

# TOWN OF DUDLEY

MASSACHUSETTS

## PLANNING BOARD

DUDLEY MUNICIPAL COMPLEX, ROOM 308  
71 WEST MAIN STREET, DUDLEY, MA 01571

DUDLEY TOWN CLK-R'CV'D  
JUN 23 '23 AM 11:34

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

### PLANNING BOARD MEETING AGENDA

Wednesday, June 28, 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. Re-organization of the Board, Election of Officers
2. Complete Registry of Deeds Signature Form
3. Approval of Minutes: May 22, May 24 and June 14, 2023
4. ANR Plans:
5. 7:15 PM - Public Hearing on a Definitive Plan off Sawmill Road entitled Sophie's Way
6. 7:45 PM – Request to Continue the Public Hearing for Modification of a Previously Approved Site Plan at 35-37 Chase Avenue

#### 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: Extension Request to June, 2024

2. Inspections and Actions Associated with Site Plans

- Legacy Landing/Country Club Acres: Extension Request to December 2023
- SEP Solar, Oxford Avenue
- JD&D, 24 Oxford Avenue
- 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: July 12, 2023
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.***