishing construction of, and acceptance of, uncompleted /unaccepted subdivision streets, including Pierpont Estates, Rocky Hill Estates, Piasta Road, Country View Estates and Tobin Farm Estates:**

Regarding Country View Estates (Eisenhower Drive), Mr. Scanlan stated that the water/sewer department is preparing to repair the pumps. George Patrinos, Superintendent, will be inspecting the pumps and, if needed, meet with the builder for payment.

**7:55PM – Continuation of Public Hearing – Major Site Plan Review – JD&D Construction, 6,600 square foot building for a contractor yard at 24 Oxford Ave.**

Bill Scanlan stated that at the June Town Meeting voters approved the sale of Chestnut Street Ext. to JD&D Construction. The site plan provides for access to the property via this unfinished way, and it was necessary for the Town to agree to the transfer before the Board could vote on the site plan. Leonard Jalbert from Jalbert Engineering came before the Board. He made the requested changes in the Graves Engineering second peer review report and forwarded revised plans to Jeff Walsh for review. These were minor changes and the vote tonight should not affect the pending approval. Dave Ochocki, son of the owner of JD&D Construction, came before the Board to state that the lot will be paved in the front of the building and a gravel surface will be placed in the back. Lou Perrin's only concern is that the sidewalks need to be ADA compliant. Mr. Ochocki stated that this will be done. The Public Hearing closed at 8:13pm. **Bill LePage motioned to approve the major site plan as revised. Richard Clark seconded. Unanimous 4-0.**

**Other Business**

Bill Scanlan informed the Board that the office received an email from a resident on Misty Meadows Lane, part of the Misty Meadows subdivision. There is a giant pothole in the middle of the road and the resident would like to have it repaired. Since the road is private and the builder has filed bankruptcy, minor patching could be paid for out of the \$11,436.00 in this escrow account. Members might be agreeable but only if the cost can be kept to a minimum. **Richard Clark motioned to ask the Board of Selectmen to use a portion of the escrow funds to provide some cold patch improvements to this road. Bill LePage seconded. Unanimous 4-0.**

**Planner's Plate**

Bill Scanlan invited any members to the pre-construction meeting for Lyons Road Subdivision next Wednesday, July 15, 2020 at 10AM.

He also attended a virtual meeting with CMRPC and Jon Ruda on the Complete Streets Program. CMRPC agreed to draft a complete streets policy for the Board of Selectmen.

Once approved by MassDOT, the Town could receive funds to prepare a Complete Streets Prioritization. Grants are available to fund for new sidewalks, bike paths, etc. in town.

Finally, Jeanne Davis of Healy Road reached out asking about property her family owns in the Conservation District by Marsh Road and Hayden Pond Road. The district does not allow for development, which she feels is an unfair regulation of her property. Mr. Scanlan stated the Board could consider either rezoning to a residential district, or to amend the Use Schedule to allow single family homes in the Conservation district, perhaps by Special Permit. He will ask to see if she wants to attend the next meeting.

**Other Business:**

Reappointment of Russell Giglio as Associate Member – **Richard Clark motioned to reappoint Russell Giglio as the Associate Member of the Planning Board. Lou Perrin seconded. Unanimous 4-0.**

**Richard Clark motioned to hold the next meeting of the Planning Board on August 12, 2020 @ 7pm. Bill LePage seconded. Unanimous 4-0.**

**Adjournment:**

**Richard Clark motioned to adjourn at 8:43pm. Lou Perrin seconded. Unanimous 4-0.**

Respectfully Submitted,

Michelle Jervis  
Acting Planning Clerk