

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
Phone: 508-949-8014

PLANNING BOARD MEETING AGENDA
Wednesday, January 24, 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 and January 10, 2024
2. ANR Plans: None
3. Review Site Plan Approval Decision for the Dudley Housing Authority Parking Improvement Project and Possible Vote to Sign
4. Discussion of 5-Lot Common Driveway Site Plan, 126 Old Southbridge Road, Kabob Reality Trust, To Advise the Board of Appeals on the Issuance of a Special Permit
5. Discussion with Mike Chito about changing the name of Jean Street.
6. Annual Update of Adult Marijuana Establishment, 35-37 Chase Ave. (invited)
7. Country View Estates (Eisenhower Drive) – Use of Escrow Funds for Sewer Pump Station Repair, Recommendation to the Board of Selectmen
8. 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: February 14, 2024
2. Approval of consultant vouchers / payment of bills: None
3. Other Town Notices: Reminder to Complete Conflict of Interest Process
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.