

TOWN OF DUDLEY, MASSACHUSETTS
OFFICE of the PLANNING BOARD

71 West Main Street
Dudley, MA 01571
Phone: 508-949-8014, planner1@dudleyma.gov

Official Receipt by the Dudley Planning Board
of Accurate Submission of a SITE PLAN

Site Plan Name: Nichols College Townhomes Deed Date: June 29, 2001
Location Address: 103-121 Center Road Book: 24366
Owner / Applicant's Name (if not Owner): Nichols College Page: 209
Applicants Address: 121 Center Road Tax Map 227 Lot 66

This document certifies that the Dudley Planning Board officially accepted the above mentioned Site Plan for review and consideration. It does not constitute approval of the Site Plan nor can it be inferred that approval will occur.

Date of meeting at which the Planning Board accepted the Plan submission: _____

Submission Checklist:

- ☒ 1) Properly Executed Form N is attached to the Site Plan.
- ☒ 2) Submission Fee of \$ 1,775 made payable to the Town of Dudley.
- ☒ 3) One original Site Plan and twelve (12) copies thereof showing:
 - ☒ a) The names, addresses and telephone numbers of the owner, applicant and person(s) or firm(s) preparing the plan.
 - ☒ b) The project name, property address, assessor map & lot number, date, north arrow, names of abutters, and scale.
 - ☒ c) Vicinity sketch.
 - ☒ d) Natural features.
 - ☒ e) Existing and proposed contours at intervals of two (2) feet with spot elevations provided when needed.
 - ☒ f) Surveyed property lines including angles and bearings, distances, monument locations, and size of entire parcel.
 - ☒ g) Lines of existing abutting streets and driveway locations within 200 feet of site.
 - ☒ h) Location, elevation and layout of existing and proposed storm drainage systems.
 - ☒ i) Shape, size, height, location, and use of all existing and proposed structures.
 - ☒ j) Location of all existing and proposed easements, rights-of-way and other encumbrances.
 - ☒ k) All floodplain information.
 - ☒ l) Location, flow and timing patterns of existing and proposed traffic.
 - ☒ m) Location, width, curbing and paving of all existing and proposed streets, rights-of-way, easements, alleys, driveways, sidewalks, and other public ways.
 - ☒ n) Location, size and layout of all existing and proposed off-street parking.
 - ☒ o) Size and location of all existing and proposed public and private utilities.
 - ☒ p) Location, type and size of all existing and proposed landscaping, screening and open space areas.
 - ☒ q) Location and type of all existing and proposed on-site lighting.
 - ☒ r) Location, size and exterior design of all existing and proposed signs to be located on-site.
 - ☒ s) Type and location of all existing and proposed solid waste disposal facilities and accompanying screening.
 - ☒ t) Location of all existing and proposed on-site snow storage areas.
 - ☒ u) Project impacts and proposed mitigation.
 - ☒ v) Signature block consisting of five (5) signature lines for Planning Board approval.
 - ☒ w) Digital submission of all plans and documents on a thumb drive or via email

Signature: Town of Dudley Planning Board:

Signature: Town of Dudley Town Clerk

Recipient

Town Clerk

Date

Date

*The Planning Board or its agent will stamp the application and the copy "received" and issue a receipt for the fee. The stamped copy of the application, this form and one copy of the plan will be returned to you for filing with the Town Clerk.

FORM N

APPLICATION FOR REVIEW OF A SITE PLAN

Date: May 25, 2022

To the Planning Board of the Town of Dudley, Massachusetts

Pursuant to the provision of Section 2.03.02 and Section 3.04.00 of the Zoning Bylaw, the undersigned hereby makes application for Site Plan Review for a project called:

NAME OF APPLICANT: Nichols College

ADDRESS: 121 Center Road, Dudley, MA 01571

TELEPHONE NUMBER: 508-213-2217

NAME OF PROPERTY OWNER: Applicant

ADDRESS: _____

TELEPHONE NUMBER: _____ Email: Robert.LaVigne@nichols.edu

Property Information:

Property Address: 103-121 Center Road, Dudley, MA 01571

Assessor's Map/Block/Lot Number(s): Map 227 Lot 66

Zoning District(s): Residential 15 & Residential 87

Total Land Area: _____ (square feet) 25.6 (acres)

Existing Land Use(s): College Campus - Proposed Development Area is an Existing Athletic Field

Proposed Land Use(s): Student Housing

Existing Gross Floor Area: 0 SF

Proposed Gross Floor Area: 12,800 SF

Number of Parking Spaces: Existing 0 Required 0 Proposed 15

See Attached Letter

Project Information:

MINOR SITE PLAN (Circle all that apply):

- ☒ Construction or exterior expansion of any nonresidential building or structure or change of use from residential to commercial/industrial in any district where such construction will exceed a total gross floor area of three thousand (3,000) square feet, but less than five thousand (5,000) square feet, within any five (5) year period.

- ✓ The construction or exterior expansion of any residential building or structure or change of use from commercial/industrial to residential in any district where such construction will exceed two (2) apartment units, but fewer than (7) apartment units.
- ✓ The construction or renovation of parking facilities involving five (5) but fewer than ten (10) additional parking spaces, with the exception of normal maintenance.

MAJOR SITE PLAN (Circle all that apply):

- ✓ The construction or exterior expansion of any non-residential building or structure or change of use from residential to commercial/industrial in any district where such construction will exceed a total gross floor area of five thousand (5,000) square feet per building within any ten (10) year period.
- ✓ The construction or exterior expansion of any residential building or structure or change of use from commercial/industrial to residential in any district where such construction will exceed seven (7) apartment units.
- ✓ The construction or renovation of parking facilities involving ten (10) or more additional parking spaces, with the exception of normal maintenance.

Recording Information:

The owner's title to the land is derived under deed from Earl Durkee & Lynell L. Durkee, dated June 29, 2001, and recorded in Worcester District Registry of Deeds, Book 24366, Page 209, or under Certificate of Title No. _____, and registered in the Worcester District Registry, Book _____, Page _____.

Waivers:

The following waivers are requested:

None

Signature of Applicant(s)

Signature of Property Owner(s)



Nichols College

Learn. Lead. Succeed.

TO: William Scanlan
FROM: Robert LaVigne, VP for Operations
DATE: May 24, 2022
SUBJECT: Town Homes

Nichols College is requesting planning board approval for two new town homes with a total occupancy of 52 beds. Currently our residence hall capacity is 1005 beds. The college is not increasing this capacity with the proposed town homes, instead we will begin to phase out older residence halls/beds.

In the summer of 2007, the College constructed/installed 3 modular residence halls: North, Center and South Halls. The town homes will begin the phased replacement of these modular residence halls.

The college has 570 spaces available for residential student parking, with an additional 389 parking spaces for commuter students, faculty, and staff. Based on this, the college has adequate parking based on Town of Dudley Zoning Bylaws, 4.01.02 Parking Standards, Institutional; College, University 0.5 spaces per student. However, we are proposing 15 additional parking spaces, 4 of which are barrier free.

Robert LaVigne

Vice President for Operations

Nichols College

Learn. Lead. Succeed

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