

**LUDLOW ZONING BOARD OF APPEALS**  
**AGENDA**  
**April 10, 2024**  
**Time: 6:00 pm**  
**Ludlow Town Hall – Selectmen’s Conference Room**

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**Pledge of Allegiance**

**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)

6:30 --- 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:**

None at this time.

**RECEIVED**  
**TOWN CLERK'S OFFICE**  
**2024 MAR 13 P 3:12**  
**TOWN OF LUDLOW**