

AGENDA

Town of Ludlow Planning Board Meeting of April 9, 2026

Time: 7:00 p.m.

Ludlow Town Hall – Select Board’s Conference Room

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TOWN CLERK'S OFFICE

2026 APR -7 P 2:27

Appointments:

- 7:00 – CONTINUED PUBLIC HEARING – 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)
- 7:15 – CONTINUED 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.)
- 7:45 – CONTINUED 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)
Request to continue public hearing from Joshua Y. Levine

Discussion:

- Town Meeting Article
- Community Preservation Act
- ADU Bylaw

Mail Items:

- 22. Board of Health 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 21. - Legal Notices from surrounding communities
- ◆ APPROVE Change of Occupancy:
 - Kleeberg Mechanical Services, LLC – 65 Westover Road (from sheet metal mfg. to sheet metal mfg.)
- ◆ SIGN Special Permits:
 - Alexis Smith – 29 Sunset Ridge (office for doula services)
 - Nicholas Gomes – 72 Westerly Circle (office for painting business)

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.