

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

DUDLEY PLANNING BOARD  
Guy Horne, Chairman  
Richard Clark, Vice Chairman  
Steven Watroba, Clerk of the Board  
Thomas Chojnacki, Member  
Daniel Edmiston, Member



DUDLEY PLANNING STAFF  
William Scanlan, Acting Town Planner  
Thu Vo, Clerk  
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**Dudley Planning Board**  
May 23, 2022  
Meeting Minutes

The special meeting of the Dudley Planning Board was called to order at 6:35 PM on Monday, May 23, 2022 by Chairman Guy Horne at the Shepherd Hill Regional High School. Members present were Richard Clark, Vice Chairman, Steven Watroba, and Thomas Chojnacki. Also present was William Scanlan, Acting Town Planner. Member Daniel Edmiston was not present.

**Prepare for Annual Town Meeting** – The purpose of the special meeting was to discuss the zoning articles pertaining to the Planning Board that would be acted on later in the evening at Town Meeting. Mr. Scanlan had prepared reports containing the Board's recommendations for a member to read concerning the three articles.

Article 18, BUS 15 Overlay District on Southbridge Road: In Favor

Article 19, Groundwater Protection Overlay District: In Favor

Article 20, Re-Zone Map 211, Lot 9 from Conservation to Residential 15: Not in Favor

The members agreed with the wording of recommendations and decided that the Chair would make the motions and read the reports.

Town Counsel Jeffrey Blake from Kopelman & Paige and the Town Meeting Moderator stopped at the Board's table to discuss Article 20. The landowner had proposed an amendment to limit development on the 16-acre parcel to 3 single family lots, and the Town Planner asked if the amendment was in order. Town Counsel and the Moderator agreed that since the proposed amendment did not show the location of the lots the amendment would not be allowed. Town Counsel recommended that the Planning Board move to pass over the article when it came up on the floor. This would allow the landowner to come back at the Fall Town Meeting with an article that showed the location of the area to be developed with single family homes.

Mr. Clark made a motion to pass over Article 20, seconded by Mr. Chojnacki, and so voted 4-0.

**6:50 PM – Adjourn** –Richard Clark moved to adjourn to attend the Town Meeting and not to reconvene afterwards, seconded by Steve Watroba and so voted 4-0.

Respectfully Submitted,  
William Scanlan, Acting Town Planner

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Guy Horne

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Richard Clark

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Steven Watroba

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Thomas Chojnacki

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Daniel Edmiston