

**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



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, October 26, 2022 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. Approval of Minutes: October 12 and 24, 2022
2. ANR Plans:
  - Velasquez ANR, 12 Susan Drive
  - Sheldon ANR, West Main St. / Prospect Ave.
3. Appointment of Daniel Edmiston as Associate Member
4. 7:15 PM - Continuation of Site Plan Review Public Hearing for Nichols College Townhome Project

**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: Review of Condominium Documents
- SEP Solar, Oxford Avenue
- JD&D, 24 Oxford Avenue

3. Planner's Plate

4. Comments from the Planning Board

5. Comments from the Audience

### **Other Business**

1. Set Next Meeting Dates: November 9, 2022 and Consider Whether to Meet on November 23, 2022 before Thanksgiving Day

2. Approval of consultant vouchers / payment of bills

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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.***