

AGENDA

Town of Ludlow Planning Board

Meeting of October 23, 2025

Time: 7:00 p.m.

Ludlow Town Hall – Select Board’s Conference Room

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Appointments:

7:00 – PUBLIC HEARING – Special Permit/Home Occupation – Joshua Edward Picard – 23 Adams Street
(Assessors’ Map 16A, Parcel 24) (online book sales) (*continue to November 13, 2025 @ 7:05 p.m.*)

7:10 – Mike Pietras – Site Plan discussion for 534 Center Street

7:20 – ANR – James P. Wlodyka – 786 Poole Street (Assessors’ Map 41, Parcel 52) (divide off a 2-acre parcel
from existing 7-acre parcel)

Discussion:

Attorney General’s partial approval of Article 28 (Accessory Dwelling Units)

Review/approve Site Sketch for 450-456 (456A) Center Street

Board to discuss and possibly sign Release of Covenant and Development Agreement Extension for Santana
Drive

Review/approve Town Planner job description

Outstanding items

Mail Items:

70. Ludlow Conservation Commission Legal Notice – 0 & 1093 Lyon 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 69. - Legal Notices from surrounding communities
- ◆ SIGN Special Permit/Plans:
 - Mary & Andrew Nocrasz – 0 Lyon Street (estate lot)

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.