

**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, August 23, 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: August 9, 2023
2. ANR Plans: None
3. Application for Release of Lot A-12 Bona Drive
4. Review Proposed Covenant for Sophie's Way
5. Review Decision for DMA Holdings Site Plan Modification, 35-37 Chase Avenue
6. Consider Process for Re-Opening Nichols College Townhome Site Plan Review
7. Discuss Fee Schedule and Possible Changes

**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
- Stevens Mill

3. Planner's Plate

4. Comments from the Planning Board

5. Comments from the Audience

**Other Business**

1. Set Next Meeting Date: September 13, 2023

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.***