

AGENDA - REVISED (08/28/25 2:00 p.m.)

Town of Ludlow Planning Board

Meeting of August 28, 2025

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

RECEIVED
TOWN CLERK'S OFFICE

2025 AUG 28 P 2:10

Interviews for Town Planner Position:

7:00 – Haley Rivers

7:30 – Joshua Carpenter

8:00 – Alvin Allen

8:30 – Darsh Shah

Discussion:

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)

Review/approve site sketch for 321-325 East Street (James Carvalho/Casa Pizzeria)

Millside Drive street acceptance

Follow up on Site Plan compliance issues

Change of Occupancy – 112 Sewall Street (120 Hubbard Street) Derek Scully – from antique store to office for cleaning business

Mail Items:

55. Legal Notice from Ludlow Conservation Commission – 612 Chapin Street

56. Legal Notice from Ludlow Conservation Commission – 1252 East Street & 0 Ventura 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 54. - Legal Notices from surrounding communities
- ◆ SIGN Special Permits:
 - Dillon Price – 59 Lehigh Street (online work-travel job board)
 - Evarist Ndererubusa – 145 Coolidge Avenue (home office for travel & tourism)
 - Kevin Bradley – 6 Rosewood Drive (small batch bottling of wine)
- ◆ SIGN Site Plan for ALM Group, LLC - 592 Holyoke Street (approved 4/10/25)