

**TOWN OF LUDLOW PLANNING BOARD  
MINUTES OF THE MEETING OF  
January 9, 2025**

**PLANNING BOARD MEMBERS**

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

RECEIVED  
TOWN CLERK'S OFFICE  
2025 FEB 14 A 10:17  
TOWN OF LUDLOW

The meeting began at 7:15 p.m. in the Selectmen's Conference Room.

*Mr. Coelho acted as Chairman in Mr. Phoenix's absence.*

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Mr. Coelho explained that there is not a quorum for the meeting, and that the public hearings will be opened and continued.

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**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)**

**SEE SEPARATE MINUTES**

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**PUBLIC HEARING – Special Permit/Estate Lot – Muhammad Ali Saleem – 0 Sunset Ridge  
(Assessors' Map 25, Parcel 27C) (estate lot)**

**SEE SEPARATE MINUTES**

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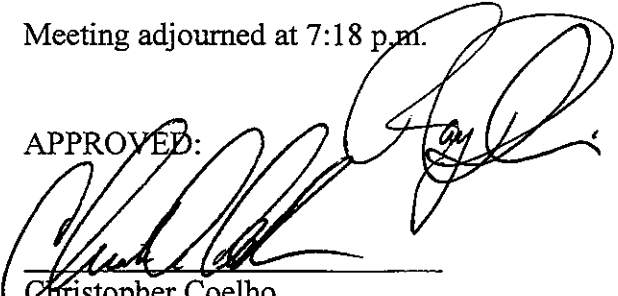
Mr. Coelho mentioned that the Site Sketch appointment for Commonwealth Electrical Technologies LLC – 68 State Street will be rescheduled for 7:45 p.m. on January 23, 2025.

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Mr. Carpenter: **MOTION** to adjourn.  
**SECOND** Ms. Houle.  
**3-0 in Favor.**

Meeting adjourned at 7:18 p.m.

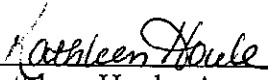
APPROVED:



Christopher Coelho

Minutes of January 9, 2025

  
Joshua Carpenter

  
Kathleen Houle, Associate Member

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2025 FEB 14 A 10:17

TOWN OF LINDSEY

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

**TOWN OF LUDLOW PLANNING BOARD  
PUBLIC HEARING – SITE SKETCH  
76 Ravenwood Drive (Assessors' Map 29, Parcel 41)  
Matthew Nichols, Eversource Gas of Massachusetts  
(Construct a new below grade station within the limits of subsidiary company property)  
January 9, 2025**

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TOWN OF LUDLOW

2025 FEB 14 A 10:17

TOWN OF LUDLOW

**PLANNING BOARD MEMBERS**

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

The public hearing began at 7:15 p.m. in the Selectmen's Conference Room.

*Mr. Coelho acted as Chairman in Mr. Phoenix's absence.*

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*In attendance: Matthew Nichols – Eversource Gas, attendees*

Mr. Coelho read the legal notice which included the description of: construct a new below grade station within the limits of subsidiary company property.

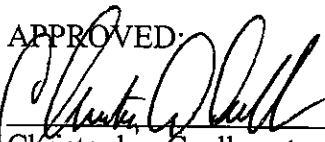
Mr. Carpenter: Mr. Chairman, I **MOVE** that we continue the public hearing to January 23<sup>rd</sup> at 7:15 p.m.

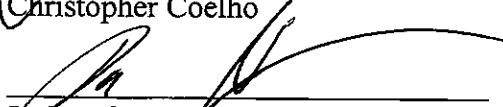
Ms. Houle: Mr. Chairman under the rule of necessity, a **SECOND** to that motion.

**3-0 in Favor.**

*The public hearing was continued until January 23, 2025, at 7:15 p.m.*

APPROVED:

  
\_\_\_\_\_  
Christopher Coelho

  
\_\_\_\_\_  
Joshua Carpenter

  
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Kathleen Houle, Associate Member

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*(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 / ESTATE LOT  
0 Sunset Ridge (Assessors' Map 25, Parcel 27C)  
Muhammad Ali Saleem  
(estate lot)  
January 9, 2025**

**PLANNING BOARD MEMBERS**

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

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TOWN OF LUDLOW

The public hearing began at 7:16 p.m. in the Selectmen's Conference Room.

*Mr. Coelho acted as Chairman in Mr. Phoenix's absence.*

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*In attendance: attendees*

Mr. Coelho read the legal notice which included the description of: estate lot.

Mr. Carpenter: Mr. Chairman.

Mr. Coelho: Mr. Josh.

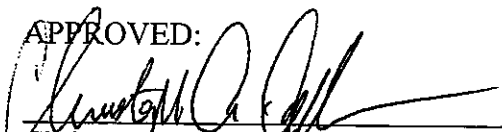
Mr. Carpenter: I make a **MOTION** to continue the public hearing to 7:30 on January 23<sup>rd</sup>.

Ms. Houle: Mr. Chairman under the rule of necessity, I **SECOND** that motion.


**3-0 in Favor.**

*The public hearing was continued until January 23, 2025, at 7:30 p.m.*

APPROVED:

  
Christopher Coelho

  
Joshua Carpenter

  
Kathleen Houle, Associate Member

su

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

Public Hearing – Saleem  
January 9, 2025

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