

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, December 8, 2021 6:30 pm**  
Dudley Municipal Complex, Room 321A  
71 West Main Street, Dudley, MA 01571-3264

**Call to Order**

**New Business:**

1. Approval of Minutes: October 13 and November 10, 2021
2. ANR Plans: None
3. Minor Site Plan Review, Discussion of Water Treatment Plant, Dudley Water Department, Schofield Ave.
4. **7:15 PM: Continuation of Public Hearing on the Stevens Mill Redevelopment**
5. 8:30 PM: Discussion with Residents of Tobin Farm Estates

**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. Recap of the Board of Selectmen Meeting on Private Roads

3. Inspections and Actions Associated with Site Plans

- Legacy Landing/Country Club Acres
- SEP Solar, Oxford Avenue
- JD&D, 24 Oxford Ave.

4. Acceptance of Fish Road Definitive Subdivision Plan and Schedule Date for the Public Hearing

5. Planner's Plate

6. Comments from the Planning Board

7. Comments from the Audience

**Other Business**

1. Set Next Meeting Date: January 12, 2022

2. Approval of consultant vouchers / payment of bills

- Graves Engineering –
- VAI – Peer Review of Stevens Mill Traffic Study
- Close Out Escrow Account for Peter Bannister Site Plan Review - \$2.16 plus interest

3. Other Town Notices:

4. Other Correspondence:

**Adjournment**

Next Scheduled Meeting: January 12, 2022 The Board will not meet on December 22 due to the Christmas holiday.

***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.***