

**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, January 10, 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: December 13 and 18, 2023
2. ANR Plans: None
3. Re-appointment of Ellen LaPrise and Mark Marzeotti as Members of the EDC, Term to Expire 6/30/2025
4. Discussion with Mike Chito about changing the name of Jean Street.
5. Request to Release Lot A13 on Bona Drive from the Covenant, Gregory Chojnacki
6. Request for Reduction of Cash Security for Pierpont Estates
7. Begin discussion of Short-Term Rental Bylaw Options

**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: January 24, 2024
2. Approval of consultant vouchers / payment of bills
  - Stonebridge Press, Second Legal Ad for the Housing Authority Hearing, \$102.90
3. Other Town Notices
  - Conflict of Interest Training
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.***