

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
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PLANNING BOARD MEETING AGENDA
Wednesday, February 21, 2024 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: January 24, 2024
2. ANR Plans: None
3. Annual Update of Adult Marijuana Establishment, 35-37 Chase Ave. (invited)
4. Discussion of Acceptance of Cash Security in Lieu of the Covenant for Sophie's Way Subdivision
5. Annual Update of Adult Marijuana Establishment, 35-37 Chase Ave.
6. Request for Extensions of the Fish Road Definitive Subdivision Plan
7. Discussion of Re-Submission of Shared Driveway Standards Zoning Amendment
8. Discussion of Draft Short-Term Rental Bylaw

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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:
 - 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: March 12, 2024
2. Approval of consultant vouchers / payment of bills:
 - Quinn Engineering Invoice #2 for Peer Review of the Dudley Housing Authority Site Plan, \$885.50
3. Other Town Notices: Reminder to Complete Conflict of Interest Process
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.