

**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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PLANNING BOARD MEETING MINUTES

Wednesday, September 25, 2019

Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:01 PM on Wednesday, 2019 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, Don Johnson, Town Planner and Caryl Savard, Clerk.

A. Meeting Minutes

- a. Mr. Clark **moved to approve the minutes of September 11, 2019.** Seconded by Mr. Perrin. Unanimous.

B. ANR Plan: 16-18 Dudley Southbridge Road; Stateline Enterprises, LLC; request to combine two lots

- a. Mr. Clark **moved to accept the ANR Plan Registry of Deeds Book 60269, Page 392, Dudley Tax Map 126, lots 026-233, 047-233 and 048 as submitted.** Seconded by Mr. LePage. Unanimous.

C. Request of Conrad Allen to discuss condo development on Spruce Street

- a. Mr. Allen explained his conceptual condo development to the Planning Board. Mr. Allen met with the Fire Department and they approved the 75-foot "T" turnaround at the end of the street for emergency service accessibility.
- b. Nelson Burlingame, Dudley Building Inspector, advised that the property is RES 10 and is permitted use. Mr. Burlingame asked about the 6,000 SF lot. Mr. Allen said he is trying to buy that land. He currently owns all the lots except for that lot. Mr. Burlingame asked if the lots are going to be resurveyed. Mr. Allen said they would be. Mr. Burlingame suggested Town Counsel review because of the paper street and the frontage requirements needing resolution and right of way for laying pipes.
- c. The Planning Board members requested that the Town Counsel review the paper street and bylaw to ensure there are no issues.

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

- a. Pierpont Estates
 - i. Mr. Cerqueira asked for a bond reduction of \$15,000 for completed work.
 - ii. Mr. LePage **moved to reduce the bond in the amount of \$15,000.** Seconded by Mr. Perrin. Unanimous.
- b. Rocky Hill Estates – none.
- c. Piasta Road – vegetation clearing
- d. Country View Estates (Eisenhower Drive) – George Patrinos, Interim Water/Sewer Superintendent, advised the Planning Board members of the wet well pump station problem. Because of regrading to accommodate a house, the grading resulted in the station resting in a gully. The rail system isn't working properly and a pump failed approximately 5 years ago. Contractor hasn't complied with requests to install a riser cover, inspection and a rail system for the pump station. Developer contacted Mr. Johnson, prior to the pump problem, and stated that he had finished the road, a catch basin needed to be repaired, filled in

cracks, and adjusted one of the water structures. The members asked that Town Counsel be contacted for advice.

e. Tobin Farm Estates

E. Final Inspection associated with Site Plans, including:

a. AMP Solar -

F. Discussion on the status of Economic Development Planning - none

G. Planner's Plate

H. Comments from the Planning Board –

I. Adjournment

a. Mr. LePage **moved to adjourn at 8:18 PM.** Seconded by Mr. LePage. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of September 25, 2019

Daniel Edmiston, Chair

Richard Clark, Vice-Chair

Steve Watroba, Clerk to the Board

Louis Perrin, Member

William LePage, Member