

**TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
August 8, 2024**

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Absent)
Joel Silva – Vice Chairman (Present)
Joseph Queiroga (Present)
Joshua Carpenter (Present)
Christopher Coelho (Present)
Kathleen Houle, Associate Member (Present)

RECEIVED
TOWN OF LUDLOW
2024 AUG 23 A 9:43

The meeting began at 7:00 p.m. in the Selectmen's Conference Room.

Mr. Silva acted as Chairman in Mr. Phoenix's absence.

**PUBLIC HEARING – Special Permit/Accessory Apartment – Brandon McCarthy – Lot 82
Turning Leaf Road (Assessors' Map 30, Parcel 253) (792 square foot accessory apartment)**

SEE SEPARATE MINUTES

**File Mail Item 52 - Legal Notice – Ludlow Conservation Commission – 0 East Street (Map 27,
Parcels 26-31)**

**PUBLIC HEARING – Special Permit/Home Occupation – Matthew Nay – 186 Lyon Street
(Assessors' Map 24, Parcel 38) (office for bounce house rental business)**

SEE SEPARATE MINUTES

**PUBLIC HEARING – Special Permit/Home Occupation – Thomas Morin – 143 Parker Lane
(Assessors' Map 30, Parcel 52T) (office for roofing business)**

SEE SEPARATE MINUTES

**File Mail Item 53 - Notice of Decision – Zoning Board of Appeals – 0 Swan Street (Lot A)
54 - Notice of Decision – Zoning Board of Appeals – 0 Swan Street (Lot B)
55 - Notice of Decision – Zoning Board of Appeals – 0 Loopley Street (Lot C)
56 - Notice of Decision – Zoning Board of Appeals – 0 Loopley Street (Lot D)**

Mr. Carpenter: If they're all the same, I'd make a MOTION to file.

SECOND Mr. Coelho.

4-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Mr. Queiroga – yes; Mr. Silva – yes.

CONSENT AGENDA:

The Board approved the Consent Agenda under unanimous consent.

- ♦ **FILE** Mail Item 51... Legal Notices from surrounding communities
- ♦ **APPROVE/SIGN** Minutes of July 25, 2024
- ♦ **APPROVE** Change of Occupancy:
- Jhennelyn Hanks (Kate's Cleaning Services) 135 Carmelinas Circle (from office use to office use)

321 Center Street – Pioneer Valley Hotels (*discussion rescheduled to 9/12/24 at 7:00 p.m.*)

Ms. Houle left the meeting at 7:42 p.m.

Zoning Bylaws

Mr. Stefancik commented that the Critical Energy Reforms Bill wasn't voted on by the Senate for battery storage, so that it remains in the purview of the town, and that he will submit a bylaw for the October Town Meeting. He said that the proposed bylaw is based off the bylaw that the Town of Ware had approved by the Attorney General.

Mr. Stefancik remarked that through the state housing bill, ADU (accessory dwelling) units will be allowed by right therefore no longer requiring a special permit from the town.

The Board will have a discussion about the proposed bylaws at the next meeting, with public hearings scheduled for the September 22, 2024, meeting.

Mr. Carpenter: I'll make a **MOTION** to at least advertise the public hearing.

SECOND Mr. Queiroga.

4-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Mr. Queiroga – yes; Mr. Silva – yes.

Documents: Draft Article – Section 3.2.2 Table 1 (Winery, Micro-winery, Nano-winery in Mill Redevelopment District); Table 1 Ludlow Tables of Principal Uses; Backyard Apartments Now Legal Across MA: What To Know (Aug 6, 2024)

Mr. Carpenter: I'll make a **MOTION** to adjourn.

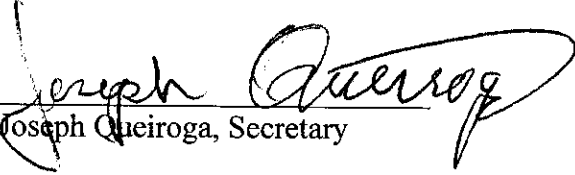
SECOND Mr. Carpenter.

4-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Mr. Queiroga – yes; Mr. Silva – yes.

Meeting adjourned at 7:42 p.m.

APPROVED:


Joseph Queiroga, Secretary

RECEIVED
PLANNING BOARD
2024 AUG 23 AM 9:43
CITY OF BOSTON

(All related documents can be viewed at the Planning Board Office during regular business hours.)

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT/ACCESSORY APARTMENT
Lot 82 Turning Leaf Road (Assessors' Map 30, Parcel 253)
Brandon McCarthy
(792 square foot accessory apartment)
August 8, 2024

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Absent)
Joel Silva – Vice Chairman (Present)
Joseph Queiroga (Present)
Joshua Carpenter (Present)
Christopher Coelho (Present)
Kathleen Houle, Associate Member (Present)

The public hearing began at 7:00 p.m. in the Selectmen's Conference Room.

Mr. Silva acted as Chairman in Mr. Phoenix's absence.

In attendance: Brandon McCarthy, Luisa McCarthy, attendees

Mr. Silva read the legal notice, advised the public that the hearing was being recorded, and gave the applicant a copy of the Turley Publications invoice. The legal notice included the description of: 792 square foot accessory apartment.

Mr. Silva: I'll start by reading some comments. So, I'll start with, Chris, do I have to read this one too? From Doug?

Mr. Coelho: Yeah, yeah. This is what we identify.

Mr. Silva: Ok. So, this is a memo from Doug which states that the accessory apartment will be 792 square feet, and it will be occupied by the owner's mother, and the applicant meets the accessory apartment bylaw criteria. Do I have to read it all?

Mr. Coelho: No, I would just do the highlighted things because that's what Doug identified as important.

Mr. Silva: Thank you. So, by meeting the bylaw criteria, everything checks in. And I'll just read, like Chris said, the highlighted area that will be d. the initial unit shall be occupied only by a family member. For purposes of this article, family members shall be defined as one of the relatives of the homeowner or spouse as follows, mother, father, sister, brother, son, daughter, uncle, aunt, grandmother, grandfather, and/or their spouses. In this, this case, the mother will be the one using it, so it applies. Comments from Conservation, which no wetlands or no comments. The Department of Public Works has no comments. Board of Health is no septic, well permit on file. So, they're okay with it. The Fire Department, the special permit proposed for Brandon McCarthy of 82 Turning Leaf Road for the 792 square feet of accessory apartment has been reviewed for compliance. The Ludlow Fire Department has no comments on this

matter. The Building Department has no comments. Members of the board, you want to grant some findings?

Mr. Coelho: Well, first, I think they should just describe on the record what they're doing over there.

Mr. Silva: I'm sorry, can you please?

Mr. McCarthy: We're building a house on 82 Turning Leaf and we're applying for an accessory apartment for my mother who's right here.

Mr. Silva: So, I see the details here. So, the house is being built now. Where exactly is the apartment gonna be located?

Mr. McCarthy: It's gonna be above the garage. So, it would be, not that one, but that one right there.

Mr. Silva: Right here, yes.

Mr. Coelho: Mr. Chairman.

Mr. Silva: Yes.

Mr. Coelho: I'll move to waive the full plan, the full site plan for Mr. Brandon McCarthy, Lot 82 Turning Leaf Road.

SECOND Mr. Queiroga.

Mr. Coelho: Oh, in favor of a sketch and photos to be prepared by the applicant since it's in relation to an accessory apartment, and in doing so is consistent with the purpose and intent of the zoning bylaw.

SECOND Mr. Queiroga.

5-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes; Mr. Silva – yes.

Mr. Silva: Anybody --- from the public that wants to, is anybody here for this public hearing? Everybody's very quiet so we'll move on.

Mr. Carpenter: Mr. Chairman, I **MOVE** to approve the Special Permit under 7.0.4 a-m and the Accessory Apartment under 6.6.1-6.6.3 a-l for Brandon McCarthy at 82 Turning Leaf Road with the conditions that the permit run with the applicant and not with the property, and that the relationship of the accessory apartment tenant will remain consistent with the terms of this bylaw, and that all follow up documentation will be provided by the applicant provided this continued relationship.

SECOND Mr. Queiroga.

5-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes; Mr. Silva – yes.

Mr. Coelho: I make a **MOTION** to close the public hearing.

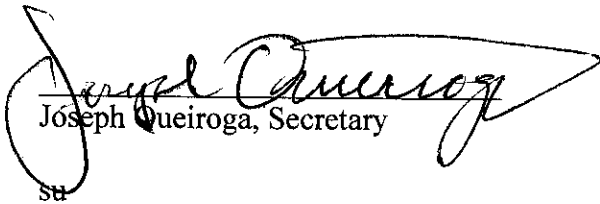
SECOND Ms. Houle.

5-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes; Mr. Silva – yes.

The public hearing was closed at 7:06 p.m.

APPROVED:


Joseph Queiroga, Secretary

Documents: Master application; Comments from town departments/boards; Drawings/plans for Lot 82 Turning Leaf Road

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION
186 Lyon Street (Assessors' Map 24, Parcel 38)
Matthew Nay
(office for bounce house rental business)
August 8, 2024

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Absent)
Joel Silva – Vice Chairman (Present)
Joseph Queiroga (Present)
Joshua Carpenter (Present)
Christopher Coelho (Present)
Kathleen Houle, Associate Member (Present)

The public hearing began at 7:10 p.m. in the Selectmen's Conference Room.

Mr. Silva acted as Chairman in Mr. Phoenix's absence.

In attendance: Matthew Nay, attendees

Mr. Silva read the legal notice, advised the public that the hearing was being recorded, and gave the applicant a copy of the Turley Publications invoice. The legal notice included the description of: office for bounce house rental business.

Mr. Silva: So, there's no comments. Can you please explain this, what you, you see the pictures here? Can you please explain this, what the intent is?

Mr. Nay: The intent of this is to be able to store bounce houses in my garage. I have a giant red three car garage out back of my property. And to be able to use one of my rooms in my house to be able to work online for rental. There will be no customers entering the property. There will be, I mean my kids like to use the bounce house, but whether the business is there or not, that will still go on.

Mr. Silva: What about vehicles?

Mr. Nay: No vehicles. I have one extra vehicle which is listed on the item, a Nissan pickup truck.

Mr. Silva: Frontier.

Mr. Nay: Frontier. Yep. We already have two vehicles, three vehicles on the property. It has an in-law place that was approved. So, this just adds a fourth vehicle, but we have a very long driveway. We actually have two driveways on the property. You can see there on the right. That's the short one. And then on the left you can't see the driveway, but you can see my minivan sitting there on the left.

Mr. Silva: So, I see a garage or a building, a tarped building on the.

Mr. Nay: That's just a woodshed.

Mr. Silva: So, the bounce houses will be stored all the way in the back of the house?

Mr. Nay: Yes. You can't even see the garage from here because it's behind. It's out in the back.

Mr. Queiroga: ~~No~~ employees?

Mr. Nay: My son.

Mr. Coelho: He lives there.

Mr. Nay: He lives there though.

Mr. Coelho: Yeah, you're allowed to have two non-resident employees, so.

Mr. Nay: Okay. I will probably hire someone. I am disabled. I'm a veteran. I am trying to get off of disability and I believe working on starting my own business might be the way. And I'm just about done with my doctorate in business administration. Like just on the tail end, I'm done. So, this is the way I'm going. Eventually, a year or two I'd like to move to a bigger space, warehouse. This is just a temporary setup for overhead costs.

Mr. Queiroga: How big is the property?

Mr. Nay: The property's just over five acres.

Mr. Queiroga: Five acres?

Mr. Nay: Yep.

Mr. Silva: Any other questions from the table?

Mr. Coelho: Mr. Chairman?

Mr. Silva: Yes.

Mr. Coelho: I **MOVE** to find that the home office home occupation as described by Mr. Nay at 186 Lyon Street is a suitable home occupation under the bylaw.

SECOND Mr. Carpenter.

5-0 in Favor.

Roll call vote: Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes; Mr. Silva – yes; Mr. Carpenter – yes.

Mr. Silva: Okay, and yes please. Can you please state, did you sign up already? Yes.

Mr. Krzanik: Frank Krzanik, 183 Lyon Street right across the street from him. The office that he's gonna have, that's fine. I have no problem with that at all. It's the bounce houses that are constantly, they put it in the front of the yard where the porch is. Yeah, or on the left of the porch. And they're huge, one of them is a huge one. They almost go up to the second story of

the windows on his house. They haven't been taken down daily. They're sometimes up for a couple days. Now when they're taken down there, the rubber or whatever it's made out of is laying on the ground, that it's either picked up and stored or taken wherever. And I think the worst part of it is looking at that and not knowing. I've seen the children playing in it without supervision being right there constantly. I just saw it last Sunday. Little boy that had the bounce house blow away. He got killed and his, the girl's daughter, his sister got injured that was in Washington. I don't know if he's taken any measures to do anything differently. I'm hopeful that if he does put up these things, they're not as large as that one big one and they are staked into the ground so they're not blowing in the wind.

Mr. Silva: Are you using the bounce houses for advertising in front of the house?

Mr. Nay: No. And, actually, if you look at the picture here, you can't go in front of the house with the bounce houses. They're actually off to the right here. And my neighbors here have already filed frivolous complaints about the chickens. I live in over five acres. I've already talked to the attorney with the city of Ludlow. This is not the first time they've made frivolous complaints. I have children, my fifth is on the way. I have insurance. I have taken emergency courses. As you can see from here, this is just in front of their house right across from here. So, you can, they're just a tad off here. What you can't see is the side porch there where my wife and I sit to watch our children play because we're adults and we watch our children play from that. My children use it. I don't use it for advertisement for the bounce houses. My, as mentioned, they have been seen on it playing. Last time they played on it was Sunday, but then we start, or Saturday, it started raining. And trying to roll these up and put 'em away while they're wet is not feasible. But they're laying on the ground where you can't see 'em for a little bit until I have a chance to blow 'em up, dry 'em off, put 'em away. Otherwise, they get moldy. I'm not leaving them up this whole time. I met all my requirements with my insurance company for safety. I've done all my background research. I, not sure what else I, and as I mentioned, even if...

Mr. Silva: I think you answered all the questions.

Mr. Nay: Okay.

Mr. Coelho: Mr. Chairman.

Mr. Silva: Yes.

Mr. Coelho: Mr. Nay, you understand this is for the business purposes. As far as what you do in your own yard. You know, you're not messing with the peaceful enjoyment of the neighborhood. I don't think that's part of our responsibility. You know, again, if you're not using it as advertisement, there's a limit to the signage you could use. You can have a two square foot sign if you wanted to with this. But I mean, as far as I, I think, you know, this would be akin to us trying to regulate a swing set. The insurance company, they'll handle the safety. And I have to assume that these, these houses come with instructions and manufacturer's recommendations as far as the safe use and construction of them.

Mr. Nay: Correct, sir. Yep. And I took a national safety course. And as far as advertisement, it's very difficult to advertise here. This is all trees here and this is where they go.

Mr. Coelho: Okay.

Mr. Silva: Yes please. Okay.

Ms. DeTomas: First of all, should I stand up?

Mr. Silva: Yeah, yeah. If you want to.

Ms. DeTomas: We are not opposing.

Mr. Queiroga: Could you identify yourself?

Ms. DeTomas: Yes. I'm Patricia DeTomas. I'm Frank's wife. We live on 183 Lyon Street. And we are not here to oppose this at all. Ok, we just want to know a few things. I will show you a picture of one of the bounce houses. His house is very close to the road. Our front porch is out there and we look out, we like to look out and see things. The house was up for quite a while. I have several pictures. I'm not gonna go into them. All I'm asking is, he said he has five acres, is that you don't display the bounce houses right in the front. As far as his kids playing. We love to see his kids playing. They were in the little house. We enjoy it. We love children. And he's got two beautiful little boys and an older boy we see all the time. And honestly, we're not, like I said, we're not here to oppose. The only thing we're asking is that the bounce houses are not put right in the front where they've been put. If he has five acres, like he stated, and that they're put further back.

Mr. Silva: So, probably you guys can solve a good neighborhood.

Ms. DeTomas: I would hope so.

Mr. Silva: --- neighborhood.

Mr. Nay: That's not feasible, I raise bees in the back, four acres of it is in woods and the only electrical outlets we have are by the house.

Ms. DeTomas: Okay. How about you just moved them back a little like closer to the pool?

Ms. Houle: I, Mr. Chairman?

Mr. Silva: Yes.

Ms. Houle: You know the business part is offsite. You're gonna take those bounce houses offsite. You're not having people come to your house. As far as using them for your children, I'm sure you wanna be able to see them, so you're not gonna put them where you have to run an extension cord worry about that. And I've seen people do stupid things like that which is very dangerous. You wanna have them close as possible to that, that source for electricity. And I would imagine the only time you have them blown up at your house is for your own children to use or if you have family that comes over. Because otherwise you're not gonna have a business if all you're doing is keeping them at your home. So, I think that's the whole point of the business is to be able to have that office space, just store them in the back and take them off site. And that's where you use them. And I know you have to make sure they're dry when you roll them up or you're losing business right there.

Ms. DeTomas: Yeah. And like I say, we understand all that. And as I know this has nothing to do with anything. We never complained about the chickens.

Mr. Queiroga: Speak up a little bit.

Ms. DeTomas: I said this has nothing to do with anything. But honestly, we never complained about the chickens. We only complained about not being able to have a view of the woods and the trees because these were in the way. Okay. That was the only thing we.

Mr. Silva: But everything was, was solved. All the complaints, everything. It sounds like everything was.

Ms. DeTomas: That's why we came to make sure that it, it is solved. We wish him well.

Mr. Silva: But we cannot, we cannot obligate him to...

Ms. DeTomas: No, we're not asking you not approve that.

Mr. Silva: It's just like any other normal residence with a party going on for their kids. They can put the bounce houses at their house.

Ms. DeTomas: When he has a birthday party and the kids are out there playing. I don't care if he has three or four bounce houses up as long as they come down after. I mean, absolutely. We like to see people happy. We just, this is our only request, and we have no problem with the bounce houses. If they are removed and just, you know, don't leave these, like this one that he had up was, is higher than his roof. Okay. Just take 'em down so that when we sit on our porch we can look out. That's all. I mean I'm sure you wouldn't want to look out into this big, massive block. That's what we're looking at. I mean I have ---. It's incurable blood cancer. My husband is also a disabled vet. We're elderly. We enjoy sitting on our front porch. We enjoy the children. Honest. We do. We look forward to them coming out. But we just would like to make it so that we don't have to constantly look at these great big giant bounce houses. That's our only request.

Mr. Silva: Like I said, there's nothing we can do about that. There'll have to be a courtesy between neighbors that can solve their issue.

Ms. DeTomas: That sound feasible?

Mr. Nay: We could talk about it later. Just so you're aware, complaints to the town are public record and your name was on it.

Ms. DeTomas: I know it was, but it wasn't about your chickens. It never was about your chickens.

Mr. Silva: Ok, let's not talk about complaints from the past that were already solved. This is what we're here for. Okay, so anything else that you want to have?

Ms. DeTomas: No, that's all we, like I say, we're not in opposition at all. The only thing we request is that bounces houses are not left out so that we cannot have a view and we don't want the property across the street from us, it's a very nice neighborhood, to look like there's a carnival there. Okay.

Mr. Silva: Duly noted. Yes. Thank you. Thank you for your comments, sir. You all? You good? You wanna add anything else?

Mr. Krzanik: No. **RECEIVED**
2024 AUG 23 PM 5:44

Mr. Silva: Okay. Anybody else from the public?

Ms. DeTomas: That was our only request.

Mr. Silva: Okay. There's no checklists.

Mr. Coelho: Mr. Chairman.

Mr. Silva: Yes.

Mr. Coelho: We, there was a checklist that you signed. You read them and you understood them, correct?

Mr. Nay: Correct, Sir.

Mr. Coelho: Okay.

Mr. Silva: I'm sorry. Yes.

Mr. Coelho: Just make sure, I like to make sure that they understand that. I **MOVE** to waive the full site plan for Mr. Nay at 186 Lyon Street in favor of a site sketch and photos as prepared by the applicant since this is in relation to a home occupation and in doing so is consistent with the purpose and intent of the zoning bylaw.

SECOND Mr. Carpenter.

5-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes; Mr. Silva – yes.

Mr. Coelho: And furthermore, I **MOVE** to approve the Special Permit under 7.0.4 a-m and a Home Occupation under 6.2.1 – 6.2.13 for Mr. Nay at 186 Lyon Street with the restriction that the permit will run with the applicant and not with the property and I'll add to my motion to close the public hearing.

Mr. Carpenter: **SECOND** for discussion. Did we do the finding?

Mr. Coelho: I did the finding.

Mr. Carpenter: You did the finding?

Mr. Silva: Yes.

Mr. Carpenter: Ok.

Mr. Coelho: We did the finding.

SECOND Mr. Carpenter.

Public Hearing – Nay
August 8, 2024

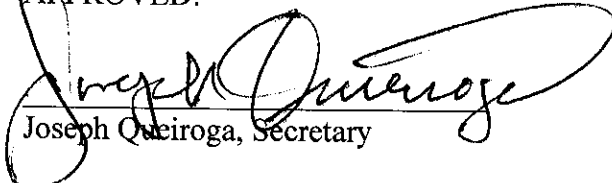
5-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes; Mr. Silva – yes.

The public hearing was closed at 7:23 p.m.

PLANNING BOARD
PUBLIC HEARING
JULY 13, 2024
7:23 PM
TOWN OF NAY

APPROVED:


Joseph Queiroga, Secretary
su

Documents: Master application

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

**TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION
143 Parker Lane (Assessors' Map 30, Parcel 52T)
Thomas Morin
(office for roofing business)
August 8, 2024**

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Absent)
Joel Silva – Vice Chairman (Present)
Joseph Queiroga (Present)
Joshua Carpenter (Present)
Christopher Coelho (Present)
Kathleen Houle, Associate Member (Present)

The public hearing began at 7:24 p.m. in the Selectmen's Conference Room.

Mr. Silva acted as Chairman in Mr. Phoenix's absence.

In attendance: Thomas Morin, Michelle Morin, attendees

Mr. Silva read the legal notice, advised the public that the hearing was being recorded, and gave the applicant a copy of the Turley Publications invoice. The legal notice included the description of: office for roofing business.

Mr. Silva: Well, it's your time to shine. Explain to us what you, oh, what the intended?

Mr. Morin: It's just a small home office.

Mr. Coelho: You read this?

Mr. Silva: Yes.

Mr. Coelho: I'm sorry.

Mr. Silva: That's okay.

Mr. Morin: It's just a small home office.

Mr. Silva: So, I noticed in the, in the pictures there's a, you have a vehicle that's yours?

Mr. Morin: Correct.

Mr. Silva: Yes. Any other vehicles?

Mr. Morin: Just hers in the driveway. No employees.

Mr. Silva: No employees, no nothing.

Ms. Morin: Yeah, it's just the two of us.

Mr. Queiroga: Any anybody comes to your house?

Mr. Morin: Nope.

Mr. Carpenter: And all deliveries are gonna be to the job site?

Mr. Morin: Yeah. Yeah. All the jobs. Yep. No, it's Parker Lane. There's more deliveries going up the street than there are at my house, so.

Mr. Coelho: And you read the checklists and you understand those are kind of what you gotta follow and?

Mr. Morin: Yeah, I mean it's, we've been doing it for the last three years. It was the Google. Yeah. So, the last business license expired. Google's now like we need one that matches your current address. So, in order for me to be able to do that, I need a business certificate.

Mr. Coelho: Mr. Chairman.

Mr. Silva: Yes.

Mr. Coelho: I **FIND** that the home office for the roofing business as described by Mr. Morin at 143 Parker Lane is a suitable home occupation under the bylaw.

SECOND Mr. Carpenter.

5-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes; Mr. Silva – yes.

Mr. Silva: Anybody from the public?

Mr. Coelho: I **MOVE** to waive the full site plan for Mr. Morin at 143 Parker Lane in favor of a sketch and photos as prepared by the applicant since this is in relation to a home occupation and doing so is consistent with the purpose and intent of the zoning bylaw.

SECOND Mr. Carpenter.

5-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes; Mr. Silva – yes.

Mr. Carpenter: Mr. Chairman I make a **MOTION** to approve the Special Permit in the standard form and close the public hearing.

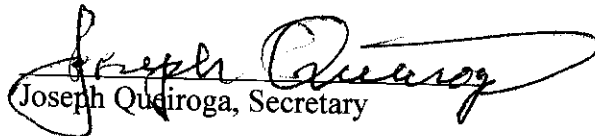
SECOND Mr. Carpenter.

5-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes; Mr. Silva – yes.

The public hearing was closed at 7:27 p.m.

APPROVED:


Joseph Quadiroga, Secretary

su

Documents: Master application

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).