

**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, April 27, 2022 7:00 pm**  
Dudley Municipal Complex, Room 321A  
71 West Main Street, Dudley, MA 01571-3264

**Call to Order**

**New Business:**

1. 7:00 PM: Public Hearing on Proposed Zoning Amendments
  - a. Re-zoning a portion of the Conservation District to RES 87
  - b. Southbridge Road Business 15 Overlay District
  - c. Revision of the Aquifer Protection District
2. 7:15 PM: Continuation of the Public Hearing on the Redevelopment of the Stevens Mill
3. Approval of Minutes: April 13, 2022
4. ANR Plans: None

**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: Recommend Transfer to the Town of Parcel Containing the Dam
  - 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: May 11, 2022

2. Approval of consultant vouchers / payment of bills

- VAI - Review of Stevens Mill Traffic Plans, \$2,885.43

3. Other Town Notices:

4. Other Correspondence

### **Adjournment**

Next Scheduled Meeting: May 11, 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.***