

**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  
Kaitlin Morin, Clerk  
[planner1@dudleyma.gov](mailto:planner1@dudleyma.gov)  
Phone: 508-949-8014

**PLANNING BOARD MEETING AGENDA**  
**Wednesday, May 10, 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: April 26, 2023
2. ANR Plans: Steven Watroba, Sawmill Road
3. 7:15 PM – Request for Continuation to May 24, 2023 of 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
  - SEP Solar, Oxford Avenue
  - JD&D, 24 Oxford Avenue – Site Inspection Reports
  - Stevens Mill

3. Review Decision for Nichols College Townhome Project and Possible Vote to Approve
4. Discussion of Town Meeting Articles
5. Planner's Plate
6. Comments from the Planning Board
7. Comments from the Audience

### **Other Business**

1. Set Next Meeting Dates:
  - May 24 at 6::30 pm in the cafeteria of Shepherd Hill School only to discuss Planning Board reports on proposed zoning articles; to adjourn at 7:00 pm to attend Town Meeting
  - Next regular meeting is May 24 at 7:00 pm at the Dudley Municipal Complex
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.***