

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
Caryl Savard, Clerk
planner@dudleyma.gov
Phone: 508-949-8014

PLANNING BOARD MEETING MINUTES

Wednesday, February 26, 2020
Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:24 PM on Wednesday, February 26, 2020 in Room 321A of the Dudley Municipal Complex by Chairman Dan Edmiston. Planning Board members present were: 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. February 12, 2020 – Mr. Watroba **moved to accept the minutes of February 12, 2020.** Seconded by Mr. Perrin. Unanimous.

B. ANR Plan – None.

C. Informal Discussion (7:25 PM): Father Robert Fredrickson, Good Shepherd Ministries located at 1 Village Street, formerly Pearle Crawford Library.

- a. Father Fredrickson presented the Good Shepherd Ministries giving a slide presentation, explaining that Dippin' Donuts is allowing the Good Shepherd Ministries to use the upper part of the building for worship services and other activities. Father Fredrickson touched on the interior remodeling to be done, and related that he received approval to use the lower parking area of Walgreen's and the parking area at O'Connor Insurance for overflow for worship services. The Planning Board thanked him for his presentation and wished Good Shepherd Ministries well.

D. Public Hearing Continued (7:30 PM) – Major Site Plan Review. The applicant, Peter Bannister, asked for a continuance to March 18, 2020.

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

- a. Pierpont Estates – The developer, Antonio Cerqueira, has lost zoning protection, has to get either a zoning variance or a warrant article to be placed on the Town Meeting to change the zoning back. Mr. Cerqueira is on the Zoning Board of Appeals agenda.
- b. Rocky Hill Estates – Town Counsel stated the Planning Board has no jurisdiction over the escrow account. The Planning Board cannot ask Graves Engineering to review the road condition and submit a report. It was suggested to ask the Board of Selectmen to place the warrant article on the May Town Meeting agenda to try to obtain access to the escrow funds.
- c. Piasta Road – Graves Engineering reports were submitted to the Planning Board.
- d. Country View Estates – Phase 1 of the sewer pump repair will be a riser to raise the pump; cost is approximately \$2,250 for the riser and \$800 for installation. Mr. Heney approved to use the money in escrow for the work. After Phase 1 will be pump inspections and finishing the interior work.
- e. Tobin Farm Estates – Mr. George Slingo submitted an as-built and will be working on the Town Meeting Street Acceptance Plan.

F. Final Inspection associated with Site Plans, including:

- a. AMP Solar – Field representative is waiting for rain to inspect the after-effects. Mr. Scanlan asked the field representative to go out this week and assess the property. Will also go to Graves Engineering for peer review.

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

H. Planner's Plate

- a. Lyons Estates Public Hearing continuation for March 11, 2020. Graves will review latest revisions prior to Public Hearing.
- b. Citizen's Planner Training Collaborative – March 21, 2020.
- c. CMRPC letter announcing annual assessment for FY2021- \$3,343.31
- d. Steven Linen Mill – there will be a presentation on March 30, 2020 at 6:30 PM by a firm that is interested in developing the property for market-value housing. To do so, they will require a Zoning change to waive the

affordable housing requirement. The Board of Selectmen or 10 citizens could sponsor a Zoning article seeking this change. It would then come to the Planning Board for a Public Hearing and then to Town Meeting.

- e. Don Johnson – a letter of resignation was received from Don Johnson, due to health reasons. The Planning Board thanked Mr. Johnson for his time and work for the Planning Board and wish him well.
- f. Town Stormwater Study by Fuss & O’Neil – possible zoning or general Town stormwater bylaw recommendations. Mr. Scanlan will get more information whether the Planning Board would be involved.
- g. First Congregational Church Cell Tower modification – March 18, 2020 Public Hearing on increasing the height of the cell tower antenna.
- h. 263 West Main Street traffic study Public Hearing continuance will be at 8:00. Mr. Watroba asked if anything was mentioned about the photo-metrics analysis. Mr. Scanlan stated he was made aware of it at the previous hearing. When traffic study comes in, the Planning Board will review and decide if they want a peer review of the study.

I. Comments from the Planning Board – None.

J. Comments from the Audience – None.

Adjournment

Mr. Watroba **moved to adjourn at 8:15 PM.** Seconded by Mr. LePage. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of February 26, 2020

Daniel Edmiston, Chair

Richard Clark, Vice-Chair

Steve Watroba, Clerk to the Board

Louis Perrin, Member

William LePage, Member