

TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
February 12, 2026

PLANNING BOARD MEMBERS

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

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TOWN OF LUDLOW

The meeting began at 7:00 p.m. in the Selectmen's Conference Room.

Mr. Coelho acted as Chairman in Mr. Phoenix's absence.

Housing Production Plan Community Forum

Karen Sunnarborg was present for the Forum.

The Board continued its discussion regarding the draft Housing Production Plan (HPP). Ms. Sunnarborg reviewed the purpose of the plan, noting that the previous plan adopted in 2018 had expired and that Housing Production Plans operate on a five-year term.

Ms. Sunnarborg explained that the HPP updates demographic, economic, and housing data; assesses current housing market conditions; identifies priority housing needs; and outlines strategies and production goals. The plan is designed to help the Town work toward the state's 10% affordability benchmark under Chapter 40B and to provide potential access to "safe harbor" protections if annual production goals are met.

Ludlow currently has 8,720 year-round housing units (2020 Census), with 307 units (3.51%) on the Subsidized Housing Inventory (SHI). With additional approved units, the percentage will increase to approximately 4%. The annual production goal is 44 units (0.5% of year-round housing stock), and achieving that goal in a given year may allow the Town to claim safe harbor status.

Ms. Sunnarborg reviewed demographic trends, noting a relatively stable population with declining numbers of children and increasing numbers of residents age 65 and older. Projections indicate continued aging of the population. Economic data shows rising home prices and very low vacancy rates, indicating a strong but tight housing market. Median single-family home prices have increased significantly since 2020.

Board members discussed the importance of balancing housing affordability goals with maintaining the Town's character. Several members emphasized that while Ludlow is a desirable community with a healthy housing market, there is concern about affordability for younger families and long-time residents wishing to remain in town.

The Board discussed potential strategies outlined in the plan, including:

- Community education and outreach
- Securing financial resources for affordable housing
- Consideration of a municipal affordable housing trust
- Exploring Chapter 40Y starter home zoning
- Cluster and open space residential development
- Inclusionary zoning and development incentives
- Use of public property for affordable housing through a Request for Proposals (RFP) process
- “Friendly 40B” projects through partnerships with developers

There was discussion regarding redevelopment opportunities for former school properties and coordination with MassDevelopment. Access constraints and deed restrictions on certain properties were noted as issues requiring further investigation.

The Board also discussed implementation, emphasizing that adopting the plan is only the first step and that continued focus will be necessary to move strategies forward. Members expressed interest in ensuring the plan does not become inactive after approval and discussed the potential need for consultant assistance during implementation.

Next steps include obtaining Planning Board and Select Board approval of the Housing Production Plan prior to submission to the state for certification. The consultant will await direction regarding presentation to the Select Board.

The discussion concluded with agreement to pursue local approvals and move the plan forward for state review.

Documents: Town of Ludlow, Massachusetts Housing Production Plan (October 2025)

Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- ◆ FILE Mail Item 05. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of February 13, 2025, August 14, 2025, November 6, 2025, January 8, 2026, January 22, 2026, February 5, 2026

File Mail Item 06 - Ludlow Zoning Board of Appeals Legal Notice – 0 Kirkland Street (Map 15A, Parcel 184A)

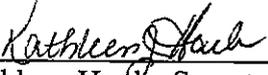
File Mail Item 07 - Ludlow Conservation Commission Legal Notice – 57 Stivens Terrace

File Mail Item 08 - Ludlow Conservation Commission Legal Notice – 155 West Street

Ms. Houle **MOVED** to adjourn.
SECOND Mr. Ellison.
4-0 in Favor.

The meeting adjourned at 8:03 p.m.

APPROVED:



Kathleen Houle, Secretary

su

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