

LUDLOW ZONING BOARD OF APPEALS

AGENDA

April 24, 2024

Time: 6:00 pm

Ludlow Town Hall – Selectmen's Conference Room

RECEIVED
TOWN CLERK'S OFFICE

2024 APR 22 A 11:18

TOWN OF LUDLOW

Pledge of Allegiance

Public Hearings:

6:00 --- The Ludlow Zoning Board of Appeals will hold a public hearing in the Ludlow Town Hall, 488 Chapin Street, Selectmen's Conference Room on Wednesday, April 24, 2024 at 6:00 p.m. on the application of **Pete Ribeiro-Maria Kroll** for the property located at **53 White Street, Ludlow MA (Assessors' Map 15B, Parcel 33, Zoning: Residential A)** The subject of the hearing is a Special Permit for a proposed reconstruction and improvement of the home that was damaged within a fire. The proposed improvements require a finding under MGL Chapter 40A, Section 6. It is believed that the proposed improvements would not increase onto the existing non-conformities and is allowed under the MGL's and Ludlow Zoning Bylaws.

6:20 --- The Ludlow Zoning Board of Appeals will hold a public hearing in the Ludlow Town Hall, 488 Chapin Street, Selectmen's Conference Room on Wednesday, April 24, 2024 at 6:20pm on the application of **Hopkinton LNG Corporation D/B/A Eversource Energy** for the property located at **76 Ravenwood Drive, Ludlow MA (Assessors' Map 29, Parcel 41, Zoning: Industrial C)** The subject of the hearing is a Special Permit regarding Section 3.0.04 of the Town of Ludlow's Zoning Bylaws, which specifies fence height no taller than 6.5 feet. The proposed fence height is 8 feet with 1-foot of barbed wire at the top, to match the height of the existing facility fence. We request this Special Permit mainly for safety, as the additional height provides greater security to the Facility.

Continued- 6:40 --- 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.

Continued-6:50 --- 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.

Open Discussion

Upcoming Hearings: None