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**DUTIES & RESPONSIBILITIES:**

The Planning Board acts to implement the provisions of the zoning bylaws of the Town of Ludlow, and to review and update those laws as necessary. Zoning Bylaws, of which implementation is the responsibility of the Planning Board, pertain to the promotion of the health, safety, welfare, convenience, and morals of the Town's inhabitants.

Objectives for which zoning laws have been established include: to conserve health; to secure safety from fire, flood, panic, and other dangers; to provide adequate light and air; to lessen congestion in the streets; to prevent overcrowding of land; to avoid undue concentration of the population; to encourage housing for persons of all income levels; to facilitate the adequate provisions of schools, transportation, parks, water supply, drainage, and sewerage; and to promote the development of the natural, scenic, and aesthetic qualities of the community.

A secondary function of the Planning Board is to prepare, maintain, and periodically update a study plan of the Town. This plan shows a wide variety of important features, among them existing and desirable public ways, street grades, public places, bridges, parks, playgrounds, sites for public buildings and structures, building and zoning districts, waterways, routes of railroads and buses, locations of sewers, water conduits, and other public utilities, and of private streets and ways. The Board designates on this plan conservation, rehabilitation, and redevelopment areas for the purpose of guiding residential protection, neighborhood improvements, and urban renewal programs.

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