

**TOWN OF LUDLOW PLANNING BOARD  
MINUTES OF THE MEETING OF  
April 10, 2025**

**PLANNING BOARD MEMBERS**

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

**RECEIVED**  
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2025 MAY -9 A 9:43  
TOWN OF LUDLOW

Ken Comia of Pioneer Valley Planning Commission was present for the meeting.

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

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**CONTINUED PUBLIC HEARING – Site Plan – A.L.M. Group, LLC c/o Manny Goncalves – 592 Holyoke Street (Assessors' Map 3, Parcel 8B) (construction of two (2) auto sales and office space buildings with associated site improvements)**

**SEE SEPARATE MINUTES**

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**CONSENT AGENDA:**

*The Board approved the Consent Agenda under unanimous consent.*

- ◆ FILE Mail Item 22. - Legal Notices from surrounding communities
  - ◆ APPROVE/SIGN Minutes of March 27, 2025
  - ◆ APPROVE Change of Occupancy:
    - Crystal & David Williams (SSD Tactical Training, LLC) 104 Moody Street (from transportation business/wellness offices/auto detailing to self-defense training & auto detailing)
  - ◆ SIGN Special Permit/Plans:
    - James A. Nawrocki – 0 Lyon Street (estate lot)
- 

**ANR – Westmass Area Development Corporation – 0 State Street (Assessors' Map 14C, Parcel 106) (modification of subdivision line between lots 1 & 2 of approved Millside Drive Business Park plans)**

*Sarah la Cour – Westmass was in attendance for the appointment.*

Ms. la Cour explained that they want to move the lot line for Lots 1 & 2 of the Millside Drive Subdivision (that was approved in 2023) to give Lot 2 more frontage.

Mr. Phoenix remarked that two pins on the jog of the lot line were missing, and that the direction arrow wasn't noted as true, magnetic, or assumed.

Mr. Phoenix: I'll entertain a MOTION in the standard form to endorse the ANR that we have in front of us with the conditions that the, that we get clarification on what the north arrow is representing, true, magnetic, or assumed, and that we get the pins showing on the plan as to be set along the new property line where it jogs instead of going straight.

Mr. Coelho: **SO MOVED.**

**SECOND** Mr. Silva.

**4-0 in Favor.**

*Documents: Master application; Definitive Subdivision Plan of Land – State and First Street Ludlow, Massachusetts (Revision 3/27/25)*

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### **Board to Reorganize / Committee Assignments**

Mr. Coelho: I'd like to nominate Mr. Ray Phoenix as Chairman.

**SECOND** Mr. Silva.

**3-0-1 in Favor.** (Mr. Phoenix)

Mr. Silva: I'd like to nominate Chris Coelho as Vice-Chairman.

**SECOND** Ms. Houle.

**3-0-1 in Favor.** (Mr. Coelho)

*The Planning Board Reorganized as follows:*

Chairman: Raymond Phoenix

Vice Chairman: Christopher Coelho

Secretary: Kathleen Houle

Members: Joshua Carpenter, Joel Silva

### **Planning Board Committee Assignments**

Per the Selectmen's Office, the Cemetery Committee and Long-Range Planning Committee have been dissolved.

Mr. Phoenix: I'll entertain a MOTION to have the appointments as follows:

Administrative Review Committee	Chris Coelho, Joshua Carpenter
Open Space Recreation Committee	Joel Silva
Safety Committee	Chris Coelho
40R Smart Growth Zoning Committee	Joshua Carpenter
Community Preservation Committee	Ray Phoenix
Capital Planning Committee	Joshua Carpenter
PVPC Alternate Member	Joel Silva
PVPC Commissioner Member	Ray Phoenix
Fair Housing Committee	Joshua Carpenter

Mr. Coelho: **SO MOVED.**

**SECOND** Mr. Silva.

**4-0 in Favor.**

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### **Town Planner job description**

Mr. Phoenix: I'll entertain a **MOTION** to have a finalized copy of this drafted, and then I can sign it and we can send it over to Carrie.

Mr. Coelho: **SO MOVED.**

**SECOND** Ms. Houle.

**4-0 in Favor.**

Mr. Phoenix: I'll also entertain a **MOTION** that once that's been turned in, we officially ask to have work initiated to have a town planner solicited for using that job description.

Ms. Houle: **SO MOVED.**

**SECOND** Mr. Coelho.

**4-0 in Favor.**

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### **Pioneer Valley Planning Commission Professional Town Planning Services Agreement**

Mr. Phoenix signed the agreement and gave it to Mr. Comia.

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### **Housing Production Plan public input discussion**

Mr. Phoenix mentioned that Karen Sunnarborg presented the Housing Production Plan update at the last meeting. He asked whether the Board wants to have public input before or after the draft. Mr. Coelho said that he thinks that the draft should be done first. Mr. Comia remarked that the public input would be used mostly for the action plan. The discussion will be continued to a later date.

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### **Property conversion approval (Site Plan update?) 40 East Street**

A property conversion approval was received from the Building Department for a proposed party venue. The approval noted maximum occupancy not to exceed 197 people whereas the site plan that was approved 3/28/24 shows 150 seats in the chart. Mr. Phoenix said that if they are going to have more than 150 seats, then they need to update the site plan, and to notify both the business and property owners of that requirement.

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### **File Mail Item 23 – Town Board Reorganizations**

### **File Mail Item 24 – Memorial Day Parade Invitation from Bruce Durand**

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Mr. Comia stated that there is communication from the state regarding the Open Space Plan and that they expanded the goals to ten years rather than seven. Any adjustments to the action plan would need to be submitted to the state by September 30, 2025.

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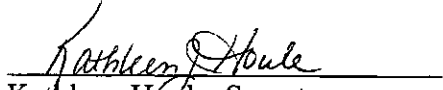
Mr. Coelho: I'd like to make a **MOTION** to adjourn at 8:20.

**SECOND** Ms. Houle.

**4-0 in Favor.**

Meeting adjourned at 8:20 p.m.

APPROVED:

  
Kathleen Houle, Secretary

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

**TOWN OF LUDLOW PLANNING BOARD  
CONTINUED PUBLIC HEARING – SITE PLAN  
592 Holyoke Street (Assessors' Map 3, Parcel 8B)  
A.L.M. Group, LLC c/o Manny Goncalves  
(construction of two (2) auto sales and office space buildings with  
associated site improvements)  
April 10, 2025**

**PLANNING BOARD MEMBERS**

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Christopher Coelho – Vice Chairman (Present)  
Joshua Carpenter (Absent)  
Joel Silva (Present)  
Kathleen Houle (Present)

Ken Comia of Pioneer Valley Planning Commission was present for the meeting.

The public hearing began at 7:01 p.m. in the Selectmen's Conference Room.

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*In attendance: John Tomaszewski – R Levesque Associates, Matias Goncalves – ALM Group, Ronald LaRocque, attendees*

Mr. Phoenix: We do have a continued public hearing. Since it is a continuance, I don't need to read in the legal notice again. However, I will re-inform people that the things that look like cameras are cameras, the things that look like microphones are microphones, they are recording you, et cetera, et cetera. I've got, looks like the checklist from last time handy dandy right here. If the applicant wants to come on down, you're welcome to.

Mr. Coelho: Mr. Chairman.

Mr. Phoenix: Yes.

Mr. Coelho: Although I left the official piece of paper in my car, the Safety Committee today made a motion to, no comment related to this plan.

Mr. Phoenix: Okay.

Mr. Coelho: And I can provide details on our way out.

Mr. Phoenix: Okay. That sounds interesting and ominous all at once.

Mr. Coelho: Well, maybe I'm just a little dramatic this evening. [inaudible]

Mr. Phoenix: Would you care for a plan?

Mr. Coelho: Oh, sure. I think that's what we're here for, right?

Mr. Phoenix: Did you folks care for a plan? So, to kinda catch us up, what I have on the checklist from last time, we've got chart, hydrant. The full property, location type of monumentation at all property corners shall be shown and maintained. Maximum area of building be used for selling, offices, business, industrial, other uses if applicable. Maximum number of employees where applicable. Number of trees under shrub shown on plan. And then we've got some things circled in O specifically two, which is the elevations three, which is the signage design and five, which is the traffic study. So that's what's showing on the sheet. I don't know which of you gentlemen want to take off with it, but if you wanna explain what's different from the last time we met.

Mr. Tomaszewski: Sure. So, my name is John Tomaszewski with R Levesque Associates. So, sort of as you ran down there, if you remember we presented a plan for the development of 592 Holyoke Street. After some discussion, you know, the plan looked similar to this but didn't in, you know, include the entire parcel. And we felt obviously to get a, a full picture of what was being proposed, we needed to show the entire parcel. So that, that is probably the most significant change, you know, on the plan set. Nothing different is really proposed. It's just you can now see the whole picture. And then as you mentioned there, we had requested a few waivers of a couple items that were not approved. So, we have since submitted, you know, a traffic memo, which provides some existing and proposed trip, you know, trip generation for this site. One, another item was the sign we have since, the applicant has since applied for and received a permit to, to erect a sign. There was some detail on that in the plan set and I think you may be able to receive that information elsewhere as well. And as you had mentioned, building elevations. I do have a nice rendering on the backside of this. And then there were some other items you mentioned at the checklist. There was a little bit more clarification on the uses and, and some of the details within the, you know, the zoning chart and whatnot. And I don't know how, if you want to, how you wanna go through those or, any particular?

Mr. Phoenix: Well with that, let me just kinda see we've got in here. Comments from Town Engineer, no comments. From Cons Com file RDA. So, they're looking for Determination of Applicability for that. I've got the trip generation memorandum projected to generate 38 vehicle trips during the weekday morning peak hour, 41 during the weekday afternoon peak hour, and 255 total daily vehicle trips. Detailed breakdown of the vehicle trips is shown in the table below. And this is March 27<sup>th</sup>, this is dated with some comments that are noted, et cetera. Yeah, I mean I think the big thing is the stuff that was still called out on the list. So, you've got the location, type of monumentation. I know I haven't looked at the plan since anybody that's got the plan actively open in front of 'em. Has anybody taken a look? Ken, have you seen this one?

Mr. Comia: I have seen the plan, yeah.

Mr. Phoenix: Okay. Did you note if all of the, the corner monumentation, everything's there on the?

Mr. Comia: That was the one that I couldn't determine.

Mr. Phoenix: Okay.

Mr. Tomaszewski: So, the, if I may jump in here, sheet EX1 is the existing conditions that would show the monuments that we did find. And then on sheet C3 I just indicated which, you know, property corners, we did not find any monumentation. It doesn't mean they aren't there, but we don't have them located as part of the survey that we did so.

Mr. Phoenix: Okay because the standard would be to have all on one plan and have like iron pin found, iron pin to be set, that sort of thing. Is there a reason why they're not all on one sheet and why they're called out as not found instead of to be set?

Mr. Tomaszewski: Is it, I guess, I guess I wasn't aware that they needed to be set. If they weren't, if they weren't found, is that, is that, if that's, I mean they, they can be.

Mr. Phoenix: The location and type of monumentation, all the property corners shall be shown and maintained. You can't maintain the monumentation at the corner if it's not existing. So, maintaining it presupposes that it exists or will exist.

Mr. Tomaszewski: Okay. That is something we can definitely look at. And like I said, I'm not, not familiar enough with the survey as to how, I know we've done all the survey work in the area, not to get too much into surveying, but generally we could, we can definitely look for those and set them if need be. If they're not, if they're not found.

Mr. Goncalves: They do exist, they're there.

Mr. Tomaszewski: Okay.

Mr. Goncalves: They're flagged.

Mr. Tomaszewski: Okay.

Mr. Goncalves: Actually, put a PVC pipe at each corner so we know where they are.

Mr. Tomaszewski: Okay.

Mr. Silva: That will reflect the plans.

Mr. Goncalves: I understand.

Mr. Tomaszewski: I mean that, that would be an easy enough addition to, to provide that if.

Mr. Silva: Also, there's a EX1.

Mr. Tomaszewski: If the applicant mentions that it is.

Mr. Silva: Oil water separator with a question mark, is that for us? To figure out if it is an oil and water separator, right there.

Mr. Goncalves: That's existing.

Mr. Silva: But it's got a question mark. Is that for us to?

Mr. Goncalves: I'm not sure.

Mr. Phoenix: Yeah, it says oil water separator with a question mark.

Mr. Goncalves: Yeah, it's a holding, it's not an oil water, it's a holding tank. It's a holding, it's a well, tank oil water. It's not connected to the sewer, it's just a holding tank.

Mr. Phoenix: Okay, so, the other thing that I'm kind of struggling with, I'm looking, and as far as you know, it, it's tough because I'm trying to flip back and forth between two sheets in the plan set as well. Can anybody else see directionality on the, the lines? I see some lengths.

Mr. Silva: Oh, I'm sorry, what was the question?

Mr. Phoenix: The directionality, like what, what direction do those lines go?

Mr. Silva: The, north --- up top.

Mr. Phoenix: Because I mean it, like here we've got indication of some pins, but I don't, and I've got a length of 175, but 175 what direction?

Mr. Goncalves: Look at the number before it.

Mr. Tomaszewski: You're talking about the property lines? I'm sorry.

Mr. Phoenix: Yeah.

Mr. Goncalves: No, the --- line.

Mr. Phoenix: All of the property lines. Not, not the topo the, we have property line 175 typical. Okay, but what's, what's the directionality of it? Is that going due north? I mean I, I can infer based off of the, the compass on here.

Mr. Tomaszewski: Sure, so you would want the meets and bonds on the the property corner, property lines?

Mr. Phoenix: Yeah.

Mr. Tomaszewski: Okay. I mean that is something we can do that is.

Mr. Phoenix: I mean. Just kind of odd to not see that.

Mr. Tomaszewski: That is something we can provide.

Mr. Phoenix: So, we're going to, today's the 10th, 3/10. We need a single sheet, pins, existing or to be set. And I don't care if it's iron pins, concrete bounds, gun barrels, whatever it is, but it needs to be there.

Mr. Coelho: Couldn't imagine the permitting for gun barrels.

Mr. Phoenix: Well, that depends on if you wanna make sure nobody moves them or not.

Mr. Goncalves: We have pins, and we have concrete. There's like two.

Mr. Phoenix: From the chart what page do we got the chart on?



Mr. Tomaszewski: C4.

Mr. Phoenix: Maximum area of building to be used for selling offices, business, industrial or other uses. Trying to be careful.

Mr. Tomaszewski: So, one of the items we did discuss last time is that we had, we were sort of vague about our uses of each of the buildings. It, we're just, we're proposing office space. So, it's to simplify the things and.

Mr. Phoenix: Yeah. And it's all broken out and called out. That looks good. Maximum number of employees 1, TBD, TBD, and then 20 on one shift. The, the risk that you're running here with TBD and I, I think we touched on this last time, is TBD is nothing. So, whatever goes in there is going to have to automatically come back in and have some kind of amendment to the site plan to have any employees in there. So, that's why normally if somebody's putting something in, we recommend that they put in what they think that number of employees is gonna look like 'cause its maximum number of employees. So, if for the, the type of usage that you have, you expect that the, the maximum number of employees is gonna be five then you know, put five and if somebody comes in, they're all using three, then you know you're under what you need. But it takes care of covering you in the chart. So, if you're gonna be making some other touchups, I'd strongly recommend put some numbers in there 'cause it can save you from having to come back in later.

Mr. Goncalves: Well, if we put down 20 and we employ 30, do I have to come in here requesting permission to utilize that building for that purpose? If you are using it for more employees than you call out as the maximum number of employees, then yes.

Mr. Goncalves: Oh, okay.

Mr. Coelho: And then the parking's gotta comply with all.

Mr. Goncalves: Yeah.

Mr. Coelho: You know what I mean?

Mr. Goncalves: Okay.

Mr. Phoenix: Because the, the plan that we're looking at, we're looking at whether it's gonna have enough circulation, enough parking, whether the traffic's gonna be appropriate. If you start saying you're gonna have, you know, 150% the number of vehicles going in and out of there for, for the business, then we need to start looking at the traffic study and the trip generation and what's that doing.

Mr. Goncalves: Okay.

Mr. Phoenix: So, there's a lot of cascading things that come from one to another. So, whatever you think the, the highest intensity is that you're expecting, you're going to reasonably have, I'd suggest putting it there, otherwise you're gonna end up coming back in. You know, an amendment to a site plan is not a huge deal. It's relatively inexpensive. Usually, it doesn't take too long. Not too aggravating.

Mr. Goncalves: Yeah.

Mr. Phoenix: But once you do a couple of those, then you have to do a whole new site plan because then we've got a bunch of muddy stuff, and nobody knows what plans go with what sheets go with what. So, we need a clean set to work from.

Mr. Goncalves: Okay.

Mr. Phoenix: So, if you're already paying to do a clean set.

Mr. Goncalves: Yeah, yeah.

Mr. Phoenix: You know, make your life easier by, you know, taking care of some of that now.

Mr. Goncalves: Okay. We'll address the parking then with that. Yeah you're right, Chris, you're right about the parking.

Mr. Phoenix: I mean, I don't, I don't mind you coming in, but I don't think you want to spend your Thursdays this way.

Mr. Coelho: Mr. Chairman, I'm assuming your traffic people made an assumption about what's gonna be going in there, so maybe that's probably a good place to start. You know?

Mr. Goncalves: Okay, yeah, we.

Mr. Coelho: For a number anyways.

Mr. Goncalves: We're seasonal. I mean that's not every day. I mean we're from Thanksgiving till April 1st. If you get, you know, one, one tenth of what is in there, that's a lot already, so.

Mr. Phoenix: So, so that was that. Number of trees and or shrubs, number of trees and or shrubs shown on plan. Yeah, that's fine.

Mr. Comia: The landscaping plan also has those numbers.

Mr. Phoenix: Yeah, they've got it called out right there. So that's good. Elevations showing the front, rear and sides of the building design.

Mr. Tomaszewski: That would, that was probably in some supplemental information that that's not in the plan set. I do have, I did print out, you know, a rendering of the building. I think I see it might be folded up under maybe the packet there.

Mr. Phoenix: Alright, signage design with dimensions and locations. I know I heard that you got, you went through some permitting for it or the signage designs and stuff. Is that part of the plan set?

Mr. Tomaszewski: They're on sheet D2 I think it is. There's a, there's a detail of it, but it may not be in color, but I do have, I do have it with me.

Ms. Houle: It is in color.

Mr. Tomaszewski: Oh, it is, good. So, it's dimensioned.

Mr. Phoenix: Okay. So that's good.

Mr. Tomaszewski: And we, yeah, we also have a proposed location, not that you can necessarily see from back there, but it's on sheet C4.

Mr. Phoenix: Okay. So, looking at the traffic stuff, and I know we've talked before about what constitutes a traffic study, that sort of thing. I don't know that we need to go down a hugely extensive path on this one. I don't think there's anything. I, I don't expect anything too unusual with it, but just to kind of, do you have a copy of that?

Mr. Tomaszewski: I do.

Mr. Phoenix: Okay. You both? Okay. How does the board feel about this as far as satisfying our need for a traffic study because it's, it's essentially just showing what the expected generation is based off of those usage types.

Mr. Coelho: I, I feel it's adequate, you know, based on the uses and the area in general. Additionally, it's a very highly commercial, highly traveled area to begin with. We're not putting a truck stop in, you know.

Mr. Goncalves: It's the third busiest street in Ludlow.

Mr. Coelho: Right. And we could, I'm sure they could do a multi-year traffic study on that lot and still come up with the same estimations.

Mr. Phoenix: Well, you know, I think typically the, the next step up from this, the thing that we generally have seen the most would include going out doing some counts and saying, okay, the level of service at this intersection at this time of day is fill in the blank. And then based off of expected trip generation from a table like this, the anticipated level of service during those same time periods would be this. And being able to compare what we see for what's current versus expected level of service. And like I said, I don't know that we're gonna really see much that's gonna tell us anything informative in this case beyond what we already have here.

Mr. Silva: Well, this is assumptions. That's it.

Mr. Phoenix: It is, that's, that's the thing though. Most studies are assumptions.

Mr. Silva: This is good. This, it might, it might not be, you know.

Mr. Tomaszewski: It's the accepted, you know, way to analyze these things, you know.

Mr. Phoenix: And that, that's the, you know, when you get something like looking.

Mr. Coelho: I mean, I think if they were.

Mr. Phoenix: I can't remember the alphabet soup. What's PTOE?

Mr. Tomaszewski: Oh, something about a transportation and operations engineer. Something like that. It's a specialty within, you know, the traffic engineer.

Mr. Phoenix: Yeah, so I mean, it's not like it's stamped and sealed, but you've got somebody who's a professional that's qualified within the industry using industry standard numbers. So, it's essentially, if things don't work out according to this, then it kind of falls back on that individual and their credibility and the organization that puts the numbers together and their credibility. You know, it's the same thing when we're looking at a plan. Somebody could have a, a line that shows that it's going out into infinity somewhere and we're just trusting that the land surveyor is worth his salt to put a seal on the thing. So, you know, at some point there's just trust that needs to be there.

Mr. Coelho: And additionally, you know, there's no drive-throughs proposed on this. There's no, they're not opening up an auto mall where there's gonna be car carriers coming in at all times. I have to assume with a 22-spot auto sales place, they might have a couple of trips to the auction once in a while and maybe four or five cars coming in. Maybe even being driven in, I don't know.

Mr. Phoenix: I mean when you, you look at the numbers here, the expected totals, auto sales for what they have, daily total seven trips, AM peak, one; PM peak, one. So, you know, the rest of it kinda spread out throughout the day. So, it, it's literally minimal, the traffic that's expected for, you know, being a contractor. They're saying 36, general office building is 212. That's where most of their traffic numbers are coming from, is from counting the rest of the space as office.

Mr. Coelho: And that's probably a worst-case number too. I mean if it's a, you know, if it's a, if it's a call center, you're gonna get 20 people coming in twice a day, you know, if it's a.

Mr. Silva: Correct. So, this is being based on a, an office space that we don't even know what office.

Mr. Coelho: Well, that's.

Mr. Phoenix: It's like just standard categories.

Mr. Silva: It covers, it covers for everything. Yeah. This is good.

Mr. Phoenix: So, I think I'll entertain a MOTION to find that this is satisfactory as a traffic study for this particular project.

Mr. Coelho: **SO MOVED.**

**SECOND** Ms. Houle.

**4-0 Favor.**

Mr. Phoenix: Motion carries on that. So, my next question is, as far as the elevations, I've got elevations here separately. Do we wanna see those attached as part of the plan set or are we comfortable with those being separate as part of the application package as a whole?

Mr. Coelho: I'm fine with those being separate because we don't require architectural. I think that's more informative, at this point.

Mr. Phoenix: I mean it is, it is required. It's in 7.1.5 o 2. So, it's part of the requirements but it doesn't say that it has to be specifically in the plan set. I think often it's there, but I just wanted to make sure the board's okay without it being there. Anybody disagree? Okay. So, I think what I'm seeing, and then I'll ask for the board, I'll ask for the public, but what I'm seeing is just having all of the metes and bounds being shown on a single sheet and having the chart updated as far as the number of employees while it's out there getting the other stuff done. I think that's all I'm still seeing. Does anybody from the board have any other comments, concerns, questions? Anything on this one?

Mr. Silva: I'm sorry, what, this refers to which building? This one?

Mr. Phoenix: So, you're asking for the auto sales?

Mr. Silva: No, it says Caracas Construction [inaudible] auto sales.

Mr. Phoenix: Yeah, that's gonna be in this one I think.

Mr. Tomaszewski: Building A.

Mr. Phoenix: Yeah.

Mr. Silva: This is Building A?

Mr. Tomaszewski: Yeah. I mean the, the footprints of the two buildings are the same so.

Mr. Coelho: The auto sales will be upfront, which makes sense.

Mr. Silva: Gotcha.

Mr. Phoenix: Anything else Joel?

Mr. Silva: Nothing.

Mr. Phoenix: Kathy, Chris? Hearing nothing I will open it up to the public if anybody has anything that they would like to add or ask at this time. Okay. Hearing nothing. We have a couple paths that we can take forward. The first one and I think is a highly unlikely one, is we just deny outright. The second one is we just approve outright. The third path is that we approve with conditions. And the fourth path is that we just close the public hearing and when the plan comes back in, we take action at that time. Does anybody have a strong opinion on which one of those paths they do or do not want to take? Or if they have a fifth path I wanna hear that too.

Mr. Coelho: I'm partial to conditionally approving. I mean, Levesque does a good job adjusting their, their plans and we haven't had problems in the past. And again, it's conditional, so if it's not fixed, it doesn't get, doesn't happen.

Mr. Phoenix: Anybody else have a feeling on that?

Ms. Houle: I'm comfortable with that.

Mr. Phoenix: The only thing that I would add to that is as part of the conditions, because you know, saying we want to get the plan showing the meets and bounds, I think that's technical. That's what it is. The maximum number of employees. I think that might get a little bit stickier. Do we want to, do you have a sense of what those numbers might look like when you have those added onto the plan?

Mr. Goncalves: If it's more, if it, five per building is it, five per building right now as it is, give or take.

Mr. Phoenix: Okay.

Mr. Goncalves: And if we find a tenant that's willing to hire more people, then I'm gonna have to come see you.

Mr. Phoenix: Did you wanna bump that 20 up some 'cause I know you were talking about if you went up to 30.

Mr. Goncalves: I was asking what implication was I gotta discuss with him what the parking limitations are after this meeting. We're gonna, I have to go back to him. I do, I do plan, yes. I'm gonna take your advice. I am gonna bump up the quantity of individuals working there and based on our working parameters, we're gonna go forward with what we are [inaudible] as far as you know, vehicles.

Mr. Phoenix: Okay.

Mr. Goncalves: Because you're right about the parking spots. What'd you say? One and a half per, per person? Is that what you said?

Mr. Phoenix: It depends on the classification. So, for some of 'em it's like that, yeah.

Mr. Goncalves: Right now, it's gonna be office space, just internal office space.

Mr. Phoenix: Okay. And yeah, because I mean, like I said, I don't mind you coming in, but I'm pretty sure you have better things to do on Thursday nights than come and stare at us for a while.

Mr. Goncalves: I appreciate your generosity, and I look forward to working with you. Thank you very much. Yeah, no, I prefer not to come back if I don't have to. I'm not gonna argue with you.

Mr. Phoenix: Okay, so.

Mr. Goncalves: Whatever recommendation, whatever necessary adjustments we have to make, we're gonna make 'em. John's very good at this. He's very good. I've seen so many plans from other stuff and these things are fantastic.

Mr. Phoenix: Okay. So yeah, I think that's probably the best path forward so you guys can get things signed and move on and do what you gotta do as soon as possible, so we're not holding you up. With that in mind I will entertain a MOTION in the standard form to approve the site plan in front of us on the condition that it be amended to show the metes and bounds all on one sheet and that the chart be updated to show parking somewhere in the vicinity of five parking

spaces per unit and up to 30 for the, the part that shows currently as 20. Provided that no other changes to the plan take place to support those numbers and further to close the public hearing.

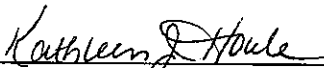
Mr. Coelho: **SO MOVED.**

**SECOND** Mr. Silva.

**4-0 Favor.**

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

APPROVED:

  
Kathleen Houle, Secretary

su

Documents: Site Plan Approval Application (January 7, 2025); 592 Holyoke Street Trip Generation Memorandum (March 26, 2025); Response letter to review comments (March 27, 2025); Elevation & sign drawings; Elevation Plans (P-1 – P-4)(4/7/2025); Example building visual; Site Plans – Proposed Commercial Development – 592 Holyoke Street Ludlow, MA 01056 (Revision 3/27/25); Stormwater Drainage Report (January 7, 2025); Comments from Town Departments

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