

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
Phone: 508-949-8014

Dudley Planning Board

September 23, 2020 @ 7:00pm

Dudley Municipal Complex, 71 West Main Street, Dudley, MA 01571
Room 321A
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 321A at 7:00 PM on Wednesday, September 9, 2020 by Chairman Dan Edmiston. Members present were: Richard Clark, Vice-Chairman, Steve Watroba, William LePage, member and Louis Perrin, Member. Also present were William Scanlan-Acting Town Planner and Michelle Jervis, Acting Planning Clerk. Russ Giglio, Associate Member was 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. 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.

7:00PM – Call to Order and Pledge of Allegiance

New Business:

- A. **Approval of Minutes** – Richard Clark motioned to approve the Planning Minutes of September 9, 2020 as presented. William LePage seconded. Unanimous 3-0.
- B. **Review and Possible Vote on Draft of Complete Streets Policy** – William Scanlan stated that the Policy has been reviewed by members of the Board. It aims to accommodate the full range of users of the town's roadways, walkways, trails and transit systems for enjoyment. The policy commits the town to implement the projects. High Priority should be given to corridors providing primary access to one or more significant destinations such as parks and recreation areas, schools and shopping areas. It establishes the Planning Board as the Complete Streets Committee and insures the Town that they will monitor the program. The Board of Selectmen is waiting for your vote before they cast their vote. After there is a Prioritization Plan through Central Mass Regional Planning Commission who will facilitate a series of public meetings when approved to develop a Plan. William Scanlan stated that the Planning Community is very supportive of this policy. Daniel Edmiston commented that Best Management Practices section of the policy should have special attention and it is supported by common sense and good practice. William Scanlan stated the Policy is flexible, on a case by case situation. The Policy will need to be incorporated into the subdivision regulations. **Richard Clark motioned to endorse the Complete Streets Policy and forward to the Board of Selectmen for their consideration. Steven Watroba seconded. Unanimous 5-0.**
- C. **Continuation of Discussion of Preliminary Plan, Butler's Way for six (6) lots, with access off Jaybee Ave.** – Peter Lavoie from Summit Engineering came before the Board. His company has prepared the Plan for Westcott Custom Houses, builder Scott Butler, and has revised the plan and recognized the Board's concerns from the previous meeting as well as the concerns of Jeff Walsh, Graves Engineering, Inc. (GEI) dated 9/8/20. Mr. Scanlan stated that the Highway Superintendent supported the Planning Board's position

regarding the issues with the drainage. Mr. Savoie stated that revised the drainage and removed all swales on the plan and included two catch basin at the beginning of the street that will dump into Jaybee Ave and two catch basins near Station 350. Regarding the proposed basin, it is only 2.5 feet deep. Mr. Clark has concerns about young children and would like a fence around it for precautionary measures. Mr. Perrin stated that it is not uncommon. This basin will have water filtrate into the soil, with vegetation in it, not like a retention pond that keeps water in it. Mr. Savoie stated that he is still asking for a waiver on sidewalks. The Highway Superintendent requested that the developer puts in Cape Cod Berms as well. Since it is a preliminary plan we should tell him what we want so that he doesn't keep coming back to the Board. Richard Clark motioned to have a chain link fence surround the proposed basin. Steven Watroba seconded. Unanimous 5-0. Each member would go through the waivers – 1) Waiver to reduce the width of the road from 26 feet wide to 24 feet. 2). Waiver for no sidewalks instead of sidewalks on both sides, as the subdivision rules and regulations state. Mr. Clark was adamant about the wording in the subdivision rules and that the town should adhere to them, for the good of the town and feels we should not waiver. The consensus of the Board was to ask for one side of the street having a sidewalk. Mr. Perrin would like granite on handicap landings, and not asphalt, ADA compliant. 3). Waiver request for no open space 4). Waiver for width of right of way for 40 foot wide instead of 50 foot. Majority consensus. 5). Waiver for cross section of road since he is adding up all the other waivers with this one. Majority consensus). Property lines at intersection are 90 degrees. All agreed. **Richard Clark motioned to approve the preliminary plan with the requested revisions per our discussion. William LePage seconded. Unanimous 5-0.**

D. Discussion with the Applicant of Pierpont Estates regarding Lots 42 and 6. Tony Cecierra came before the Board. There is \$80,000 in the escrow. Tony stated that the roads are paved and has the road binder, top coats and sidewalks on the majority of the subdivision. The only thing that is needed is streetlights. He is requesting two lots to be released. Regarding Lots 42 and 6, Mr. Cecierra met with Jeff Walsh today. He has not built anything this year due to COVID. He wants to extend the road another 100 feet and bond to get the lots released. There is a bridge between lots 6 and 7 and lots 42 and 43. Mr. Cecierra wants to build the bridge to have two additional lots released so he can build the house and get funding from the bank to finish the road by spring. **Richard Clark motioned to release Lot 42 and Lot 6. William LePage seconded. Unanimous 5-0.**

E. Standard Business:

1. Pierpont Estates: n/a
2. Rocky Hill Estate n/a
3. Piasta Road n/a
4. County View (Eisenhower Dr.) – a new pump will be installed in the amount of \$14,875. Hopefully this will be the end of the pump issue.
5. Tobin Farm Estates – n/a
6. Lyons Estate n/a

F. Planner's Plate:

Reminder to fill out the Census since it helps the town to get funds and grants. Also the Public Hearing on the zoning articles will be on 9/30/20; Mill Conversion Bylaw and zoning change at 115 Schofield Ave. Mr. Scanlan would like to have the first meeting in October review the subdivision rules and regulations. The next regular meeting is scheduled for October 14, 2020.

Approval of consultant vouchers/payment of bills:

The Board signed the vouchers presented and stated in the agenda. Regarding the request for release of escrow funds by Eric Durrschmidt for Partridge Hill for a total of \$171.00. This account is quite old and Mr. Scanlan would like to close it. Lou Perrin does not feel we should return funds to the applicant since he did not finish the road. Dan Edmiston agreed and would like to have Mr. Scanlan ask if the money can be transferred to the town.

William Scanlan, regarding private roads that are falling apart. We should try to find a way to repair them and help these residents.

G. Adjournment:

Steve Watroba motioned to adjourn at 8:50pm. Richard Clark seconded. Unanimous 5-0.

Respectfully Submitted,

Michelle Jervis
Acting Planning Clerk

Daniel Edmiston: _____

Steve Watroba: _____

William LePage: _____

Richard Clark: _____

Louis Perrin: _____