

AGENDA

Town of Ludlow Planning Board

Meeting of January 8, 2026

Time: 7:00 p.m.

Ludlow Town Hall – Select Board's Conference Room

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TOWN CLERK'S OFFICE

2026 JAN -6 AM 11:28

TOWN OF LUDLOW

Appointments:

7:00 – ANR – Michael Duffey, 732 Fuller Street (Assessors' Map 8, Parcels 15, 16, 17)
(combine three parcels into one)

7:05 – Mike Sotiropoulos – ADU discussion (648 Chapin Street)

7:15 – Brenden Golden & Christian Biseinere - ADU discussion (81 Erin Lane)

7:25 – Zoning Bylaw Update discussion – Pioneer Valley Planning Commission

Discussion:

Accessory Apartment/ADU Application

Town Meeting Discussion

Review/approve 2025 Annual Town Report

Outstanding items

Mail Items:

02. Annual Town Meeting Warrant from Marc Strange, Town Administrator

03. Emails from Sheila Dias re: Ground-mounted solar panels abutting Ludlow Reservoir in 2025 & response letter from BJ Church, Department of Inspectional Services

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 01. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of December 11, 2025
- ◆ APPROVE Change of Occupancies:
 - Bin Li (Sakura) 456 Center Street, Suite B (from restaurant to restaurant)
 - Amys Landscaping – 170 Munsing Street (from construction use to landscaping)
- ◆ SIGN Special Permits:
 - Jonathan Chenier – 335 Munsing Street (office for junk removal)

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.