

**TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
May 8, 2025**

PLANNING BOARD MEMBERS

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

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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.

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)

SEE SEPARATE MINUTES

PUBLIC HEARING – Special Permit/Home Occupation – Valdemar Rodrigues – 24 Ridgeview Circle (Assessors' Map 27B, Parcel 25) (office for mobile home improvement company)

Armand Deslauriers – Release/Lower Amount of Covenant – Lots 67, 68 Hundred Acre Wood

Armand Deslauriers was in attendance for the appointment.

Mr. Deslauriers explained that Lots 66, 67, 68 & 70 are looking to be released and subordinate to Lots 104 & 105. The letter from Jim Goodreau of DPW stated that they feel that two lots will be sufficient to hold the covenant.

Mr. Phoenix: I would entertain a MOTION to release the covenant on Lots 66, 67, 68 & 70 for Hundred Acre Wood and to instead take 104 & 105.

Mr. Carpenter: **SO MOVED.**

SECOND Mr. Coelho.

5-0 in Favor.

Documents: Form K - Release of Covenant; Town of Ludlow Covenant; Email from James Goodreau re: cost estimate of remaining work (May 7, 2025)

**Tom & Jenna Alimberti – discuss new business (dance studio) at 345 Holyoke Street
(Change of Occupancy or Site Plan needed?)**

Tom & Jenna Alimberti were in attendance for the appointment.

Mr. Phoenix said that the Alimberti's are looking to move their dance studio to Holyoke Street, which was being used for retail in the past, so there would be a slight change in use. Mr. Carpenter commented that the most current site plan is from 1997. Mr. Phoenix ran down the three paths for a new business which includes a site plan, site sketch, or a Change of Occupancy. Ms. Alimberti said that they have about seven classes a day, three days a week, with ten students max per class. There is also a summer camp to be run out of that location in which the students will be dropped off. Mr. Alimberti remarked that they may also want to use some of the space on the first floor for a salon/esthetician service.

Mr. Phoenix: Can I get a finding from the Board that in this case we're willing to accept a site sketch in lieu of a full site plan with the understanding that we will be getting a full site plan either within one year or when they have something else looking to go into that location other than just the dance studio and also that that is in part because of a presumed benefit to the location where they currently are as far as traffic and safety and congestion.

Mr. Carpenter: **SO MOVED.**

SECOND Mr. Coelho.

5-0 in Favor.

Mr. Phoenix mentioned that a public hearing will be required with the site sketch or site plan submittal.

Documents: Existing conditions site plan 345 Holyoke Street Ludlow, MA (06/14/2015)

CONSENT AGENDA:

The Board approved the Consent Agenda under unanimous consent. (321 Moody Street Change of Occupancy was approved through a motion)

- ♦ 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)

Mr. Carpenter: **MOTION** to approve.

SECOND Mr. Coelho.

5-0 in Favor.

File Mail Item 26 – Town Board Reorganizations

File Mail Item 27 – Pineapple Express Cannabis Delivery Company inquiry

Mail Item 28 – Sidewalk concerns near Sosa's Barber Shop (forwarded from Safety Committee)

Mr. Carpenter: **MOTION** to send this to BJ for follow up/enforcement.

SECOND Mr. Coelho.

5-0 in Favor.

File Mail Item 29 – Ludlow Conservation Legal Notice – 962 Center Street

File Mail Item 30 – Ludlow Conservation Legal Notice – Lot 58 Colonial Drive

File Mail Item 31 – Change of Address from Department of Inspectional Services – 100 State Street, Building 122 to 77 Riverside Drive

Remote Meetings

Mr. Phoenix had sent a letter to the Board of Selectmen regarding access to remote meetings. Mr. Carpenter said that remote meetings were discussed at a Board of Selectmen meeting in which they suggested using Teams but not Uber Conference. Mr. Phoenix mentioned that none of the Planning Members have town email addresses for the use of Teams.

Mr. Phoenix: I'll entertain a MOTION to have me reach out to the Board of Selectmen, how about we just start with Marc, reach out to Marc and say what do we need to do to get access to Teams so we can actually do that, because we can't.

Mr. Coelho: **SO MOVED.**

SECOND Mr. Carpenter.

5-0 in Favor.

Documents: Letter from Raymond Phoenix re: Remote meetings (April 10, 2025)

Housing Production Plan – Review draft / key strategies

The latest version of the Housing Production Plan Update was given to the Board Members. Mr. Phoenix asked the members to take time on their own to review the documentation. Ms. Sunnarborg will be attending the June 12, 2025, meeting for a discussion of key strategies for moving ahead.

Documents: Town of Ludlow, Massachusetts Housing Production Plan (2025)

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

Mr. Coelho: I'll make a MOTION to forward these complaints to the Selectmen's Office.

SECOND Mr. Silva.

5-0 in Favor.

Inquiry from Pamela Melbourne, 96 Bruni Avenue re: Accessory Apartment Renewals & Inquiry from Carlos Dos Santos re: family member occupancy of Accessory Apartment

Pamela Melbourne currently has an existing Accessory Apartment and wants to know if she needs to still renew paperwork with the Registry of Deeds every four years with the new ADU Bylaw going into effect. Carlos Dos Santos is selling the property with a current Accessory Apartment and wants to know if a family member will need to occupy the apartment after it sells.

Mr. Comia remarked that he went to a presentation this past week regarding the new ADU bylaw. Mr. Phoenix said that if they were looking to continue extending the Accessory Apartment under Special Permit that would be ok, but if they want to come in under the new ADU they would need a site plan. Town counsel will be contacted for further guidance.

Signs at Walgreens

Mr. Phoenix mentioned that there were several new signs along the frontage of the Walgreens parking lot. He said that the site plan does not have those signs specifying parking for certain businesses only noted on it.

Mr. Phoenix: Would the Board like to send that over (to the Zoning Enforcement Officer) for enforcement action?

Mr. Carpenter: **SO MOVED.**

SECOND Ms. Houle.

5-0 in Favor.

Site Plans with nonconforming traffic patterns

Mr. Phoenix said that the traffic pattern at the Town Hall was modified without updating the site plan and that a letter requesting an updated site plan was sent to the Board of Selectmen's Office about a year ago with no response. Mr. Phoenix also commented on the change in traffic pattern and use of cones at Harris Brook School and expressed his concerns over the restrictive traffic flow. He mentioned that the site plan has not been updated to show this new traffic pattern. Lastly, Mr. Phoenix commented that the property across from Wayfinders on Fuller Street has storage trailers, trucks, and vehicles going in and out of the property, and that there was no formal process in getting that staging area approved.

Mr. Coelho: I'll make a **MOTION** to forward our concerns about the construction sequencing and staging area for the project on Fuller Street to the Building Department and inquires whether that's an accepted practice when it comes to constructing buildings which I bet it's not and that, you know, she address it consistent with standard construction practice.

Mr. Silva: Do we have a police detail for ---?

Mr. Phoenix: Sometimes I think they do, but I don't think they always do.

Mr. Coelho: And that's my motion.

Mr. Phoenix: Ok, so we have a motion to send the Fuller Street construction staging area over to the Zoning Enforcement Office.

Mr. Coelho: Concerns, concerns of the safety related to the intersection, vehicular safety, and off-road construction vehicles crossing public streets.

SECOND Ms. Houle.

5-0 in Favor.

Mr. Coelho: I'll make a **MOTION** that you go ahead and pen a letter, I want, part of my motion is that I want us all to sign it with ink and mail it certified across the hall.

SECOND Mr. Carpenter.

(motion failed & continued below)

Zoning Bylaw & Map Update (Ken Comia)

Mr. Comia explained that the Town has executed the contract for the Zoning Bylaw and Map Update which is a grant funded project where the Board would build upon the diagnostics that were provided last year along with new comments for consideration. He said that at the June 12th meeting he will have a zoning map for the Board and some considerations regarding maps and possibly looking at the East Street Corridor. Mr. Phoenix said that he would like to look at the Center Street Corridor and would be looking to layer Special Permit on that whole area because of the intense usage and traffic volume.

Site Plans with nonconforming traffic patterns (continued)

Mr. Phoenix: The motion was to summarize to send a letter that I will draft, we'll have space on there for all the board members to individually sign and then to send that over certified to the people that need to have it, give people a month to have to respond.

Mr. Coelho: I'd be willing to retract the certified part, that was a little hasty.

Mr. Carpenter: Second agrees.

Mr. Phoenix: So, I'll draft a letter, we'll set it up so everybody's gonna have space to sign it, the Board will review it, and then we'll send that out to the people that need to get it, and then we'll take it from there giving them about a month to be able to give us some kind of response as to what their game plan is. With that understanding, all those in favor?

5-0 in Favor.

Mr. Phoenix asked the Board Members if they have anything in particular or any specific thoughts outside of the Planning warrant articles, to let him know. He also mentioned that the table got left off the warrant for the ADU Bylaw. The table will be added onto the warrant in the fall.

Mr. Carpenter: **MOTION** to adjourn.

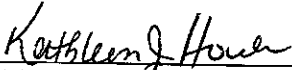
SECOND Mr. Coelho.

Mr. Phoenix: Those are always in order, those are not debatable.

5-0 in Favor.

Meeting adjourned at 9:00 p.m.

APPROVED:


Kathleen Houle, Secretary

su

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

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION
87 Ventura Street (Assessors' Map 30, Parcel 88)
Katherine L. Hope Oakley and Kemar A. Oakley
(office for pool service)
May 8, 2025

PLANNING BOARD MEMBERS

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

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

In attendance: Katherine Hope Oakley, Kemar Oakley, attendees

Mr. Phoenix read the legal notice, advised the public that the hearing was being recorded, and gave the applicant a copy of the Turley Publications invoice. The legal notice included the description of: office for pool service.

Mr. Phoenix: With that said, I don't believe we have any comments from other boards on this, we typically don't on home occs. I do have the description; we plan to conduct administrative management activities for Oakley Pool Services, LLC at our residence. And on the supplement sheet we've got the total area of the home and other buildings at 1,056, area to be used for the home occupation is a bedroom at 90 square feet; no non-resident employees; also no to planned signage at the business; customers at the house; deliveries unlike those of a normal residence; changes, any changes to the site that would make it look less residential. They're looking to have one vehicle in connection with the business on the property, 2,500 GVW. Will purchase small pickup as an example, a Toyota Tacoma. And we do have a signed request for the waiver of a full site plan and sketch as presented by the applicant. I've got photos in here if the board wants to take a look, kind of showing the approach to the property. I know that house very well. I've seen that house before and we've got the desk where they're gonna be doing work. So that's what I have in the file. Just to touch on this before I ask any questions of a more substantive nature as far as the vehicle, I know you've got an example in there of what you're looking to have. Just making sure that as we were going through things, you saw that there is an upper limit of 10,000 pounds GVW?

Ms. Oakley: Yep.

Mr. Phoenix: So, with that said, I know I've kind of read the brief version of what you're looking to do, but could you guys just explain what you're looking to do at the property?

Ms. Oakley: Yeah, so it, the actual work for the physical work for the company is going to residential and commercial properties to do pool cleanings. So, at the house it is really just the

scheduling and just day-to-day management, you know, creating invoices and doing our, our tax management for the business.

Mr. Phoenix: Okay, I didn't, like I said, I didn't see anything really coming back for comments from other boards and committees, so I'm assuming people are fine with it. But just to make sure we ask the question, as far as pool service and cleaning, I'm sure you've got various chemicals, whether it's chlorine, et cetera, that you're using as part of that business.

Ms. Oakley: Yes.

Mr. Phoenix: What are, what's your plan as far as keeping those secure or making sure that there's not gonna be any kind of issues with those chemicals?

Ms. Oakley: So, we have a shed.

Mr. Oakley: We have a shed that we basically store most of the chemicals. And most of the chemicals that we use, the only way they would be, I would say, toxic to a person, if you leave them outside and they get wet with rain or water and then you leave them open and you can smell it.

Ms. Oakley: Which we're not doing, so.

Mr. Oakley: So, that's why we have a shed to keep it away from the house.

Mr. Coelho: How much chlorine do you anticipate storing?

Mr. Oakley: So right now, you, we are a small company that just gets started. We're not anticipating on keeping like a huge amount right now.

Ms. Oakley: It's a few buckets as needed.

Mr. Coelho: A few buckets.

Ms. Oakley: Yeah.

Mr. Coelho: So, no more than somebody would have at their house for their pool?

Ms. Oakley: No, no.

Mr. Oakley: No. And it's like if you normally, if you're familiar with like a pool supply place, usually when you go and get chemicals from them, they have like a huge space for chemicals. So, it's just the amount of you can take to supply your demands.

Mr. Silva: So, you don't anticipate deliveries, home deliveries for the chemicals, trucks coming in, supplying you ---?

Mr. Oakley: So, right now it's a limited, like we don't have like a lot of chemical supply place around. So, you would have to get like a supplier that is willing to sell you chemical because if you choose to buy chemical without like a part of a member of them, it would be more expensive. They sell on retail prices. So, you would have to have like a...

Ms. Oakley: So, so he goes to a supplier in Connecticut.

Mr. Silva: So, you guys travel to get your own supplies? That's no, my question was more if there's trucks delivering at the house, like you have like a box truck coming in, backing up?

Mr. Oakley: No, basically you would be after large portion amount of chemical.

Mr. Silva: Okay.

Ms. Oakley: Right. And we're not ordering large amounts because it's not financially necessary for us to do that, yeah.

Mr. Phoenix: Any other questions from the board at this time?

Mr. Coelho: Any buoyant materials? This might be the one time where it's applicable. We have a question of buoyant materials that seems to be.

Ms. Oakley: What is that?

Mr. Phoenix: There's a question on our checklist. You may have noticed. I can't remember what letter it is now that we don't formally read through it at every hearing. But there's a question that refers to storage of buoyant materials, which for many, many years made people chuckle because it's almost never relevant. But in your case may, perhaps it could be. No.

Ms. Oakley: You said buoyant? Buoyant like floating?

Mr. Phoenix: Yeah.

Ms. Oakley: Oh, okay. No.

Mr. Phoenix: Okay. No tractor trailers of rubber duckies, I guess.

Ms. Oakley: No.

Mr. Phoenix: So, before I open it up to the public, I'd just like to ask the Board if somebody would be interested in making a finding that the business as described is at least a suitable one under the bylaw and possibly also to make a motion on the requested waiver of the full plan in favor of the sketch and photos as they've presented.

Mr. Coelho: Mr. Chairman.

Mr. Phoenix: Mr. Coelho.

Mr. Coelho: I **MOVE** to find that the pool service office as described by the applicant to include administrative tasks and very limited amounts of pool supplies, is...

Mr. Phoenix: A suitable one under the bylaw?

Mr. Coelho: ...suitable under the bylaw, suitable home occupation under the bylaw.

SECOND Mr. Carpenter.

5-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Silva – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Phoenix – yes.

Mr. Phoenix: Is there a motion on the waiver?

Mr. Coelho: Yeah, Mr. Chairman, I **MOVE** to waive the full site plan for Katherine L. Hope Oakley and Kemar A. Oakley at 87 Ventura Street in favor of a site sketch and photos as prepared by the applicants since this is in relation to a home occupation and in doing so is consistent with the purpose and intent of the zoning bylaw.

SECOND Ms. Houle.

5-0 in Favor.

Roll call vote: Ms. Houle – yes; Mr. Coelho – yes; Mr. Silva – yes; Mr. Carpenter – yes; Mr. Phoenix – yes.

Mr. Phoenix: So, we've basically found that it does fall under the definition of the bylaw and that they don't have to do a full site plan given the nature of what they're looking to do. With that said, I would like to open this up for any public comments, questions or concerns. If you do have anything, I would just ask that you state your name and address for the record and just address anything that you have through myself as Chairman. I'll do my best to get you any information that you need. Does anybody have anything that they would like to add or ask at this time? Hearing nothing. I'm gonna ask for a motion on the matter at hand, either to approve or deny and on the status of the public hearing.

Mr. Carpenter: Mr. Chairman?

Mr. Phoenix: Yes, Josh.

Mr. Carpenter: I **MOVE** to approve the Special Permit for 87 Ventura Street and close the public hearing.

Mr. Phoenix: To approve in the standard form?

Mr. Carpenter: Yes.

Mr. Phoenix: Okay. So, the motion is to approve in the standard form and close the public hearing. Is there a second?

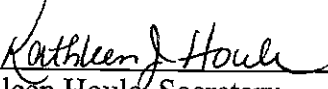
SECOND Mr. Silva.

5-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Silva – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Phoenix – yes.

The public hearing was closed at 7:10 p.m.

APPROVED:


Kathleen Houle, Secretary

su

Documents: Master application

(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/HOME OCCUPATION
24 Ridgeview Circle (Assessors' Map 27B, Parcel 25)
Valdemar Rodrigues
(office for mobile home-improvement company)
May 8, 2025

PLANNING BOARD MEMBERS

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

The public hearing began at 7:11 p.m. in the Selectmen's Conference Room.

In attendance: Valdemar Rodrigues, attendees

Mr. Phoenix read the legal notice, advised the public that the hearing was being recorded, and gave the applicant a copy of the Turley Publications invoice. The legal notice included the description of: office for mobile home-improvement company.

Mr. Phoenix: And just kind of looking at what we have on the application. The detailed description says home office to facilitate record keeping and general office duties as related to a mobile home improvement company. We've got total area of the home and buildings, housing occupation at 1,100, looking to use 100; no non-resident employees; also, no to any planned signage for the business; any customers at the house; any deliveries made unlike those of normal residence or any changes that would make it look less residential. There is a noted vehicle in connection with the business, which would be a 2014 Toyota Sequoia at 4,600, which is under our 10,000-pound GVW limit. We do have a signed request for the waiver of the full site plan in favor of sketch and photos, which should be, we're using this one this time. So, we've got the outside, we got the inside if anybody's interested in looking at those. So, with that, would you care to explain for us what you're looking to do?

Mr. Rodrigues: Basically, like my application states, I'm just looking for a home office to be able to keep my records just in QuickBooks, data upkeep and that's it, just nothing more than a home office type thing.

Mr. Phoenix: Okay.

Mr. Rodrigues: There'll be no deliveries made there. All deliveries will be made on site and yeah, it's just a small little room for an office and a filing cabinet.

Mr. Phoenix: Okay. Any comments, questions, anything from the Board? Hearing nothing before I open it up to the public. I would ask if we could make a motion on the finding and a motion on the waiver request, please.

Mr. Carpenter: Mr. Chairman, I **MOVE** to find that a home office as described by Mr. Rodrigues, is a suitable one under the bylaw and further waive the full site plan in favor of a sketch in the standard form.

SECOND Mr. Silva.

Mr. Phoenix: Motion is made and seconded to make a finding that this does fall under the definition of the bylaw. And also, to waive the full plan in favor of a sketch. As this is in connection with a special permit I will do a roll call vote.

5-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Silva – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Phoenix – yes.

Mr. Phoenix: With that said, I will open this up to the public for any comments, questions, concerns that you might have. If you do have anything, I would ask that you state your name and address for the record and just address anything you have through myself as Chairman. I'll do my best to get you any information that you need. Does anyone have anything at this time? Sir?

Mr. Pasquini: Richard Pasquini, 17 Ridgeview Circle. Directly across, well, almost directly across the street from his residence, Mr. Rodrigues had said some things that I couldn't quite hear as far as what was gonna be going on. Could I ask him to repeat that?

Mr. Phoenix: Sure. Could you just repeat and maybe.

Mr. Rodrigues: Yeah, what I'm looking for is a small home office room, just an area to keep some files, some records, do my bookkeeping. It's gonna be a small room in my mother's house. Just to do my, keep my record keeping. There'll be no trucks there, no deliveries there. It's gonna look pretty much the way it looks now. Exactly the way it looks now.

Mr. Pasquini: I see. So, if this is passed, would there be, are those restrictions that go along with the, the vote of the board that what you're saying, sir, would be in place, that there wouldn't be any problems?

Mr. Phoenix: So, if this is approved as part of a Special Permit, there are 26 criteria, 13 for Special Permit in general. Thirteen for home occupation that would be in place on the residence limiting things like if he did want to have a sign, he's allowed to have a sign that's up to two square feet in area and shall not be lighted. He's indicated on his application he is not interested in having a sign, but if he did at some point, he'd only be able to have a small one that can't really draw a lot of attention. He's allowed to have up to one commercial vehicle, not more than 10,000 pounds GVW. The one that he listed, I think was what, 4,600?

Mr. Rodrigues: Yeah.

Mr. Phoenix: He's indicating he's not gonna have any employees at the house other than people that live there already, no customers at the house, no unusual deliveries. Basically, everything's gonna stay the way that it is as a house. So, that's what all of the criteria really come down to is making sure that for the most part it looks like it's just any other house in the neighborhood. And preserving that, that residential character. It, typically we get these in, you know, we had the one ahead of him was for sort of some people doing a pool cleaning business. Home offices is probably the number one thing that people come in for, just to be able to have a place to do their bookkeeping. But we've, we've got a number of different types over the years.

Mr. Pasquini: My son and his son work at home, and they have an office in their home in Palmer. It's not Ludlow, but they didn't have to go through, to go to a board to get permission to have, be able to work at home.

Mr. Phoenix: Well, there's a difference between working from home and having a business out of your home. If, like for instance, I do, I work for, from home for my primary job. So, I have a desk and a computer, but my employer has a physical business location. For somebody that's applying for this, it's somebody that wants to do a business out of their home that doesn't have another location, so they, usually they're looking to get a business license or get a business checking account along, something along those lines, which starts them down the path of getting the paperwork filed. You know, there's sometimes cases where people are looking to do something else with it, but those are pretty rare. But it's a business in connection with the home. And in some communities, they're not allowed at all. In Ludlow, we allow them with a special permit to be able to make sure that the neighborhood isn't being impacted. It's the same thing, slightly different variant for home professional office. Like Dr. Jayma's office used to be in town where he had a home that was connected to a doctor's office. Sometimes you see those with psychiatrists where they'll have an office for their business in their home as well. So, it is really designed to keep the neighborhood residential but allow somebody to have that flexibility and have a physical location for the IRS essentially to be able to look for 'em and, and figure out what's going on.

Mr. Pasquini: Hopefully you could understand that we're in a residential area and, and you think about having an opposite business in that area, how that will affect the value of our homes that are around there. If somebody wants to buy a house and they know there's a business across the street, that would certainly have an effect on the value of our home.

Mr. Phoenix: Well, I mean there was a time where when we would approve these, we didn't restrict them the way that we currently do. Nowadays for probably the past 15, 20 years, somewhere around there, we restricted it so that the permit runs with the applicant. So, if the gentleman were to move, the permit goes away. Prior to that, those permits for that business were allowed to stay with that property and actually increase the property value because then you could, if you were moving, you could list your home as having an office in it, as long as it still met the same criteria and you could have somebody swap those out that way. So, it's something that can actually increase the property value. But I would argue minimally it's, it's probably negligible one way or another. Where you start to have a problem is if you have people doing unlicensed things that we wouldn't allow in a residential neighborhood, typically, like if somebody decided that they wanted to open up an auto body in the middle of a dense residential neighborhood out of nowhere, that obviously would be something we're not looking to, to go forward with. Strangely enough, we had something similar to that where the neighbors wanted it, but it's pretty atypical.

Mr. Coelho: So, basically this is just for an office to facilitate the business, you know, so he can have an address for the banks and the IRS.

Mr. Phoenix: Just to show you from the file.

Mr. Coelho: Because if I understand correctly, all his work is done off site.

Mr. Phoenix: That, that's what the office is gonna be. It's that desk there plus a filing cabinet.

Mr. Rodrigues: Filing cabinet.

Mr. Phoenix: So that, that's what we're really talking about.

Mr. Rodrigues: Only one truck.

Mr. Ribeiro: Okay, that's fine.

Mr. Phoenix: Can I just get your name and address for the record please?

Mr. Ribeiro: Alfredo Ribeiro, 27 Ridgeview Circle.

Mr. Phoenix: Thank you. And I saw another hand come up.

Ms. Pasquini: Duanne Pasquini, 17 Ridgeview Circle. What about the signage thing? You talked about the sign.

Mr. Phoenix: Well, I was using that as an example of how small the difference could be. But he's saying he doesn't want one. It's on his application. He says he doesn't want any sign. Excuse me. But even if he did want one, that's the most that he could possibly get, is like one foot by two foot and it can't have any lights on it. So, not interior lighted, not exterior lighted. Just like, here's a sign, which would mainly be for a business that's looking to have somebody come to the house so that they're not driving around the neighborhood trying to find the right house number. They've got something to, to kinda catch onto and get where they're going. But in this case, that's not even on the table. No customers coming to the house, no deliveries coming into the house. A small commercial vehicle. No signage, no nothing.

Mr. Rodrigues: Just a small home improvement handyman type of business. All my jobs are gonna be done offsite. All deliveries will be done to the site. Nothing will be delivered to the house. Nothing will look out of, any different than it looks now.

Mr. Pasquini: We welcomed your mom into the neighborhood a year and a half ago. We wanted, we wanted to do the same thing to you, but we also wanted to make sure that, a lot of things go through in your mind when you talk about a mobile home improvement company. Your visions are that mobile home's gonna [inaudible] We wanted to come here to make sure.

Mr. Coelho: You should have put a, you should have put a comma there, mobile home improvement.

Mr. Pasquini: [inaudible] So, I mean that's why.

Mr. Rodrigues: Yeah, there's, there's not gonna be no modular homes on the side of where garden is, there's not gonna be any of that.

Mr. Pasquini: I know there's no room. No, I know but you can think stupid things when something like this is happening.

Mr. Rodrigues: I understand the confusion.

Mr. Pasquini: So welcome to the neighborhood.

Mr. Rodrigues: Thank you.

Mr. Pasquini: Your mom is a great neighbor. You know, she walks up and down the street a lot and challenges us to go out there and walk.

Mr. Rodrigues: I appreciate that. Thank you very much.

Mr. Pasquini: That's why we're here. We just wanted to make sure that we got all the information and, and [inaudible].

Mr. Phoenix: Okay. Anything else from the public? Hearing nothing, anything else from the board at this time? With that, I would ask for a motion on the matter at hand as well as the status of the public hearing please.

Mr. Carpenter: Mr. Chairman, I **MOVE** to approve the special permit in the standard form and close the public hearing.

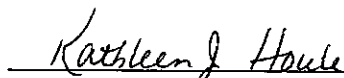
SECOND Mr. Silva.

5-0 in Favor.

Roll call vote: Ms. Houle – yes; Mr. Coelho – yes; Mr. Silva – yes; Mr. Carpenter – yes; Mr. Phoenix – yes.

The public hearing was closed at 7:24 p.m.

APPROVED:


Kathleen Houle, Secretary

su

Documents: Master application

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