

AGENDA - REVISED (12/12/24 2:30 p.m.)

Town of Ludlow Planning Board

Meeting of December 12, 2024

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

RECEIVED
TOWN CLERK'S OFFICE
2024 DEC 12 P 2:55
TOWN OF LUDLOW

Appointments:

- 7:00 – PUBLIC HEARING – Revocation of Site Plan – 4-8 White Street (Assessors’ Map 15B, Parcel 39)
- 7:15 – PUBLIC HEARING – Special Permit/Home Occupation – Ryan Leveille – 519 Moore Street
(Assessors’ Map 33, Parcel 52K) (custom wood crafts & trophies)
- 7:25 – PUBLIC HEARING – Site Plan – CA Real Estate Holdings, LLC (Gerald Renaud) 40 Westover Road
(Assessors’ Map 3, Parcel 110) (proposed +/- 26,000 SF addition to the existing facility with
associated site improvements)

Discussion:

ADU Bylaw

Release of Covenant – Lot 14 Fox Run Estates

Mail Items:

71. Legal Notice – Ludlow Conservation Commission – Notice of Intent – 40 Westover Road
72. Revised Legal Notice – Ludlow Zoning Board of Appeals – 76 Ravenwood Drive/6 Miller Street

Consent Agenda:

The following items will be adopted by unanimous consent upon announcement by the Chairman unless a board member objects at that time. Any member may also request that an item be removed from the consent agenda for separate consideration. (Circulate documents for signatures)

- ◆ FILE Mail Item 70. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of November 14, 2024
- ◆ APPROVE Change of Occupancy:
 - Amy Fields (Brookside Café) 6-8 Fuller Street (from restaurant/bar to restaurant/bar)
- ◆ SIGN Special Permits:
 - Craig Authier – 0 Kendall Street (estate lot)
 - Haci i Brahim Bayram – 19 Munsing Avenue (office for Uber/Lyft business)
 - Jessica Leonczyk – 97 Allison Lane (baking sourdough goods)

All applicable paperwork is on file at the Planning Board Office during regular working hours. 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.