

**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  
[planner1@dudleyma.gov](mailto:planner1@dudleyma.gov)  
Phone: 508-949-8014

**PLANNING BOARD MEETING AGENDA**  
**Wednesday, January 25, 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. Election of Vice Chairman
2. Approval of Minutes: January 11, 2023
3. ANR Plans:
  - 47 Sawmill Road, Ravindra Acharya
  - 196 Southbridge Road, Richard Chojnacki
4. 7:15 PM – Public Hearing for modification of a previously approved Site Plan at 35-37 Chase Avenue. The applicant proposes to change marijuana cultivation from renovated mill space to greenhouses.
5. Review of a Preliminary Plan for a Conventional Residential Subdivision, Sawmill Road LLC, Map 113 Lot 65, 35 Sawmill Road

**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
  - JD&D, 24 Oxford Avenue – Site Inspection Reports
  - Stevens Mill
- 3. Review Decision for Nichols College Townhome Project and Possible Vote to Approve
- 4. Planner's Plate
- 5. Comments from the Planning Board
- 6. Comments from the Audience

**Other Business**

- 1. Set Next Meeting Date: February 8 at 7:00 pm at the Dudley Municipal Complex
- 2. Approval of consultant vouchers / payment of bills
- 3. Other Town Notices
- 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.***