

AGENDA

Town of Ludlow Planning Board Meeting of March 26, 2026

Time: 7:00 p.m.

Ludlow Town Hall – Select Board’s Conference Room

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TOWN OF LUDLOW

Board to Reorganize

Appointments:

- 7:00 – Sam Rogatinsky – Business in Aircraft Flight Overlay District discussion
- 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 – Definitive Subdivision & Special Permits/Estate Lots – Hemlock Ridge, LLC
c/o Mr. Armand Deslauriers – 1252 East Street & 0 Ventura Street (Assessors’ Map 31, Parcels 127 & 121B) (proposed residential subdivision with associated site improvements. Four (4) of the proposed lots are Estate Lots.)
- 7:35 – PUBLIC HEARING - Site Plan – Jai Umiya Ma, Inc. - 227 Center Street (Assessors’ Map 12D, Parcel 214) (close existing car wash bays to use for storage)
- 7:40 – ANR – Danil Gerasimchuk, 715 West Street (Assessors’ Map 8, Parcel 1L)
(divide off a parcel of land from Lot 15 West Street and add it to 715 West Street)
- 7:45 – Pioneer Valley Planning Commission – Bylaw update

Discussion:

- Committee Assignments
- Community Preservation Act
- Housing Production Plan consulting proposal

Mail Items:

- 15. Conservation Commission Legal Notice – 155 West Street
- 16. Conservation Commission Legal Notice – Eversource Gas / Miller Street (within public roadway)
- 17. Conservation Commission Legal Notice – 0 Nash Hill Road
- 18. Conservation Commission Legal Notice – 0 Moore Street
- 19. Zoning Board of Appeals Notice of Decision – 0 Kirkland Avenue
- 20. Zoning Board of Appeals Reorganization

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 14. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of March 12, 2026
- ◆ APPROVE Change of Occupancy:
 - Monica dos Santos (Hair BnB) 345 Holyoke Street (from hair 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.