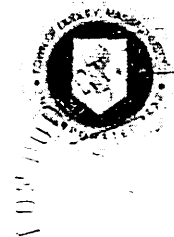


TOWN OF DUDLEY  
MASSACHUSETTS  
PLANNING BOARD  
DUDLEY MUNICIPAL COMPLEX, ROOM 308  
71 WEST MAIN STREET, DUDLEY, MA 01571

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 9, 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: May 24, June 28, and July 12, 2023
2. ANR Plans:  
Kabob Realty Corp. (Robert Couture), Old Southbridge Road, Revised Plan  
Gertrude Simpson, 90 Ramshorn Road  
Estate of Dennis M. Collins and Maureen E. O'Connor, 195 Oxford Avenue
3. Review Decision for Sophie's Way Definitive Subdivision Plan off Sawmill Road
4. Review Proposed Covenant for Sophie's Way
5. Discuss Fee Schedule and Possible Changes
6. Vote to Approve Delegate to CMRPC for FY 2024

**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. Review Decision for Nichols College Townhome Project and Possible Vote to Approve
  4. Planner's Plate
  5. Comments from the Planning Board
  6. 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
  - Memo from the Board of Selectmen that when a public meeting is being recorded the Chair shall make note of it at the beginning of the meeting.
  - New Town Hall Hours
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.***