

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



DUDLEY PLANNING STAFF

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PLANNING BOARD MEETING MINUTES

Wednesday, January 22, 2020
Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, January 22, 2020 in Room 321A of the Dudley Municipal Complex by Chairman Dan Edmiston. Planning Board members present were: Richard Clark-Vice Chair, Steve Watroba-Clerk of the Board, Louis Perrin-Member and Bill Scanlan, Interim Town Planner.

- A. **ANR Depot Road Charlton, LLC, Noble Street, swap Parcel A out of lot 42R2 to be conveyed to lot 41R2.**
 - a. Antonio Cerqueira, developer, explained the requested ANR plan, to swap approximately 3,000 SF plot of land from 42R2 to lot 41R2.
 - b. Mr. Clark **moved to accept the ANR Plan, making the swap of Parcel A from 42R2 to 41R2.** Seconded by Mr. Watroba. Unanimous.
- B. **Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets**
 - a. Pierpont Estates – Mr. Cerqueira requested a bond reduction. Mr. Edmiston asked when the remaining Phase 1 items are going to be completed. Mr. Cerqueira stated that instead of boundary markers, they put in nails, checking with Jeff Walsh if they are OK, some homeowners are not granting permission with some to plant the trees, there are 4 street lights that will be installed, weather permitting, once delivered. Mr. Edmiston stated that he would like to see the documents before voting. Mr. Perrin agreed. The tri-party agreement letter from Hills Financial Service is in effect until December, 2020. The Bank Hometown agreement letter was also submitted. Mr. Perrin **moved to accept the cost estimate from Graves Engineering and reduce the bond to \$49,800.** Seconded by Mr. Clark. Unanimous.
 - b. Rocky Hill Estates – Eva Chojnacki, representative was available to answer questions regarding Rocky Hill Estates. Mr. Perrin asked where they are at finishing the houses and timeline. There are a few house lots that are being worked on. They have an ongoing issue with people trespassing on their property, which is currently in litigation. The Planning Board will ask for a report from Graves Engineering.
 - c. Piasta Road – None.
 - d. Country View Estates (Eisenhower Drive) – Had a meeting with Mr. Heney and town officials regarding the sewer pump station. Mr. Heney stated that he believed the facility was built according to the plan and he should be in the clear. If it was not built according to the plan then he would get it fixed according to what was required. They reviewed the plan and it appears it was not built according to the plans. There will be another meeting in two weeks to discuss their findings.
 - e. Tobin Farm Estates – None.
- C. **Final Inspection associated with Site Plans, including:**
 - a. AMP Solar – None.
- D. **Public Hearing:** Lyons Estates: applicant requested a continuance to February 12, 2020 to address engineering review results. Mr. Edmiston asked Mr. Scanlan that a letter be sent to the applicant stating that he has to attend; there will be no more continuances.
- E. **Public Hearing:** Major Site Plan Review, Peter Bannister, 263 West Main Street – parking area and self-storage facility. DC Engineering presented the proposed plan, minus the storage facility as it is not an allowed use of the land, per the Building Inspector. An abutter, Ms. Kelly Miller, Eisenhower Drive, asked if the lighting will affect her property. Mr. Bannister will not direct any light toward any private properties. Ms. Miller asked about lighting for Enterprise night-time leasing. The engineer explained where the lighting would be. Mr. Bannister stated he would not have lighting in the back if that would help. Mr. Edmiston stated that more definitive lighting plan needs to be submitted. Mr. Gary Taiste, 9 Eisenhower Drive, stated Mr. Bannister has been a very good neighbor. Has concerns about future selling potential of his property with the proposed plan. Mr. Clark asked if plantings can be put in the back area to act as a buffer. Mr. Bannister said they could. Mr.

Dan Robbins, 258 West Main Street, asked what the hours of operations would be, how many vehicles per day and night going in and out. What is it going to be used for? Mr. Bannister stated it is primarily for leasing vehicles and work would end at 4:00-5:00. Mr. Edmiston asked for a traffic study be done. Mr. Clark asked for consideration to install plantings as a buffer. Mr. Bannister would do plantings on both sides. Mr. Perrin asked the engineer about drainage. Water will be directed to two catch basins. Mr. Perrin asked for a berm on the back side. Mr. Clark asked about possible vehicle leakage. The engineer stated that there will be detention basin which will treat pollutants. The applicant will come to the February 26th meeting with a traffic study and photo-metrics plan. Mr. Clark **moved to continue the Public Hearing to February 26, 2020 at 7:30 PM.** Seconded by Mr. Watroba. Unanimous.

F. Public Hearing: Continuation, Major Site Plan Review JD & D Construction, 24 Oxford Avenue. Public Hearing opened at 8:01 PM. Mr. David Ochocki asked for the Public Hearing be continued to a meeting prior to the May Town Meeting. They are trying to purchase Chestnut Street; (which needs to be on the Spring Town Warrant) and they need to make changes recommended by Graves Engineering. Mr. Edmiston suggested March 11, 2020 at 7:15 to continue the Public Hearing. Public Hearing closed at 8:07.

G. Discussion on the status of Economic Development Planning – none

H. Planner's Plate

- a. National Register nomination was accepted for Dudley Hill, now officially on the National Register Historic District.

I. Comments from the Planning Board –

- a. Mr. Perrin stated that \$3,000 per lot is not enough to cover the road at Rocky Hill Estates.
- b. Nelson Burlingame, Building Inspector:
 - i. Asked if the escrow amount can be reevaluated on older subdivisions like this one. Mr. Edmiston stated that when a subdivision is approved, there is a two-year timeframe within which the construction should be completed. If it's not completed within that time, the developer has to come before the Planning Board and ask for an extension, that's the opportunity to reevaluate the escrow amounts.
 - ii. Stated that the property on West Main Street was parking; they can't change it when they come to the Planning Board.

J. Comments from the Audience –

- a. Antonio Cerqueira – Zoning issue. Mr. Edmiston asked if Mr. Scanlan would review the sequence of when the Town Meeting changed the Zoning classification. Mr. Scanlan offered two options: try to get a variance from ZBA for each lot, or rezone (at Town Meeting) Mr. Cerqueira's property back to what it was when the plan was approved.

K. Stevens Mill – potential developer to possibly build housing, but wants to try to waive the affordable housing through the Board of Selectmen and Town Meeting.

L. Self-Storage Units – FYI - are not permitted anywhere in town. If there is a need or desire in the town for self-storage, could possibly pursue a zoning change.

M. Adjournment

- a. Mr. Clark **moved to adjourn at 8:55 PM.** Seconded by Mr. Perrin. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of January 22, 2020

Daniel Edmiston, Chair

Richard Clark, Vice-Chair

Steve Watroba, Clerk to the Board

Louis Perrin, Member

William LePage, Member