

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
Caryl P. Savard, Clerk
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Phone: 508-949-8014

Dudley Planning Board

June 10, 2020

Meeting Minutes

Approved 6/24/2020

The regularly scheduled meeting of the Dudley Planning Board was called to order remotely at 7:00 PM on Wednesday, June 10, 2020 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, Lou Perrin-member, William Scanlan-Acting Town Planner and Michelle Jervis – Interim Planning Clerk. Also present were Peter Bannister and Jason Dubois. Bill LePage, Member and Russ Giglio, Associate Member were absent.

7:05PM – Continuation of Public Hearing – Major Site Plan Review submitted by Peter Bannister – 263 West Main Street – The Board reviewed the amended plan on the parking lot at 263 West Main Street. All members reviewed the revisions that were submitted by Jason Dubois, engineer for Peter Bannister and Jeff Walsh from Graves Engineering who approved the changes. All agreed that asphalt millings would be acceptable along with a guardrail system so that there is a barrier for parking. Dan Edmiston had concerns about the asphalt millings since dust moving around would affect the neighbors and a professional contractor will need to do the work. Regarding a traffic study, Peter Bannister stated that he asked his tenant and approximately six (6) trips coming from the site on a daily basis which is considerably less than the previous tenant. After **discussion Steve Watroba motioned that the Planning Board approve the revised plan of a lease company parking area in a Res 30 area with the following: a maximum weight for vehicles no more than 16,000 GBW; construction of guard rails on the eastern side of the property, asphalt millings for the surface of at least 3”, time of operation from 7:00am to 9:00pm; apply for a Notice of Intent with the Conservation Commission regarding the wetlands and a maximum capacity of 50 vehicles per day. Richard Clark seconded.**

Roll Call Vote

Dan Edmiston, Nay

Richard Clark, Aye

Steven Watroba, Aye

Lou Perrin, Aye

The Order of Conditions prepared by the Town Planner will be presented at the next meeting on June 24, 2020.

8:07pm – Tobin Farms – Certificate of Completion and Recommendation of the Planning Board to Town Meeting for Acceptance of the Subdivision Streets as Public Ways – Bill Scanlan informed members that the acceptance of the subdivision at town meeting is not ready for the Spring Warrant. Since street acceptances can only take place at a Spring Town Meeting per bylaw it will have to wait for next spring 2021. Plans and documents need to be submitted along with additional guardrails and layout hearings. The Board has time to review and have it ready for next year.

Unfinished and Old Business: Not a Public Hearing;

Approval of Minutes – May 27, 2020 – **Richard Clark motioned to accept the minutes of May 27, 2020 as presented. Steve Watroba seconded.**

Roll Call Vote:

**Daniel Edmiston, Aye
Richard Clark, Aye
Steve Watroba, Aye
Lou Perrin, Aye**

Planner’s Plate – Bill Scanlan stated that his has prepared a Letter of Support to be included in the Municipal Vulnerability Preparedness Grant (MVP) application. If awarded the grant will be applied for engineering analysis and preliminary plans to move forward with additional egresses for the Dudley Middle School, Highway Department, and Mason Road Elementary School.

Richard Clark motioned to approve the Letter of Support as presented by the Town Planner. Lou Perrin seconded.

Roll Call Vote

**Dan Edmiston, Aye
Lou Perrin, Aye
Richard Clark, Aye
Steve Watroba, Aye.**

Regarding Eisenhower Drive, Mr. Scanlon spoke with the Water/Sewer Superintendent and they will be repairing the sewer pump station next week. He is hoping to get the pump inspected and wrap up the project by the end of the summer. Finally all were reminded about the town meeting on June 22, 2020 in which there are two articles sponsored by the Board.

Invoices – **Richard Clark motioned to approve the invoices as presented by the Town Planner.**

Lou Perrin seconded.

Roll Call Vote

**Dan Edmiston, Aye
Louis Perrin, Aye
Richard Clark, Aye
Steve Watroba, Aye.**

Graves Engineering for a total of \$3,007.40. These invoices will be paid through appropriate escrow accounts. Louis Perrin seconded.

Richard Clark motioned to adjourn at 8:15pm. Louis Perrin seconded.

Roll Call Vote

Dan Edmiston, Aye

Lou Perrin, Aye

Richard Clark, Aye

Steve Watroba, Aye.

Respectfully Submitted,
Michelle Jervis, Interim Clerk