

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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Dudley Planning Board

April 8, 2020
Meeting Minutes

The regularly scheduled meeting of the Dudley Planning Board was called to order at 7:00 PM on Wednesday,, April 8, 2020 remotely by Chairman Dan Edmiston. Mr. Edmiston read the Governor's meeting order regarding convening of meetings during the COVID-19 pandemic. Members present remotely were: Richard Clark-Vice Chairman, Steve Watroba-Clerk to the Board, Bill LePage-member Lou Perrin-member, William Scanlan-Acting Town Planner and Caryl Savard-Planning Clerk. Also present were Selectmen Paul Joseph and Steve Sullivan.

1. Public Hearing, 7:03 PM for proposed Zoning amendment to the Mill Conversion Overlay District.
 - a. The proposed Zoning amendment was read.
 - b. Town Counsel KP Law attorney Carolyn Murray explained that the Board of Selectmen are proposing the amendment because previous potential developers met with the same roadblock of trying to incorporate mixed use and affordable housing at the Stevens Linen Mill site.
 - c. Mr. Watroba asked whether the amendment would remove the multi-use requirement from the Zoning bylaw. Ms. Murray said that it would. She advised that the Planning Board could suggest changes such as allowing waivers to the current requirements.
 - d. Selectman Joseph and Selectman Sullivan offered some history of previous potential developers and the problems they faced. More discussion.
 - e. Mr. Edmiston closed the Public Hearing at 7:51 PM.
 - f. Mr. Clark **moved to table the proposed Zoning amendment to the April 22, 2020 meeting for discussion and possibly adding waivers to the amendment.** Seconded by Mr. Perrin.
 - g. After discussion, Mr. Edmiston rescinded closing the Public Hearing.
 - h. Mr. Clark rescinded his motion and Mr. Perrin rescinded his second.
 - i. Mr. Clark **moved to continue the Public Hearing for the Mill Conversion Overlay District proposed Zoning amendment to the April 22, 2020 meeting.** Seconded by Mr. Perrin. Roll call vote: Mr. Clark-yes, Mr. Perrin-yes, Mr. LePage-yes, Mr. Edmiston-yes, and Mr. Watroba-yes. Unanimous.
2. 7:15 Public Hearing, opened at 8:17 PM for 1st Congregational Church –New Cingular Wireless PCS to modify the wireless facility
 - a. Mr. Clark read the Dudley Zoning bylaw pertaining to cell towers and asked if the company was complying with the bylaw and regulations, as the height of the present cell tower exceeded the limit in the bylaw. Mr. Pare, representative of New Cingular, stated that Federal law superseded that of local bylaw. After more discussion, it was agreed to continue the Public Hearing. Mr. Clark **moved to continue the Public Hearing for the 1st Congregational Church –New Cingular Wireless to the April 22, 2020 meeting.** Seconded by Mr. LePage. Roll call vote: Mr. Clark-yes, Mr. Watroba-yes, Mr. Perrin-yes, Mr. LePage-yes, Mr. Edmiston-yes. Unanimous.
3. 7:30 PM Public Hearing for JD&D Construction, 24 Oxford Avenue.

- a. Mr. David Ochocki requested a continuance to the April 22, 2020 meeting, as they were still in discussion with the Town on the property. Mr. Clark **moved to continue the Public Hearing for JD&D Construction, 24 Oxford Avenue, to April 22, 2020.** Seconded by Mr. LePage. Roll call vote: Mr. Clark-yes, Mr. Perrin-yes, Mr. LePage-yes, Mr. Watroba-yes, Mr. Edmiston-yes. Unanimous.
4. 7:45 PM Public Hearing, opened at 9:08 PM for Peter Bannister, 263 West Main Street
 - a. The primary use of the lot is going to be for car leasing. The members agreed that since the lot would be used for car leasing, a traffic study was not needed.
 - b. The number of spaces was reduced to 496. Mr. Jason Dubois explained the lot changes, also including changes to lighting. The members felt that the lighting changes eliminated the need to perform a photomatrix study.
 - c. Mr. Bannister stated that he would plant arborvitae for aesthetic purposes for the neighbors.
5. Lyons Estates Order of Conditions draft – Bill will have it ready for the April 22, 2020 meeting.
6. Eisenhower Drive – work is on hold, due to Corona Virus.

Mr. Clark **moved to adjourn at 9:44 PM.** Seconded by Mr. LePage. Roll call vote: Mr. Clark-yes, Mr. Perrin-yes, Mr. LePage-yes, Mr. Watroba-yes, Mr. Edmiston-yes. Unanimous.

Caryl Savard
Planning Clerk