

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

DUDLEY PLANNING BOARD  
Guy Horne, Chairman  
Richard Clark, Vice Chairman  
Steve Watroba, Clerk of the Board  
Thomas Chojnacki, Member  
Daniel Edmiston, 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, March 9, 2022 7:00 pm**  
Dudley Municipal Complex, Room 321A  
71 West Main Street, Dudley, MA 01571-3264

**Call to Order**

**New Business:**

1. Approval of Minutes: February 9 and 23, 2022
2. 7:05 PM Review Draft Decision and Possible Vote on the Fish Road Definitive Plan
3. 7:10 PM: Review Draft Decision and Possible Vote on a Marijuana Cultivation Special Permit, Fish Road, LLC, 40 Fish Road
4. 7:15 PM: Continuation of the Public Hearing on the Redevelopment of the Stevens Mill
5. Discussion with the Highway Superintendent on Maintenance of Stormwater Basins in Subdivisions that become Town facilities when the Town Accepts the Streets
6. ANR Plans: Country Club Acres, LLC: Lot Merger Plan (not yet received at time of posting)
7. Review Completeness Status of the Final Phase of the Piasta Road Subdivision and Possible Vote to Issue Certificate of Completion and Release Performance Security

**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. Piasta Road

- d. Country View Estates (Eisenhower Drive)
- e. Tobin Farm Estates
- f. Lyons Estates

2. Inspections and Actions Associated with Site Plans

- Legacy Landing/Country Club Acres
- 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 Date: March 23, 2022

2. Approval of consultant vouchers / payment of bills

- Gatehouse: Legal Ads for Fish Road Definitive Plan and Special Permit, \$311.15
- Graves – Review of Fish Road Definitive Plan, \$2,922.00
- Graves – Review of Fish Road Marijuana Cultivation, \$5,628.75
- Graves – Solar Array Pre-construction Conference, \$500.25

3. Other Town Notices:

- Notice of CMRPC Assessment for FY 2023
- CMRPC's MuniGIS Program

4. Other Correspondence

**Adjournment**

Next Scheduled Meeting: March 23, 2022

***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.***