

# 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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## PLANNING BOARD MEETING MINUTES

Wednesday, February 12, 2020  
Dudley Municipal Complex, Room 321-A

### Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, February 12, 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, William LePage-Member, Bill Scanlan, Acting Town Planner and Caryl Savard-Clerk.

#### A. Approval of Minutes

- a. January 8, 2020 – Mr. Clark **moved to accept the minutes of January 8, 2020.** Seconded by Mr. Watroba. Unanimous.
- b. January 22, 2020 – Mr. Clark **moved to accept the minutes of January 22, 2020.** Seconded by Mr. Watroba. Unanimous.

#### B. ANR Plan – None.

#### C. Discussion of Road Name Change: Causeway Road and Causeway Shores Road.

- a. Mr. Gerry Frank explained the problem of the road as it was paved, it's confusing where one road ends and another begins; first responders have difficulty finding residences; packages are dropped off at the incorrect homes. After discussion, Mr. Clark **moved to post a Public Hearing on March 18, 2020.** Seconded by Mr. Watroba. Unanimous.

#### D. Public Hearing – Lyons Estates, modification of a previously approved 18-lot Definitive Subdivision Plan, Off Lyons Road.

- a. Mr. Edmiston advised that the Public Hearing notice was read at a previous meeting and it wouldn't be necessary to read it again. Mr. David Haynes explained the subdivision was approved back in 2007, and he is now submitting a revised plan incorporating 2019 Town Bylaws. All plan information was submitted to Graves Engineering. Mr. Haynes met with Jeff Walsh at the site and will be making the Graves' recommended changes/corrections. Mr. Haynes asked for an extension and will mail letters advising abutters of the Public Hearing on March 11, 2020. Mr. Scanlan advised Mr. Haynes that lots 14 and 15 do not meet the upland requirement. Mr. Haynes said he would ask his engineer to work on redesigning them. Mr. Perrin discussed the paving binder should be 2-1/2 inches, top should be 2 inches; advised incorporating ADA compliance on driveways and sidewalks. The Fire Chief asked that the hydrant be located at 700 on the revised plan. Mr. Scanlan will get a copy of the Fire Chief's letter. Mr. Haynes is asking for the following waivers:
  - i. Reduce proposed pavement from 26 to 24
  - ii. Increase length of the dead end road from 600 to 1390
  - iii. Increase number of lots in dead end from 12 to 17
  - iv. Propose use of public water supply, provide the fire hydrant
  - v. Reduce the sidewalks from two to one
  - vi. Get all easement rights for utilities
- b. The Public Hearing was closed at 7:45 PM. The next Public Hearing will be at 7:15 on March 11, 2020.

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

- a. Pierpont Estates – None.
- b. Rocky Hill Estates – Mr. Perrin asked if Graves Engineering could look at the road at Rocky Hill Estates. Mr. Scanlan answered he would contact Graves to visit the site and make a report. Mr. Edmiston asked to find out more about any legal issues. Mr. Perrin asked if Graves could give a report on the cost of repairing the road as well.
- c. Piasta Road – None.
- d. Country View Estates – It was determined that the pump was not built according to plans. Mr. Clark **moved to appropriate money to do the repairs to the satisfaction of the water/sewer department.** Seconded by Mr. Perrin. Unanimous.

- e. Tobin Farm Estates – Mr. George Slingo is submitting a street acceptance plan.
- F. Final Inspection associated with Site Plans, including:**
  - a. AMP Solar – None.
- G. Discussion on the status of Economic Development Planning – none**
- H. Planner’s Plate**
  - a. Cell tower company coming in next week or so to submit required documentation.
- I. Comments from the Planning Board –** Mr. Edmiston stated the Board of Selectmen are meeting with a developer for a marijuana growing facility on Chase Avenue, the former Ethan Allen building.
- J. Comments from the Audience –** None.
- K. Stevens Mill –** a developer is interested in putting in market rate housing and in order to do so, could not comply with the affordability requirement.
- L. Adjournment**
  - a. Mr. Clark **moved to adjourn at 8:20 PM.** Seconded by Mr. Watroba. Unanimous.

Caryl Savard  
 Planning Board Clerk

Minutes of February 12, 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