

AGENDA

Town of Ludlow Planning Board Meeting of March 12, 2026

Time: 7:00 p.m.

Ludlow Town Hall – Select Board’s Conference Room

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TOWN CLERK'S OFFICE

2026 MAR -9 P 3:15

Appointments:

- 7:00 – PUBLIC HEARING – Special Permit/Home Occupation – Alexis Smith – 29 Sunset Ridge (Assessors’ Map 25, Parcel 27A) (home office for doula services)
- 7:05 – PUBLIC HEARING – Special Permit/Home Occupation – Nicholas Gomes – 72 Westerly Circle (Assessors’ Map 33, Parcel 31) (home office for painting business)
- 7:10 – ANR – Miguel Goncalves, 0 & 170-172 Munsing Street (Assessors’ Map 18, Parcels 3, 3A, 64, 64A) (reconfigure existing lot by conveying parcel to Chenier & adding a parcel to be conveyed by Manicki)
- 7:15 – PUBLIC HEARING – Special Permit/Site Plan – Nikkie Pollis, Ludlow, MA West St. Solar LLC – 155 West Street (Assessors’ Map 2D, Parcel 1-1) (construction of large-scale ground mounted photovoltaic (PV) energy system. Approximately 9 acres of the 12.2 acres are located in Ludlow)
- 7:30 – Rescheduled Site Sketch – Pauldin, LLC c/o Dinis Baltazar, 83 Carmelinas Circle (Assessors’ Map 26, Parcel 7C) (construction of building addition with associated site improvements)

Discussion:

Housing Production Plan

Community Preservation Act

Accessory Apartments to ADUs

Mail Items:

10. Conservation Commission Legal Notice – 91 Claudia’s Way
11. Conservation Commission Legal Notice – Eversource Gas of MA - Miller Street (public roadway)
12. Conservation Commission Legal Notice – Wilbraham DPW - Miller Street right-of-way
13. Conservation Commission Legal Notice – 1252 East Street & 0 Ventura Street

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 09. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of February 26, 2026
- ◆ APPROVE Change of Occupancy:
 - Katherine Dias (K and Co Studio) 65 East Street (from beauty salon to hair salon)

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.