

AGENDA

Town of Ludlow Planning Board

Meeting of May 8, 2025

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen's Conference Room

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Appointments:

- 7:00 – PUBLIC HEARING – Special Permit/Home Occupation – Katherine L. Hope Oakley and Kemar A. Oakley – 87 Ventura Street (Assessors' Map 30, Parcel 88) (office for pool service)
- 7:10 – PUBLIC HEARING – Special Permit/Home Occupation – Valdemar Rodrigues – 24 Ridgeview Circle (Assessors' Map 27B, Parcel 25) (office for mobile home improvement company)
- 7:15 – Armand Deslauriers – Release/Lower Amount of Covenant – Lots 67, 68 Hundred Acre Wood
- 7:20 – Tom & Jenna Alimberti – discuss new business (dance studio) at 345 Holyoke Street (Change of Occupancy or Site Plan needed?)

Discussion:

Site Plans with nonconforming traffic patterns

Remote Meetings

Housing Production Plan – Review draft / key strategies

Complaint from Kathy Duke of 49 Woodside Road re: noise at Ludlow Fish & Game Club

Inquiry from Pamela Melbourne, 96 Bruni Avenue re: Accessory Apartment Renewals

Signs at Walgreens

Zoning Bylaw & Map Update (Ken Comia)

Mail Items:

26. Town Board Reorganizations
27. Pineapple Express Cannabis Delivery Company inquiry
28. Sidewalk concerns near Sosa's Barber Shop (forwarded from Safety Committee)
29. Ludlow Conservation Legal Notice – 962 Center Street
30. Ludlow Conservation Legal Notice – Lot 58 Colonial Drive
31. Change of Address from Department of Inspectional Services – 100 State Street, Building 122 to 77 Riverside Drive

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 25. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of January 23, 2025 & April 10, 2025
- ◆ APPROVE Change of Occupancies:
 - Kayla Gates (Ludlow Coffee Co.) 135 East Street (from restaurant to coffee shop)
 - Precision Concepts (Springfield), LLC c/o Brook Birdsong CFO (fka Meredith-Springfield Associates, Inc.) 321 Moody Street (from plastics manufacturing to same)

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.

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