

**TOWN OF DUDLEY**  
**MASSACHUSETTS**  
**PLANNING BOARD**  
DUDLEY MUNICIPAL COMPLEX, ROOM 308  
71 WEST MAIN STREET, DUDLEY, MA 01571

DUDLEY PLANNING BOARD  
Guy Horne, Chairman  
Daniel Edmiston, Vice Chairman  
Thomas Chojnacki, Clerk  
Richard Clark, Member  
David Durgin, Member



DUDLEY PLANNING STAFF  
William Scanlan, Acting Town Planner  
Ora Finn, Clerk  
[planner1@dudleyma.gov](mailto:planner1@dudleyma.gov)  
Phone: 508-949-8014

**PLANNING BOARD MEETING AGENDA**  
**Wednesday, March 13, 2024 7:00 pm**  
Dudley Municipal Complex, Room 321A  
71 West Main Street, Dudley, MA 01571-3264

**Call to Order**

- Chair to Note that the Meeting Is Being Recorded
- Pledge of Allegiance

**New Business**

1. Approval of Minutes: February 21, 2024
2. ANR Plans:
  - Jan and Kazimiera Chlebica, 6 Charlton Road, and Dawn Goddard as Representative of Joseph R. Goddard, 4 Charlton Road, to Create a Parcel to Convey to 4 Charlton Road
  - Pierpont Estates, Lot Line Change Only, Depot Road Charlton, LLC
3. Discussion with Town Cerqueira regarding eliminating a streetlight on Pierpont Road
4. Annual Update of Adult Marijuana Establishment, 35-37 Chase Ave.
5. Request for Extension of the Fish Road Definitive Subdivision Plan
6. Discussion of Shared Driveway Standards Zoning Amendment. Set Date for Public Hearing.
7. Discussion of Draft Short-Term Rental Bylaw. Possible vote to Forward to the Board of Selectmen
8. Role of the Planning Board as the Complete Streets Committee.

## **Standard Business**

1. Discussion/Status Report on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets, including:
  - a. Pierpont Estates
  - b. Rocky Hill Estates
  - c. Country View Estates (Eisenhower Drive)
  - d. Tobin Farm Estates
  - e. Lyons Estates:
  - f. Sophie's Way
2. Inspections and Actions Associated with Site Plans
  - Legacy Landing/Country Club Acres
  - SEP Solar, Oxford Avenue
  - JD&D, 24 Oxford Avenue
  - Stevens Mill
  - Solar Project at the Landfill
3. Planner's Plate
4. Comments from the Planning Board
5. Comments from the Audience

## **Other Business**

1. Set Next Regular Meeting Date: March 27, 2024
2. Approval of consultant vouchers / payment of bills:
  - Graves Invoice 38872, Sophie's Way Completion Estimate, \$1,520.03
  - Graves Invoice 38840, Pierpont Estates Completion Estimate, \$1,048.06
3. Other Town Notices: ZBA Approval of Shared Driveway Special Permit for Old Southbridge Road, Kabob Realty Trust
4. Other Correspondence

## **Adjournment**

***Call ahead to make certain the Dudley Town Hall office will have someone to serve you***

***Items shown on the agenda are those reasonably anticipated by the Chairman 48 hours prior to the meeting.***