

# 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  
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Phone: 508-949-8014

## PLANNING BOARD MEETING MINUTES

Wednesday July 24, 2019

Dudley Municipal Complex, Room 321-A

### Call to Order

The regularly scheduled Planning Board Meeting was called to order at 7:00 PM on Wednesday, July 24, 2019 in Room 321-A of the Dudley Municipal Complex by Daniel Edmiston. Planning Board members present were: Richard Clark, Lou Perrin, Steve Watroba, Bill LePage; Don Johnson, Town Planner and Caryl Savard, Planning Clerk.

#### **A. July 17, 2019 Meeting Minutes**

- a. Mr. Clark **moved to accept the minutes of July 17, 2019.** Seconded by Mr. LePage. Unanimous.

#### **B. Reorganization of the Board**

- a. Mr. Watroba **nominated Daniel Edmiston as Chairman.** Seconded by Mr. Clark. Passed by majority vote.
- b. Mr. Watroba **nominated Richard Clark as Vice Chairman.** Seconded by Mr. LePage. Passed by majority vote.
- c. Mr. Clark **nominated Steve Watroba as Clerk of the Board.** Seconded by Mr. LePage. Passed by majority vote.
- d. CMRPC Delegate appointment – tabled to the next meeting.

#### **C. Request of Conrad Allen to discuss the construction of two 3-unit townhouses on land off Spruce Street, zoning district RES-10**

- a. Mr. Allen and Patrick Sweeney explained the proposed project of seven 2-unit structures totaling 14 units. Once the engineer has drawn the proposed plan, Mr. Allen will come back before the Board. Mr. Allen will concede the number of units based on what the engineer determines is the limit.

#### **D. Discussion/Status Report on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets, including:**

- a. **Pierpont Estates** – Mr. Clark asked if there were anything more regarding the conditions 3 & 5. Mr. Johnson stated the applicant requested to come before the Planning Board on August 14, 2019. Discussion centered on General Conditions #5 Open Space. The Planning Board asked that someone from the Conservation Commission to attend the next Planning Board meeting. Ms. Savard will ask George Slingo, Vice Chair, if he can attend the next meeting.
- b. **Rocky Hill Estates - none**
- c. **Piasta Road** (scheduled to be done in 2019)
- d. **Country View Estates (Eisenhower Drive) -none**
- e. **Tobin Farm Estates - none**

#### **E. Final Inspections associated with Site Plans, including:**

- a. **AMP Solar**

#### **F. Discussion on the status of Economic Development Planning**

- a. Mr. Johnson and Jonathan Ruda, Town Administrator, met with CMRPC. Mr. Johnson handed out documents and advised of the status of the Webster/Dudley grant and the dams that are being reviewed for damage and drainage flows, one being on Carpenter Road.

#### **G. Planner's Plate**

- a. Central Ave Extension, approved in 1948. Not on Assessor's map. Two houses are on one lot. The applicant proposes to divide them into two lots. There is a paper street involved, but not recorded at the Registry of Deeds.

- b. The Planning Board will wait until the applicants (Pierpont and Central Ave) present their proposals before requesting Town Counsel advice.

**H. Comments from the Planning Board**

**I. Comments from the Audience**

**J. Adjournment**

- a. Mr. Clark **moved to adjourn at 7:56 PM.** Seconded by Mr. LePage. Unanimous.

Caryl Savard  
Planning Board Clerk

Minutes of July 24, 2019

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Daniel Edmiston, Clerk to the Board

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Richard Clark, Member

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Steve Watroba, Member

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Lou Perrin, Member

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William LePage, Member