

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

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

**PLANNING BOARD MEETING AGENDA**  
**Wednesday, December 13, 2023 7:00 pm**  
Dudley Municipal Complex, Room 321A  
71 West Main Street, Dudley, MA 01571-3264

**Call to Order**

- Chair to Note that the Meeting Is Being Recorded
- Pledge of Allegiance

**New Business**

1. Approval of Minutes: October 25 and November 8, 2023
2. ANR Plans: None
3. 7:15 – Open Public Hearing for the Dudley Housing Authority Site Plan Review
4. Town Counsel Opinion on Rescinding a Member's Vote on the Approval of the Site Plan Modification for DMA Holdings, 35-37 Chase Ave.
5. Discussion of Regulation of Short-Term Rentals

**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) – Completion of Sewer Pump Station
  - d. Tobin Farm Estates
  - e. Lyons Estates:
  - f. Sophie's Way

2. Inspections and Actions Associated with Site Plans

- Legacy Landing/Country Club Acres
- SEP Solar, Oxford Avenue
- JD&D, 24 Oxford Avenue
- Stevens Mill
- Solar Project at the Landfill

3. Planner's Plate

4. Comments from the Planning Board

5. Comments from the Audience

**Other Business**

1. Set Next Regular Meeting Date: January 10, 2023

- Joint Meeting with the Board of Selectmen on Monday, December 18, 6:30 pm
- Cancel Regular Meeting of December 27, 2023

2. Approval of consultant vouchers / payment of bills

- Stonebridge Press, First Legal Ad for the Housing Authority Hearing, \$102.90

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.***