

AGENDA

Town of Ludlow Planning Board

Meeting of November 6, 2025

Time: 6:00 p.m.

Ludlow Town Hall – Select Board’s Conference Room

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TOWN OF LUDLOW

Planning Board to meet with the Select Board to conduct interviews and appoint for the Planning Board Member open seat.

6:00 – Haley Rivers

6:15 – Leonard J. Allen III

6:30 – David R. Ender

6:45 – Bud Ellison

Discussion:

Strategic Planning Committee Bylaw (James Gennette)

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

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

Review/approve Site Sketch for Colvest/Wilbraham, LLC (Jersey Mike’s) 450-456 (456A) Center Street
(Assessors’ Map 15B, Parcel 135) (restaurant tenant to occupy former phone store space)

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

Review/approve/sign Town Planner job description

Schedule Housing Production Plan Community Housing Forum

Outstanding items

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
- ◆ APPROVE/SIGN Minutes of July 24, 2025, September 25, 2025, October 9, 2025
- ◆ SIGN Special Permit/Plans:
 - Mary & Andrew Nocrasz – 0 Lyon Street (estate lot)
 - Marcella McAneaney – 107 Stivens Terrace (independent contractor of physical therapy)

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.