

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

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



DUDLEY PLANNING STAFF
William Scanlan, Acting Town Planner
Ora Finn, Clerk
planner1@dudleyma.gov
Phone: 508-949-8014

PLANNING BOARD MEETING AGENDA
Wednesday, December 13, 2023 7:00 pm
Dudley Municipal Complex, Room 321A
71 West Main Street, Dudley, MA 01571-3264

Call to Order

- Chair to Note that the Meeting Is Being Recorded
- Pledge of Allegiance

New Business

1. Approval of Minutes: October 25 and November 8, 2023
2. ANR Plans: None
3. 7:15 – Open Public Hearing for the Dudley Housing Authority Site Plan Review
4. Referral from the Zoning Board of Appeals for Comments on a Five-Lot Common Driveway Plan on Old Southbridge Road, Owned by Kabot Realty Corp.
5. Town Counsel Opinion on Rescinding a Member's Vote on the Approval of the Site Plan Modification for DMA Holdings, 35-37 Chase Ave.
6. Discussion of Regulation of Short-Term Rentals

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) – Completion of Sewer Pump Station
 - d. Tobin Farm Estates

- e. Lyons Estates:
- f. Sophie's Way

2. Inspections and Actions Associated with Site Plans

- Legacy Landing/Country Club Acres
- SEP Solar, Oxford Avenue
- JD&D, 24 Oxford Avenue
- Stevens Mill
- Solar Project at the Landfill

3. Planner's Plate

4. Comments from the Planning Board

5. Comments from the Audience

Other Business

1. Set Next Regular Meeting Date: January 10, 2023

- Joint Meeting with the Board of Selectmen on Monday, December 18, 6:30 pm
- Cancel Regular Meeting of December 27, 2023

2. Approval of consultant vouchers / payment of bills

- Stonebridge Press, First Legal Ad for the Housing Authority Hearing, \$102.90

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.