

AGENDA

Town of Ludlow Planning Board

Meeting of November 13, 2025

Time: 7:00 p.m.

Ludlow Town Hall – Select Board's Conference Room

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TOWN CLERK'S OFFICE

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Appointments:

TOWN OF LUDLOW

7:00 – PUBLIC HEARING – Special Permit/Home Occupation – Yani Baez de Marichal – 61 Homestretch Drive (Assessors' Map 10, Parcel 73) (facials & lashes)

7:05 – RESCHEDULED PUBLIC HEARING – Special Permit/Home Occupation – Joshua Edward Picard – 23 Adams Street (Assessors' Map 16A, Parcel 24) (online book sales)

7:10 – Mike Pietras – Change of use discussion for 534 Center Street

7:20 – Zoning Bylaw Update discussion – Pioneer Valley Planning Commission

Discussion:

Outstanding items

Mail Items:

71. 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 70. - Legal Notices from surrounding communities
- ◆ APPROVE Change of Occupancy:
 - SM Capital Partners LLC (Martin Geo Environmental) 411 West Street (from Geo Environmental to same)

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.