

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
Russell Giglio, Associate Member



DUDLEY PLANNING STAFF
William Scanlan, Acting Town Planner
Michelle Jervis, Acting Clerk
planner@dudleyma.gov
Phone: 508-949-8014

Dudley Planning Board

October 14, 2020

Meeting Minutes

The Dudley Planning Board was called to order at the Dudley Municipal Complex, 71 West Main Street, Dudley, MA in Room 321A at 7:00 PM on Wednesday, October 14, 2020 by Chairman Dan Edmiston. Members present were: Richard Clark, Vice-Chair and Steven Watroba, Clerk. Also present were William Scanlan-Acting Town Planner and Michelle Jervis, Acting Planning Clerk. William LePage, member and Russ Giglio, Associate Member were absent.

Chairman's Disclosure for Public Meetings:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's Executive Orders imposing strict limitations on the number of people that may gather in one place, although a quorum of the members of the Dudley Planning Board will be physically present for this meeting, no in-person attendance of members of the public will be permitted. The meeting will be live broadcast on Dudley Cable Access Television, Channel 192, and members of the public can also access the meeting online via YouTube. In the event of an unanticipated interruption in this broadcast, we will post on the Town's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Members of the public who wish to appear before the Board must make an appointment to appear on an upcoming agenda, by contacting Michelle Jervis at (508) 949-8001 or by emailing selectmen@dudleyma.gov. Placement on the agenda is not guaranteed however, and persons requesting to appear before the Board should not attend the meeting in person unless and until the appointment has been confirmed by the Board. Persons with matters appearing on the meeting agenda may request that they attend via virtual means, such as conference call, rather than via in person attendance. Such request should be directed to Michelle Jervis at (508) 949-8001 or by emailing selectmen@dudleyma.gov no more than 72 hours (not counting Saturdays, Sundays, or legal holidays) in advance, so that appropriate arrangements can be made.

However, persons or representatives with matters appearing on the meeting notice/agenda who wish to be physically present at the meeting must observe the following requirements:

1. *Only ten people, including Board members and staff, will be permitted in the meeting room at one time. Satellite rooms will be available for overflow, and the meeting will be broadcast in real time in those satellite rooms. Total capacity in each room will be limited to 10 persons.*
2. *Persons who wish to participate in any particular matter on the meeting agenda will be asked to wait in a satellite room until that agenda item is reached, at which point attendees will be rotated between the main meeting room and the satellite room(s), as appropriate. Again, the total number of persons in any room, including the main meeting room shall be limited to 10 people at any one time.*
3. *Social distancing must be maintained in both the main meeting room and in satellite rooms. Face masks or coverings will be required in accordance with Governor Baker's May 1, 2020 COVID-19 Order No. 31, "Order Requiring Face Coverings in Public Places Where Social Distancing is Not Possible." A copy of that order can be found at <https://www.mass.gov/doc/may-1-2020-masks-and-face-coverings/download>*
4. *Failure to comply with these requirements may lead to an attendee's removal from the meeting.*

1. **New Business:**

a. **Approval of Minutes:**

Richard Clark motioned to approve the September 23, 2020 minutes. Steven Watroba seconded. Unanimous Vote 3-0.

Richard Clark motioned to approve the minutes of September 30, 2020. Steven Watroba seconded. Unanimous Vote 3-0.

b. **Approval of Release Lots 42 and 6 from the Covenant for Pierpont Estates and Acceptance of Cash Surety:**

Antonio Cerqueira, developer, came before the Board. He submitted a check for surety in the amount of \$22,000 and will complete all the necessary issues and comments provided by Graves Engineering. **Steven Watroba motioned to release Lots 42 and 6 from the Covenant for Pierpont Estates with the acceptance of the cash surety. Richard Clark seconded. Unanimous Vote 3-0.**

c. **Approval of Release Lot A14 from the Covenant for Rocky Hill Estates and Acceptance of Cash Surety:**

Ted Chojnacki, developer of Rocky Hill Estates came before the Board. He submitted a check in the amount of \$3,000 to release the lot. **Richard Clark motioned to approve the release of Lot A14 on Bona Drive of the Covenant of Rocky Hill Estates and to accept the cash surety. Steven Watroba seconded. Unanimous Vote 3-0.**

2. **Standard Business:**

a. **Discussion/status Report on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets including:**

Country View Estates (Eisenhower Drive) – William Scanlan stated that the new pumps have not been installed in the sewer station and the Water/Sewer Superintendent is very concerned that one or both pumps could fail at any moment.

Tobin Farms – The developer of Tobin Farms reached out and will be going through the paperwork for acceptance of the roads to the town. Most of the roads in the subdivision are in good shape.

Lyons Estates – Tom Revane, developer, has been working on retention basins and other infrastructure items and they are ready to get the water/sewer lines installed. A representative from Graves Engineering has been visiting the site to make sure all work is completed in accordance with the approved plans.

b. Inspections and Actions Associated with Site Plans:

Nexamp - Farley Road Solar and Dudley Solar, LLC – Request for Release of Escrow – William Scanlan stated that all of the issues that the Board has had with the two projects have been completed. **Richard Clark motioned to approve the Release of Escrow Funds for the two Nexamp projects, Farley Road Solar, LLC and Dudley Solar, LLC. Steven Watroba seconded. Unanimous Vote 3-0.**

3. Preparation for Town Meeting:

William Scanlan informed members that a short meeting prior to town meeting has been scheduled for 6:45pm at Shepherd Hill. Chairman Edmiston will speak on the Board's behalf Articles 12 and 13. If these articles are passed the next step is for the petitioners to come for a Special Permit.

4. Review of Subdivision Rules and Regulations:

The Planning Board has the authority to modify its Subdivision Regulations but first must hold a Public Hearing for residents and developers to comment and ask questions. The Board may modify the Regulations as necessary and can then vote to adopt them without going to Town Meeting. William Scanlan stated that has started the process. Steven Watroba questioned page 15 – Development Impact Statement (DIS) – the regulation currently states no limits on the number of lots and he questioned what the number should be that would trigger the need for a developer to prepare the DIS. Dan Edmiston also had a question about it. Richard Clark stated that we should not put a number on it but should be able to modify the number. William Scanlan stated that putting a low number forces the applicants to request a waiver. The default is 2 or more lots but he will check to see what other towns have in this regard. Regarding the document, there is a lot of redundancy with phases repeating the same language that will need to be addressed. All agreed to bring this matter up at the next meeting.

5. Planners Plate:

William Scanlan received an application from DMA Holdings, Inc., 35 Chase Ave. The project will require a special permit for adult use marijuana cultivation, processing and retail sales and will be a future agenda item. The Complete Streets Policy has been approved by MassDOT, and CMRPC has prepared the Scope of Services for the Tier 2 Prioritization Plan. Richard Clark requested Complete Streets be on an upcoming agenda to discuss.

6. Other Business:

- a. All agreed to drop a few meetings in the upcoming months due to the holiday season and hold meetings on 10/28/20; 11/18/20 and 12/9/20.
- b. Appoint Planning Board member as a Delegate to CMRPC – **Steven Watroba nominated Richard Clark as the Planning Board’s Delegate to Central Mass Regional Planning Commission for a one year term. Daniel Edmiston seconded. Richard Clark accepted the nomination. Unanimous Vote 3-0.**
- c. The Board discussed the vacancy on the Board and requested to get clarification from the Town Administrator. At this time Russ Giglio is the Associate member that only has the authority to vote on any Special Permit. William Scanlan will reach out to him to see if he would like to be appointed as a full member.
- d. Vouchers /payment of bills – All bills were presented and approved including invoices to Graves Engineering for \$2,014.05, \$430.65 and \$271.03 and a name plate for the Town Planner in the amount of \$10.00 to All Star Trophies.

7. Adjournment:

Richard Clark motioned to adjourn at 8:20pm. Steven Watroba seconded. Unanimous Vote 3-0.

Respectfully Submitted,

Michelle Jervis
Acting Planning Clerk

Daniel Edmiston: _____

Steve Watroba: _____

William LePage: Absent _____

Richard Clark: _____