

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

DUDLEY PLANNING BOARD
Guy Horne, Chairman
Steve Watroba, Vice Chairman
Thomas Chojnacki, Clerk
Richard Clark, Member
David Durgin, Member
Daniel Edmiston, Associate Member



DUDLEY PLANNING STAFF
William Scanlan, Acting Town Planner
Thu Vo, Clerk
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PLANNING BOARD MEETING AGENDA
Wednesday, January 11, 2023 7:00 pm
Dudley Municipal Complex, Room 321A
71 West Main Street, Dudley, MA 01571-3264

Call to Order

- Pledge of Allegiance

New Business:

1. Accept Resignation of Steve Watroba and Recommend Replacement to Fill the Seat until the Annual Election
2. Approval of Minutes: December 14, 2022
3. ANR Plans: None
4. Discussion with Board of Water Sewer Commissioners
5. Request for a Continuation to January 25, 2023 – Review of a Preliminary Plan for a Conventional Residential Subdivision, Sawmill Road LLC, Map 113 Lot 65, 35 Sawmill Road
6. Review Decision for Nichols College Townhome Project, Possible Vote to Approve

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

2. Inspections and Actions Associated with Site Plans
 - Legacy Landing/Country Club Acres
 - SEP Solar, Oxford Avenue – Erosion and Sedimentation Measures
 - JD&D, 24 Oxford Avenue – Site Inspection Report
3. Planner's Plate
4. Comments from the Planning Board
5. Comments from the Audience

Other Business

1. Set Next Meeting Date: January 25, 7:00 pm at the Dudley Municipal Complex.
2. Approval of consultant vouchers / payment of bills
3. Other Town Notices – AG approval of Fall Town Meeting Zoning Articles
 - Need to Amend Flood Plain Zoning Bylaw
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.