

**TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE COMMUNITY DEVELOPMENT FORUM
January 29, 2026**

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Present)
Christopher Coelho – Vice Chairman (Absent)
Joel Silva (Absent)
Kathleen Houle (Present)
William Ellison (Present)
Haley Rivers, Associate Member (Present)

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The Community Development Forum began at 6:00 p.m. at the Harris Brook Elementary School Cafeteria.

Ken Comia, Evan Mastroianni, and Aodhan Hemeon-McMahon, all of the Pioneer Valley Planning Commission, presented the Power Point presentation.

Marc Strange – Town Administrator, Manny Silva – Select Board, and several members of the community were also in attendance.

The Ludlow Community Development Forum portion of the presentation explained that the Community Development Block Grant (CDBG) is a program created and funded by the U.S. Department of Housing and Urban Development and the Massachusetts Executive Office of Housing and Livable Communities which provides funding to states, counties, and municipalities to support and develop viable communities. CDBG typically funds community development activities such as housing rehabilitation development, infrastructure improvement projects, and social service programs that benefit those of low-moderate income status. In the Town of Ludlow, CDBG funding is currently being used to fund infrastructure improvement work for the Robert Street Neighborhood, as well as a town-wide Housing Rehabilitation Program. Attendees of the forum were notified that the Town is currently in the process of forming its application for the next round of CDBG funding and asked the public for their input by filling out the online survey. The Town of Ludlow will be holding a CDBG application discussion during the Select Board meeting on February 17th.

Another part of the presentation from the Pioneer Valley Planning Commission members was the Ludlow Zoning Bylaw Update. The primary goal of the Ludlow Zoning Bylaw Update project is to conduct a comprehensive and community-driven Zoning Bylaw recodification, with associated appendices, including an updated Table of Uses and Zoning Map. To achieve this goal, residents and Town Officials will join Pioneer Valley Commission staff to identify priority provisions of the Zoning Bylaw needing amendments and review a restructured Zoning Bylaw as prescribed in the 2024 Comprehensive Zoning Review. A review of the project scope of work included current zoning analysis, public engagement and outreach, and updating the zoning bylaw.

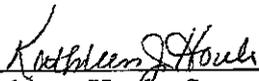
It was noted that past planning efforts by the Town, primarily the Master Plan and Open Space and Recreation Plan, were referenced to provide context for land use and zoning regulations adopted to date.

Attendees of the meeting were asked several questions which included: Are there areas where zoning could support housing, business, or preservation?; What types of development or uses do you want to see more/less of?; What zoning issues have you encountered in Ludlow?; Are there areas of town that feel zoned incorrectly or underserved by the existing zoning?

The remaining project tasks and next steps needed to bring the Delivery of Zoning Amendments to the Planning Board for the Summer of 2026 were reviewed.

The forum concluded at approximately 8:00 p.m.

APPROVED:



Kathleen Houle, Secretary

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(All related documents can be viewed at the Planning Board Office during regular business hours.)