

LUDLOW ZONING BOARD OF APPEALS

AGENDA

April 10, 2024

Time: 6:00 pm

Ludlow Town Hall – Selectmen's Conference Room

RECEIVED
TOWN CLERK'S OFFICE

REVISED

2024 APR -8 A 9:06

Pledge of Allegiance

TOWN OF LUDLOW

Public Hearings:

6:00 ---On the application of **Marcel Nunes** for the property located at **681 Center Street, Ludlow, MA (Assessors' Map 17D, Parcel 1, Zoning: Agriculture)** The subject of the hearing is a special permit for an addition of 630 sq ft for a master suite to create a 3 bedroom, 2 bath home, which will be greater than 25% of the original house square footage. The addition is also on a non-conforming lot because of the frontage being 125 sq ft instead of the required 140 sq ft and the square footage of the lot itself being 25,000 sq ft when 40,000 sq ft is what is required by this zoning district. The applicant is seeking relief from the Town of Ludlow Zoning Bylaw under Sections 3.4.2 (b)

6:20 --- On the application of **Anlo Realty Corporation-Joan Foster** for the property located at **0 Swan Avenue, Ludlow, MA (Assessors' Map 16A, Parcels 8 & 7, Zoning: Residential A)))** The subject of the hearing is a Special Permit for a proposed creation of two (2) single family home lots to be located at the above-referenced properties with approximately 12,500 s.f. (Lot A) and 12,500 s.f. (Lot B) of proposed lot area from the minimum requirement of 15,000 s.f. as referenced from the Town of Ludlow Table of Dimensional Regulations- Table 2 within the Residential A (RA) zoning district. Section IV Dimensional Regulations 4.0.4 Lots of Less than the Required Width or Area.

6:40 --- On the application of **Anlo Realty Corporation-Joan Foster** for the property located at **0 Loopley Avenue, Ludlow, MA (Assessors' Map 11D, Parcels 78D & 79, Zoning: Residential A)** The subject of the hearing is a Special Permit for a proposed creation of two (2) single family home lots to be located at the above-referenced properties with approximately 9,762 s.f. (Lot C) and 10,835 s.f. (Lot D) of proposed lot area from the minimum requirement of 15,000 s.f. as referenced from the Town of Ludlow Table of Dimensional Regulations- Table 2 within the Residential A (RA) zoning district. Section IV Dimensional Regulations 4.0.4 Lots of Less than the Required Width or Area.

7:00 --- Discussion on Request by Edward Perreault of 184 Howard Street to possibly extend the ruling from May 4, 2023, where the board granted a Special Permit for a proposed 30' X 34' two family home to be located on the property.

Open Discussion

Upcoming Hearings: April 24, 2024 6:00pm

Not all topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the Chairman reasonably expects will be discussed as of the date of this notice.