

# PLANNING BOARD APPLICATION FOR SITE PLAN APPROVAL

## PARKING IMPROVEMENTS

Dudley Housing Authority, Joshua Place 667-1  
Dudley, MA 01571

### **Prepared for:**

Dudley Housing Authority  
22 Joshua Place  
Dudley, MA 01571

### **Date:**

October 16, 2023

### **Prepared By:**



100 Grove Street  
Worcester, MA 01605  
T 508-856-0321  
F 508-856-0357  
gravesengineering.com

October 16, 2023

William Scanlan  
Town Planner  
71 West Main Street, Suite #5  
Dudley, MA 01571



**Subject:       Application for Site Plan Approval  
                  Parking Improvements  
                  Dudley Housing Authority, Joshua Place 667-1  
                  Dudley, MA 01571**

Dear Mr. Scanlan,

Please find enclosed the following for inclusion on the next available Planning Board agenda for the subject project:

- Thirteen (13) copies of the plan set "Paving Improvements, Dudley Housing Authority, Joshua Place, 667-1", dated October 11, 2023.
- One (1) copy of the bound "Application for Site Plan Approval", dated October 16, 2023 with attached List of Abutters.
- One (1) copy of the bound "Stormwater Report for Parking Improvements, Dudley Housing Authority, Joshua Place 667-1", dated October 11, 2023.
- One (1) USB flash drive containing the digital copy of the drawings, application, and drainage calculations.
- One (1) check in the amount of \$1,775 for the filing fee (\$275) and professional review fee (\$1,500).

#### Project Summary

The proposed project is a capital improvements project funded by the Executive Office of Housing and Livable Communities (EOHLC). It consists of the resurfacing of an existing paved parking area, and the installation of ten (10) additional parking spaces and related stormwater improvements. The subject property is an 80-unit elderly development currently developed with multiple buildings, a paved driveway, and paved parking areas utilized by residents and visitors. The proposed drainage and stormwater management system for the project has been designed in full compliance with MassDEP Stormwater Management Standards.

We look forward to discussing this project further with your office and the Board. If you have any questions concerning this application, please feel free to contact our office.

Respectfully Submitted,  
**Graves Engineering, Inc.**

A handwritten signature in blue ink, appearing to read "Michael Andrade".

Michael Andrade, P.E.  
Principal

cc: Dudley Housing Authority

FORM N  
APPLICATION FOR REVIEW OF A SITE PLAN

Date: 10/2/23

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:

PARKING IMPROVEMENTS

NAME OF APPLICANT: DUDLEY HOUSING AUTHORITY

ADDRESS: 22 JOSHUA PLACE, DUDLEY MA 01571

TELEPHONE NUMBER: 508-949-0522

NAME OF PROPERTY OWNER: DUDLEY HOUSING AUTHORITY

ADDRESS: 22 JOSHUA PLACE, DUDLEY MA 01571

TELEPHONE NUMBER: 508-949-0522

Email: dudleyhousing@gmail.com

**Property Information:**

Property Address: 22 JOSHUA PLACE, DUDLEY MA

Assessor's Map/Block/Lot Number(s): 122/02 & 122/05

Zoning District(s): LI-43

Total Land Area: 369,302 (square feet) 8.478 (acres)

Existing Land Use(s): RESIDENTIAL

Proposed Land Use(s): RESIDENTIAL

Existing Gross Floor Area: 30,234 sq ft

Proposed Gross Floor Area: 30,234 sq ft

Number of Parking Spaces: Existing 48 Required N/A Proposed 58

**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 DUDLEY HOUSING AUTHORITY, dated 3/24/80, and recorded in Worcester District Registry of Deeds, Book 6952, Page 134, or under Certificate of Title No. \_\_\_\_\_, and registered in the Worcester District Registry, Book \_\_\_\_\_, Page \_\_\_\_\_.

**Waivers:**

The following waivers are requested:

NONE

Lucille Allen  
Signature of Applicant(s)

Lucille Allen  
Signature of Property Owner(s)

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

Site Plan Name: PARKING IMPROVEMENTS Deed Date: 3/24/80  
Location Address: 22 JOSHUA PLACE, DUDLEY MA 01571 Book: 6952  
Owner / Applicant's Name (if not Owner): DUDLEY HOUSING AUTHORITY Page: 134  
Applicants Address: 22 JOSHUA PLACE, DUDLEY MA 01571 Tax Map 122 Lot 02 & 05

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 \$ 1775<sup>00</sup> 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



DUDLEY BOARD OF ASSESSORS  
71 WEST MAIN STREET  
DUDLEY, MA 01571  
(508) 949-8006

Assessors:  
Conrad Allen, Chairman  
Jo-Ann Szymczak  
David Durgin

Assistant Assessor: Lisa L. Berg

Date: 9/26/2023

To: Olivia Caton, Graves Engineering Inc.

From: Lisa L. Berg, MAA, Principal Assessor

RE: Abutters list for 2 parcels on Washington Dr, Dudley, MA

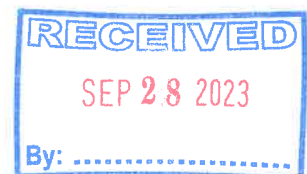
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Attached is a certified list of abutters within 300' for 2 parcels located on Washington Dr, Dudley, MA as well as two sets of mailing labels.

These parcels are owned by Dudley Housing Authority and are identified on the Assessor's Tax Map as Map122, Lot 5 and Map 122, Lot 2.

Sincerely,

Lisa L. Berg, MAA





# 300 feet Abutters List Report

Dudley, MA  
September 26, 2023

## Subject Properties:

Parcel Number: 122-002-000  
CAMA Number: 122-002-000-000  
Property Address: WEST MAIN ST

Mailing Address: DUDLEY HOUSING AUTHORITY  
22 JOSHUA PLACE OFF WEST MAIN ST  
DUDLEY, MA 01571

Parcel Number: 122-005-000  
CAMA Number: 122-005-000-000  
Property Address: WASHINGTON DR

Mailing Address: DUDLEY HOUSING AUTHORITY  
22 JOSHUA PLACE OFF WEST MAIN ST  
DUDLEY, MA 01571

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## Abutters:

Parcel Number: 120-014-000  
CAMA Number: 120-014-000-000  
Property Address: 183 WEST MAIN ST

Mailing Address: GENTEX OPTICS, INC.  
183 WEST MAIN STREET  
DUDLEY, MA 01571

Parcel Number: 120-015-000  
CAMA Number: 120-015-000-000  
Property Address: WEST MAIN ST

Mailing Address: THE DUBOIS FAMILY  
REVOCABLETRUST 2017 DUBOIS,  
ROBERT R, TRUSTEE  
43 FLAXFIELD RD  
DUDLEY, MA 01571

Parcel Number: 120-016-000  
CAMA Number: 120-016-000-000  
Property Address: 185 WEST MAIN ST

Mailing Address: THE DUBOIS FAMILY  
REVOCABLETRUST 2017 DUBOIS,  
ROBERT R, TRUSTEE  
43 FLAXFIELD RD  
DUDLEY, MA 01571

Parcel Number: 120-018-000  
CAMA Number: 120-018-000-000  
Property Address: 191 WEST MAIN ST

Mailing Address: 191 WEST MAIN ST DUDLEY, LLC  
191 WEST MAIN ST  
DUDLEY, MA 01571

Parcel Number: 120-074-000  
CAMA Number: 120-074-000-000  
Property Address: WEST MAIN ST

Mailing Address: DIDONATO INTER VIVOS TRUST JAY  
KENNAN & ANN E. MEILUS (TRS)  
75 BROOKSIDE DRIVE  
UXBRIDGE, MA 01569

Parcel Number: 120-075-000  
CAMA Number: 120-075-000-000  
Property Address: 188 WEST MAIN ST

Mailing Address: CASEY, MONIQUE S  
188 WEST MAIN ST  
DUDLEY, MA 01571

Parcel Number: 120-076-000  
CAMA Number: 120-076-000-000  
Property Address: 186 WEST MAIN ST

Mailing Address: TZEREMES, SOTIRIOS IOANNIS  
P.O. BOX 271  
SOUTHBRIDGE, MA 01550

Parcel Number: 120-077-000  
CAMA Number: 120-077-000-000  
Property Address: 184 WEST MAIN ST

Mailing Address: JNL HOLDINGS, LLC  
17 STEEPLE TREE LANE  
WAYLAND, MA 01778



www.cai-tech.com

9/26/2023

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# 300 feet Abutters List Report

Dudley, MA

September 26, 2023

Parcel Number: 120-078-000  
CAMA Number: 120-078-000-000  
Property Address: 19 AIRPORT RD

Mailing Address: 180 WEST MAIN ST LLC  
PO BOX 815  
WEBSTER, MA 01570

Parcel Number: 120-189-000  
CAMA Number: 120-189-000-000  
Property Address: 180 WEST MAIN ST

Mailing Address: 180 WEST MAIN ST LLC  
PO BOX 815  
WEBSTER, MA 01570

Parcel Number: 120-189-001  
CAMA Number: 120-189-001-000  
Property Address: WEST MAIN ST

Mailing Address: CUMBERLAND FARMS, INC.  
165 FLANDERS RD  
WESTBOROUGH, MA 01581

Parcel Number: 122-002-000  
CAMA Number: 122-002-000-000  
Property Address: WEST MAIN ST

Mailing Address: DUDLEY HOUSING AUTHORITY  
22 JOSHUA PLACE OFF WEST MAIN ST  
DUDLEY, MA 01571

Parcel Number: 122-003-000  
CAMA Number: 122-003-000-000  
Property Address: 181 WEST MAIN ST

Mailing Address: GENTEX OPTICS, INC.  
183 WEST MAIN STREET  
DUDLEY, MA 01571

Parcel Number: 122-004-000  
CAMA Number: 122-004-000-000  
Property Address: WEST MAIN ST REAR

Mailing Address: DUDLEY, TOWN OF  
71 WEST MAIN STREET  
DUDLEY, MA 01571

Parcel Number: 122-006-000  
CAMA Number: 122-006-000-000  
Property Address: WEST MAIN ST REAR

Mailing Address: ROY, ROBERT J JR  
2 JASON HEIGHTS  
THOMPSON, CT 06277

Parcel Number: 122-007-000  
CAMA Number: 122-007-000-000  
Property Address: 197 WEST MAIN ST

Mailing Address: ELDREDGE, S MARK NANCY M  
197 WEST MAIN ST  
DUDLEY, MA 01571

Parcel Number: 122-008-000  
CAMA Number: 122-008-000-000  
Property Address: 199 WEST MAIN ST

Mailing Address: SMITH, PAULINE  
199 WEST MAIN ST  
DUDLEY, MA 01571

Parcel Number: 122-009-000  
CAMA Number: 122-009-000-000  
Property Address: 201 WEST MAIN ST

Mailing Address: ROY, ROBERT JR  
2 JASON HEIGHTS  
THOMPSON, CT 06277

Parcel Number: 122-010-000  
CAMA Number: 122-010-000-000  
Property Address: 207 WEST MAIN ST

Mailing Address: SPAHL DUDLEY REALTY TRUST  
PO BOX 166  
DUDLEY, MA 01571

Parcel Number: 122-011-000  
CAMA Number: 122-011-000-000  
Property Address: 211 WEST MAIN ST

Mailing Address: RODRIGUEZ, CARMEN  
211 WEST MAIN ST  
DUDLEY, MA 01571



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9/26/2023

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Abutters List Report - Dudley, MA





# 300 feet Abutters List Report

Dudley, MA

September 26, 2023

Parcel Number: 122-012-000  
CAMA Number: 122-012-000-000  
Property Address: 213 WEST MAIN ST

Mailing Address: LUCAS, JANE L  
213 WEST MAIN ST  
DUDLEY, MA 01571

Parcel Number: 122-013-000  
CAMA Number: 122-013-000-000  
Property Address: 215 WEST MAIN ST

Mailing Address: BURGOS, WILLIAM JR.  
215 WEST MAIN ST  
DUDLEY, MA 01571

Parcel Number: 122-026-000  
CAMA Number: 122-026-000-000  
Property Address: 7-15 INDIAN RD

Mailing Address: DUDLEY, TOWN OF  
71 WEST MAIN STREET  
DUDLEY, MA 01571

Parcel Number: 122-027-000  
CAMA Number: 122-027-000-000  
Property Address: 17 INDIAN RD

Mailing Address: DUDLEY, TOWN OF  
71 WEST MAIN STREET  
DUDLEY, MA 01571

Parcel Number: 122-083-000  
CAMA Number: 122-083-000-000  
Property Address: 198 WEST MAIN ST

Mailing Address: TINGLEY, KEITH I BARBARA R  
198 WEST MAIN ST  
DUDLEY, MA 01571

Parcel Number: 122-085-000  
CAMA Number: 122-085-000-000  
Property Address: 196 WEST MAIN ST

Mailing Address: RUSKIN, NORMAN SCOTT  
21 COLONIAL RD  
WEBSTER, MA 01570



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9/26/2023

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Abutters List Report - Dudley, MA

