

AGENDA

Town of Ludlow Planning Board

Meeting of December 11, 2025

Time: 7:00 p.m.

Ludlow Town Hall – Select Board’s Conference Room

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TOWN OF LUDLOW

Appointments:

7:00 – PUBLIC HEARING – Special Permit/Home Occupation – Johnathan Chenier and John Chenier
335 Munsing Street (Assessors’ Map 18, Parcel 44) (office for junk removal business)

7:05 – ANR - James Wlodyka, 786 Poole Street (Assessors’ Map 41, Parcel 50)
(divide off a 2-acre parcel from existing 5.5-acre parcel)

7:15 – Zoning Bylaw Update discussion – Pioneer Valley Planning Commission

Discussion:

ADU application/process

Outstanding items

Mail Items:

73. Ludlow Conservation Commission Legal Notice – 164 Lyon Street

74. Ludlow Conservation Commission Legal Notice – West Side Drive

75. Letter from Sheila Dias re: Ludlow Zoning Bylaws for a setback requirement for residential properties &
response letter from BJ Church, Department of Inspectional Services

76. Appointment to the Planning Board letter for William “Bud” Ellison from Ludlow Select Board

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 72. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of November 13, 2025 & November 20, 2025
- ◆ APPROVE Change of Occupancies:
 - Raquel Riopelle (La Vela by Mimi LLC) 79 East Street (from tattoo shop to candle business)
 - Kathleen Shea – 733 Chapin Street, Suite 200B (from home care staffing to massage therapy)
- ◆ SIGN Special Permits:
 - Joshua Edward Picard – 23 Adams Street (online book sales)
 - Yani Baez de Marichal – 61 Homestretch Drive (facials & lashes)

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.