

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
Kaitlin Morin, Clerk
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PLANNING BOARD MEETING AGENDA
Wednesday, April 26, 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. 7:00: Public Hearing on Proposed Zoning Amendments
 - a. Modification to Site Plan Review Thresholds for Parking
 - b. Adoption of a New Flood Plain Zoning Bylaw to Comply with State and Federal Requirements
 - c. Adopt a New Section for Battery Energy Storage Systems (BESS)
 - d. Adopt a New Section to Require Electric Vehicle Charging Stations in parking lots of 20 or More Spaces
 - e. Adopt Design Standards for the Construction of Shared Driveways
 - f. By Landowner Petition, to Amend the Zoning Map by Changing an 11.4522-acre Parcel of Land off Oxford Ave. from RES 30 to LI-87
2. Approval of Minutes: March 22, 2023
3. ANR Plans: None
4. Graves Completion Estimate for Pierpont Estates and Status of Financial Securities and Possible Vote to Release Funds from Escrow

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: May 10 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.