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TOWN OF LUDLOW

NOTICE OF PLANNING BOARD HEARING
Relative to
PROPOSED ZONING BYLAW AMENDMENTS
Pursuant to G.L. c. 40A, § 5

LEGAL NOTICE – ZONING BYLAW

The Planning Board of the Town of Ludlow will hold a public hearing to discuss proposed amendments to the town's zoning bylaw. The public hearing will be held as follows:

Place: Ludlow Town Hall, Selectmen's Conference Room, 3rd fl.
Date: Thursday, September 12, 2024 *
Time: 7:15 PM
Applicant: Planning Board
Location: 488 Chapin Street, Ludlow, MA

*If for any reason this hearing is cancelled, it will be rescheduled to the Thursday, September 26, 2024 Planning Board meeting, as the last hearing.

The subject matter of the proposed amendments is as indicated below. The complete text relative to the proposed amendments is available for inspection on the Planning Board web site: <https://www.ludlow.ma.us/243/Documents-for-Review> and in the Planning Department Office and Town Clerk's Office during regular business hours. Proposed zoning bylaw revisions are in draft form and are subject to change.

Proposed zoning bylaw revisions to include the following: SECTION IV DIMENSIONAL AND DENSITY REGULATIONS 4.4 MILL REDEVELOPEMNT DISTRICT (MRD) Bylaw 4.4.10 Site Plan Approval Process b. By changing six members to five members. SECTION VI: SPECIAL LAND USE REGULATIONS add 6.13 Battery Energy Storage Systems (BESS). SECTION III: GENERAL USE REGULATIONS 3.0 GENERAL REGULATIONS. SECTION 3.2.2 TABLE 1 LUDLOW TABLE OF PRINCIPLE USES. Add to Land Use Classification/ General Uses: Battery Energy Storage System associated with Large Scale Solar Facility, Tier 1 Residential Battery Energy Storage System, Tier 2 Battery Energy Storage System, and Tier 3 and Tier 4 Battery Energy Storage Systems (Stand -Alone) with their associated permitted use and zoning district. Add special permit to the following uses under zoning district Business A (BA) and/or Business B (BB) in TABLE 1 LUDLOW TABLE OF PRINCIPAL USES, Room Rental, Amusement Parks, Automated Teller Machine (ATM), Automated Vending Kiosk, Banks, Bowling Alleys, Dining Establishments, Halls, Hotels/Inns, Motels, Office Buildings, Open Air Parking, Parking Garages, Retail, Roller Rinks, Services, Warehousing, Wholesale. Add Site Plan Approval from the Administrative Review Committee (ASPA) under zoning district Mill Redevelopment District (MRD) for Land Use Classification: Winery, Micro-Winery & Nano-Winery.



Raymond Phoenix
Chairman

Register - Please publish as a legal notice in the 8/21/24 & 8/28/24 editions.

CC: Town Clerk – Please post,
PVPC, Surrounding Communities, DHCD,
Assessors, Board of Health, Board of Selectmen, Building Department, Conservation
Commission, DPW, Fire Department & Safety Committee