

TOWN OF DUDLEY

MASSACHUSETTS

PLANNING BOARD

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

DUDLEY TOWN CLK-RCVD
JUL 7 '23 AM9:08

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
Phone: 508-949-8014

PLANNING BOARD MEETING AGENDA

Wednesday, July 12, 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. Approval of Minutes: May 24 and June 28, 2023
2. ANR Plans:

Kabob Realty Corp. - Robert Couture, Old Southbridge Road, Plan Prepared by Land Planning, Inc.
3. 7:15 PM - Public Hearing on a Definitive Plan off Sawmill Road entitled Sophie's Way
4. 7:45 PM –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:

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: August 9, 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.