

AGENDA - REVISED (08/14/25 2:30 p.m.)

Town of Ludlow Planning Board

Meeting of August 14, 2025

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

RECEIVED
TOWN CLERK’S OFFICE

2025 AUG 14 P 3:03

TOWN OF LUDLOW

Appointments:

7:00 – PUBLIC HEARING – Special Permit/Home Occupation – Ryan Dorcas –
350 West Street, Unit 26 (Assessors’ Map 3, Parcel 86) (hair braiding salon)

~~7:10 – ANR – Mary & Andrew Noerasz – 0 Lyon Street (Assessors’ Map 19, Parcel 17) (estate lot)~~

7:15 – PUBLIC HEARING – Special Permit/Estate Lot – Mary & Andrew Noerasz – 0 Lyon Street
(Assessors’ Map 19, Parcel 17) (estate lot)

7:30 – PUBLIC HEARING in accordance with the Order of Remand issued by the Hampden County Superior
Court – Special Permit/Site Plan – JLL Real Estate, LLC - 590-596 (0) Center Street
(Assessors’ Map 16B, Parcels 116 & 116A) (Redevelopment of site into a self-storage facility in an
Agricultural Moderate Density Overlay District)

8:00 – PUBLIC HEARING – Proposed Zoning Bylaw Amendments – SECTION III: GENERAL USE
REGULATIONS 3.0 GENERAL REGULATIONS. SECTION 3.22 TABLE 1 LUDLOW TABLE OF
PRINCIPAL USES. (Remove Accessory Apartment and replace with Accessory Dwelling Units
(ADU) allowed through Site Plan Approval from the Planning Board (SPA) in RA-1, RA, RB, A,
AMD zoning districts. Add Accessory Dwelling Units over 900 SQ FT, and Additional Accessory
Dwelling Units allowed through Special Permit and Site Plan Approval from the Planning Board in
RA-1, RA, RB, A, AMD zoning districts)

8:05 – PUBLIC HEARING – Proposed Zoning Bylaw Amendments (Replace all references of “Board of
Selectmen” or “Selectmen” to “Select Board” throughout the entirety of the Zoning Bylaw)

8:10 – PUBLIC HEARING – Proposed Amendments to Subdivision Rules and Regulations (Replace all
references of “Board of Selectmen” or “Selectmen” to “Select Board”)

8:15 – James Carvalho – 321-325 East Street (site plan discussion)

8:25 – Louis Teixeira – 108 Sewall Street (expansion of business discussion)

Discussion:

Review Open Meeting Law Complaints of Robin Wdowiak dated 7/31/25, Christopher Lizzotte dated 8/3/25,
Jeffrey & Shirley Webb dated 8/1/25, Linda Gamache dated 8/2/25, and draft responses prepared by Town
Counsel

Confirm requirements for approval of Jersey Mike’s Subs to occupy 456 Center Street, Unit C

Review proposed bylaw (Establishment of the Strategic Planning Committee) from Select Board for October
Town Meeting Warrant

Zoning Bylaw Project/Center Street Zoning/Community Engagement Plan update (Ken Comia)

Assistant Planner Role

Town Planner Interviews & Decision Process

Mail Items:

51. Email to Marc Strange from Gary Provencher re: Abutters to Lyon St. estate lot overhead lines
52. Legal Notice – Ludlow Conservation Commission – Request for Determination – Lot 52F Moore Street
53. Legal Notice – Ludlow Conservation Commission – Request for Determination – 558 Alden Street

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 50. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of June 26, 2025
- ◆ APPROVE Change of Occupancy:
 - Joelle Gilliam (Spirit Halloween) 433 Center Street, Suite B (from retail store to retail store)
- ◆ SIGN Invoices: Turley Publications (3 Legal Notices)
Turley Publications (Planning Member Advertisement)

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.