

**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

Donald T. Johnson, AICP, Town Planner  
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Meeting Minutes  
January 8, 2020

The regularly scheduled meeting of the Dudley Planning Board was called to order at 7:00 PM on January 8, 2020 by Chairman Dan Edmiston in Room 321A of the Dudley Municipal Complex. Members present were: Richard Clark, Vice-Chairman, Steve Watroba, Clerk to the Board, William LePage, Lou Perrin and Bill Scanlan, Interim Town Planner.

A. December 11, 2019 Meeting Minutes – Mr. Clark **moved to accept the minutes of December 11, 2019.** Seconded by Mr. Perrin. Unanimous.

B. ANR – None.

**Public Meeting** – opened at 7:16 PM. Mr. Edmiston read the email request for a continuance from David Haynes. The Public Meeting was continued to the next meeting.

C. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets

- a. Pierpont Estates – Mr. Cerqueira elected to defer discussion of Lot 1R until the next meeting. Mr. Scanlan reported on the updated construction estimate from Graves Engineering of \$49,800.00 for Pierpont Estates. Mr. Scanlan also reported that, according to the Town Treasurer, the bonds the Town of Dudley have on file are for an original bond of \$46,000.00, which has been reduced to \$31,136.91 and a letter of credit for \$100,000.00; which expired July 13, 2018 and needs to be sorted out. Mr. Scanlan/Mr. Cerqueira will meet with the Treasurer again to verify what the Town has for bonds and letters of credit.
- b. Rocky Hill Estates – Mr. Perrin asked if a letter can be sent to the developer to come to the next meeting to discuss his plans for moving forward with the subdivision. Mr. Scanlan said he would send a letter. Mr. Perrin asked if it can be verified that the new road they are putting in is in one of the phases of the subdivision.
- c. Piasta Road – None.
- d. Country View Estates – Mr. Scanlan talked with the developer today, subsequent to the certified letter mailed to him. Mr. Heney said he would be willing to come in and discuss the sewer pump. Mr. Scanlan will coordinate a meeting within the next two weeks with the Town Administrator, Water/Sewer Superintendent and the developer.
- e. Tobin Farms Estates – None.

D. Final Inspection associated with Site Plans, including:

- a. AMP Solar – issue reported of runoff onto Mr. Mongeon's lot, which abuts the project. Site walk on January 8, 2020 by Mr. Scanlan, Jeff Walsh from Graves Engineering, Nelson Burlingame, Dudley Building Inspector and Mr. Lawrence Cooke at AMP Solar. Photos of torrents of water were shown. Mr. Mongeon has a spring on his property and it could be what is causing the problem. Mr. Cooke will have their engineer prepare a remediation plan, to be reviewed by Jeff Walsh, and discuss the plan with Mr. Mongeon. It may be that some work might need to be done on Mr. Mongeon's property. Mr. Mongeon has stated in the past that he does not want to have any work done on his property. Mr. Cooke is very willing to find a solution to the problem and they have already done a number of things there, but it not been resolved.

E. Spruce Street –

- a. Mr. Conrad Allen stated there were two questions from the last meeting he attended; one was about Zoning and one was about the access.
- b. Mr. Allen said he is using Spruce Street as a driveway to Spruce Street Estates.
- c. Mr. Allen asked if he can put a road in with a 40-foot opening instead of a 50-foot opening. Mr. Scanlan said he could request a waiver.
- d. Mr. Burlingame said that he needs 100 feet of right-of-way access per unit.
- e. The Planning Board will expect a preliminary plan for the next meeting.

Public Hearing – 7:42 PM

- Mr. Edmiston read the Public Hearing notice for a major site plan review of JD & D Construction, for a 6,600 SF building with associated parking and utilities for a contractor yard at 24 Oxford Avenue.

- Mr. Leonard Jalbert, of Jalbert Engineering, presented the proposed project; stating that the Water/Sewer Department hadn't decided until tonight where they wanted the water and sewer to be located. They decided off the side near School Court and 20 Oxford Avenue; the proposed project's water/sewer wouldn't be crossing the street on Oxford Avenue.
- No audience comments.
- Mr. Scanlan stated the ZBA granted two variances for lot size and setbacks, which need to be recorded.
- The peer review from Graves Engineering was read and discussed.
- Mr. Perrin stated if they have to go into Oxford Avenue for water/sewer, he would like to see from the beginning of one trench to the end of the other trench milled and paved. He would like to see a concrete apron for the sidewalk and it should be ADA-compliant. Also, review the paper street issue with the Town. Review the gravel area with Graves Engineering on whether it should be paved or not.
- The Public Hearing was continued at 8:25 PM to the next meeting, January 22, 2020 at 7:15 PM.

F. Planner's Plate-

- a. Community Development Block Grant Program – administered by CMRPC. Two grants being funded; ADA self-evaluation and transition plan to identify any deficiencies. The Town will be selecting a firm to submit a report with their findings on what the Town needs to be ADA compliant and as funding and grants become available, the work can be completed. The other project is an engineering planning study for the Brandon Road/Jericho area for water/sewer, drainage and road improvements. There's about 28,000 linear feet of roadway in this targeted area. This will also go out to bid to hire an engineering firm to identify inefficiencies of the infrastructure and identify priorities for improvements.
- b. Municipal Vulnerability Preparedness Workshop is taking place Friday – led by CMRPC to identify vulnerability issues like climate change and natural disasters, etc. That will qualify the town to apply for funding, like climate resiliency.
- c. Mr. Scanlan has advertised the Public Hearing for Enterprise Car Rental property on where Amazon delivery vehicles are parked. The building Inspector had required the applicant to obtain site plan approval for that use. The applicant hired Jason Dubois of DC Engineering to prepare the plan. The plan was much different than what Mr. Scanlan was expecting. The parking area falls into a residential zone, where the old golf course used to be, and it also includes self-storage units. There are questions as to whether the plan as drawn is permitted. The applicant will need to talk with the Building Inspector to see whether he needs to withdraw that plan and revise it to show the lot and the business district; in which case the Planning Board may or may not have that Hearing at the next meeting.

G. Planning Board Comments – None.

H. Comments from the audience – None.

As there was no further business to come before the Planning Board, Mr. Clark **moved to adjourn at 8:49 PM.** Seconded by Mr. Perrin. Unanimous.

Caryl Savard  
Planning Board Clerk

Minutes of January 8, 2020

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Daniel Edmiston, Chair

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Richard Clark, Vice-Chair

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Steve Watroba, Clerk to the Board

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Louis Perrin, Member

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William LePage, Member