

AGENDA

Town of Ludlow Planning Board

Meeting of September 25, 2025

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

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2025 SEP 23 P 2:48

Appointments:

7:00 – CONTINUED PUBLIC HEARING & ANR – Special Permit/Estate Lot – Mary & Andrew Nocrasz
0 Lyon Street (Assessors’ Map 19, Parcel 17) (estate lot)

7:15 – Mike Pietras – Site Plan discussion for 534 Center Street

7:25 – Karen Sunnarborg – Housing Production Plan Update

Discussion:

Review/approve Site Sketch for 108 Sewall Street (Assessors’ Map 14B, Parcel 20) Luis Texeira (Lighthouse)

Outstanding items

Signage request on East Street & Warsaw Avenue; sidewalk blockage at Hubbard Street; brush overgrowth at 144 Hubbard Street

Changes to Warrant Articles by Town Counsel

Board to discuss and possibly vote to authorize the Town Planner to sign payroll and invoices

Board to discuss and possibly vote to appoint the Town Planner to Administrative Review Committee

Board to approve/sign Town Planner job description

Board to discuss and possibly schedule date for Planning Board Member interviews

Discuss Bylaw change to Zoning Bylaw & Subdivision Rules and Regs (from Board of Public Works to Select Board)

Board to cancel meetings of November 27, 2025 & December 25, 2025

Mail Items:

61. Legal Notice from Ludlow Conservation – Notice of Intent – 20 East Street

62. Legal Notice from Ludlow Conservation – Notice of Intent – Lot 6 Center Street

63. Legal Notice from Ludlow Conservation – Notice of Intent – Lot 8 Center Street

64. Legal Notice from Ludlow Conservation – Notice of Intent – Lot 9 Center Street

65. Legal Notice from Ludlow Conservation – Notice of Intent – Lot 10 Center Street

66. Legal Notice from Ludlow Conservation – Notice of Intent – 164 Rood Street

67. Legal Notice from Ludlow Conservation – Notice of Intent – Town of Ludlow DPW

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 60. - Legal Notices from surrounding communities

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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