

AGENDA - REVISED (01/09/25 2:00 p.m.)

Town of Ludlow Planning Board

Meeting of January 9, 2025

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

Appointments:

- 7:00 – PUBLIC HEARING – Site Sketch – Matthew Nichols, Eversource Gas of Massachusetts – 76 Ravenwood Drive (Assessors’ Map 29, Parcel 41) (construct a new below grade station within the limits of subsidiary company property)
- 7:15 – PUBLIC HEARING – Special Permit/Estate Lot – Muhammad Ali Saleem – 0 Sunset Ridge (Assessors’ Map 25, Parcel 27C) (estate lot)
- 7:30 – Site Sketch – Commonwealth Electrical Technologies LLC – 68 State Street (Assessors’ Map 14B, Parcel 130B) (install 4 Level-2 EV Charging Stations with associated work)

Discussion:

Nominate Secretary

ADU Bylaw

Mail Items:

02. Cannabis home delivery service inquiry from Duane Harden, Holyoke Smokes Corp (email response from Brian Winner, Town Counsel included)

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 01. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of December 12, 2024
- ◆ APPROVE Change of Occupancies:
 - Adam Camp (Touched By An Angel Inc.) 343 Winsor Street (from office use to office use)
 - Gina Welch (Cranio & Massage) 733 Chapin Street #203 (from law office to massage business)
- ◆ SIGN Special Permits:
 - Ryan Leveille – 519 Moore Street (custom wood crafts & trophies)

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.