

Ludlow Zoning Board of Appeals Meeting

Date: March 11, 2026

Location: Ludlow Town Hall

Start Time: 6:00 PM (Pledge of Allegiance performed)

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Board Members Present:

- Alan
- Mike
- Elaine
- Val (alternate)

Hearing(s):

1. Application of Anthony Wheeler Construction, LLC

Property: 0 Kirkland Street, Ludlow, MA

Assessors Map: 15A, Parcel 184A

Zoning District: Residential A

Request: Special Permit to construct a single-family home on a pre-existing, non-conforming lot.

Background:

- A prior special permit for the same property was approved on July 21, 2022, but expired before construction began.
- All fees paid.
- All certified mail notifications sent; all but one receipt returned (mailing confirmed).

Applicant Presentation:

- Applicant: Anthony Wheeler of Anthony Wheeler Construction, LLC.
- Plans to construct a single-family dwelling (approx. 2,000 sq. ft., 4 bedrooms, 2.5 baths, and a one-car garage).
- States the project meets all required setbacks: front, rear, side, and off-street parking.
- Notes the home will fit the character of the neighborhood and will be sold upon completion.
- Applicant owns a real estate business and previously completed a successful nearby project on Cedar Street.

Property Owner Statement:

- Prior owner (present at meeting) indicated the project was not built under the original permit due to life circumstances and purchase of another property in New Hampshire.
- Lot is currently under agreement with the applicant, contingent on ZBA approval.

Public Comment:

- Abutter (resident at 116 Kirkland Avenue) expressed concerns and requested information on the type and size of the home.
- Applicant provided details and offered direct contact for further questions.
- Concerns addressed regarding height, setbacks, neighborhood fit, and lot buildability.
- Board explained zoning history and why the lot requires a Special Permit (PA-existing, non-conforming).

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Board Discussion:

- Verified setbacks conform to zoning for the neighborhood.
- Emphasized that approval would be tied strictly to the plans submitted, including setbacks and square footage.
- No objections from board members following clarification.

Motion & Vote:

- Motion made and seconded to approve the special permit for Anthony Wheeler Construction, LLC.
- Approval conditioned upon adherence to submitted plans, including all stated setbacks and building square footage.
- Vote: Unanimous approval.
- Applicant informed of the statutory appeal period (approximately 20 days).

Post-Hearing Administrative Notes:

- Applicant provided plan sets; one retained for ZBA file and one for building permit file.

Hearing Closed: 6:18 PM

Motion approved unanimously.

New Business / Board Reorganization:

- Notification received that Manny is leaving the board.
- Annual reorganization required.
- Motion made and voted unanimously to appoint Alan Aubin as Chair.
- Motion made and approved to appoint Mike Parker as Vice Chair.
- Discussion regarding upgrading Val from alternate to full member; process to proceed through Selectmen's Office.

Upcoming Applications:

- Incomplete application submitted for a property on Turning Leaf/Balsam that has setback noncompliance (already built). Further documentation is pending.

- Future hearing anticipated; board expressed concern about needing all five seats filled due to expected complexity.

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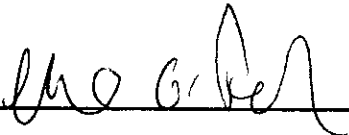
Administrative Discussion:

- Reviewed quorum rules and voting requirements for a five-member board.
- Plans for using new digital display equipment at future meetings.
- Board prefers receiving packet materials in advance via email.
- Discussion about increasing application fee (currently \$75) to align with surrounding towns.
- Updates on ADU regulations and possible need for training.

Meeting Adjourned: 6:37 PM

Motion made, seconded, and approved.

Alan Aubin 

Mike Parker 

Elaine Hodgman 

Val Rodrigues 