

**TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
April 9, 2026**

PLANNING BOARD MEMBERS

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

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

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TOWN CLERK

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)

SEE SEPARATE MINUTES

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.)

SEE SEPARATE MINUTES

Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- ◆ 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)
-

File Mail Item 22 - Board of Health reorganization

Town Meeting Article

Mr. Carpenter explained that at the March 26, 2026, meeting, the Planning Board voted to request \$10,000 for consulting services from Karen Sunnarborg. Ms. Sunnarborg previously worked with the Town through a grant-funded effort to develop its Housing Production Plan. That plan outlines strategies to address local housing needs, including affordability, availability, and compliance with state requirements.

Ms. Sunnarborg's familiarity with the Town, its planning framework, and the adopted Housing Production Plan positions her well to assist with the next phase of work. The requested funding will support targeted consulting services to help the Planning Board prioritize implementation actions, navigate applicable state requirements, and position the Town to pursue potential funding opportunities related to housing initiatives.

Community Preservation Act

The Board discussed ongoing efforts to advance adoption of the Community Preservation Act (CPA) and the formation of the required committee.

Mr. Carpenter reported progress in identifying representatives for the CPA Committee:

- The Select Board is expected to post the four at-large vacancies at an upcoming meeting.
- Conservation Commission has a potential representative pending formal appointment.
- The Local Housing Authority is expected to appoint a member at its next meeting.
- Recreation appears to have a candidate, though appointment status is unclear.
- The Historical Commission is scheduled to meet at the end of May to designate a representative.

Based on current progress, the committee is anticipated to be formed by early to mid-June 2026. This would allow approximately 10 months to prepare a CPA bylaw for Town Meeting consideration. Members discussed timing and generally agreed that October Town Meeting is the more realistic target, rather than Annual Town Meeting, allowing additional time for outreach and preparation. Implementation would likely begin in FY2028.

Feedback from boards and the community has been generally positive, though members emphasized that success will depend on clearly communicating the financial impact and benefits to residents. A key challenge identified is educating the public on how the CPA surcharge works, particularly distinguishing it from the overall tax rate.

Discussion highlighted the importance of:

- Providing clear examples of estimated cost impacts across property values.
- Explaining potential exemptions (e.g., first \$100,000 of value).
- Demonstrating the return on investment, including state matching funds and missed opportunities from prior CPA votes.
- Identifying priority uses such as affordable housing, open space, historic preservation, and recreation.

Members noted that previous CPA efforts may have fallen short due to insufficient detail and lack of a clear implementation plan. There was consensus that a well-defined proposal, supported by data and examples, will be critical to gaining Town Meeting approval.

The Board also discussed the value of engaging a consultant (potentially Karen Sunnarborg) to help model financial scenarios, estimate potential revenues and state matches, and strengthen the overall presentation to the public.

It was noted that CPA funds are restricted and must be used for specific eligible categories, with required minimum allocations and oversight by the CPA Committee, ensuring funds are not diverted to the general budget.

Overall, the Board expressed support for moving forward, emphasizing that a strong public education effort and clear financial analysis will be essential to success.

ADU Bylaw

Mr. Carpenter commented that Town Counsel received a response from the Attorney General's Office regarding the bylaw review. The feedback focused primarily on Section 6.6.4, specifically the parking requirement.

Any sections that were fully redlined with no substantive changes can be removed from the partial review. The key item identified was Section 6.6.4.1, which can be dropped except for one required modification.

The required change is as follows: Language must be included stating that no additional off-street parking requirements apply if any portion of a lot is located within a half-mile radius of a transit station, as defined under 760 CMR 71.

As a result:

- The word "at least" will be removed.
- The revised language will read essentially: one off-street parking space must be provided unless the property is within a half-mile radius of a qualifying transit station.
- No changes are required to the parking table.

Mr. Carpenter noted that this is the only portion that will need to go back to Town Meeting for approval. He added that it will be queued for the October Town Meeting rather than May, due to timing of the Attorney General's response and the lack of urgency to justify inclusion in the May meeting.

Mr. Phoenix identified a minor formatting correction: "One" should be capitalized to ensure consistency and avoid any potential technical objections.

Documents: Article 28: 6.6 Accessory Dwelling Units

CONTINUED PUBLIC HEARING - Site Plan – Jai Umiya Ma, Inc. - 227 Center Street

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(Assessors' Map 12D, Parcel 214) (close existing car wash bays to use for storage)
Request to continue public hearing from Joshua Y. Levine

SEE SEPARATE MINUTES

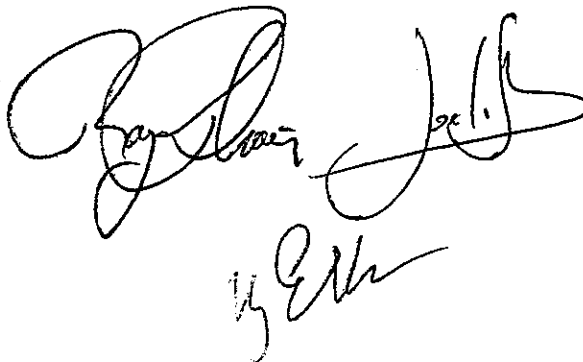
Mr. Phoenix requested that the following discussion items be added to the next meeting agenda: remote participation, open meeting law, and access to town hall.

Mr. Silva asked if there was any response from the DPW regarding the crosswalks and signage (East Street, Warsaw Avenue) as discussed at a previous meeting. Mr. Carpenter responded that he heard back from DPW who said that a temporary sign cannot be put up at the end of Warsaw Street and that he will forward the email to Mr. Silva.

Mr. Coelho **MOVED** to adjourn.
SECOND Mr. Silva.
5-0 in Favor.

The meeting adjourned at 7:48 p.m.

APPROVED:

Handwritten signatures of board members, including a large signature that appears to be 'Joshua Y. Levine' and another signature below it.

Kathleen Houle, Secretary

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

**TOWN OF LUDLOW PLANNING BOARD
CONTINUED PUBLIC HEARING – SITE PLAN
155 West Street (Assessors' Map 2D, Parcel 1-1)
Nikkie Pollis, Ludlow, MA West St. Solar LLC
(construction of large-scale ground mounted photovoltaic (PV) energy system.
Approximately 9 acres of the 12.2 acres are located in Ludlow)
April 9, 2026**

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

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

In attendance: Atty. Tom Reidy – Bacon & Wilson, Rob Bukowski – Weston & Sampson, Nikkie Pollis – Ameresco, attendees

Mr. Phoenix: So top of the meeting, seven o'clock, we have a continued public hearing site plan, Nikki Pollis for West Street Ludlow, LLC 155 West Street, large scale, ground mounted, photovoltaic energy system, et cetera, et cetera. We read the legal notice last time. While I'm opening up the folder, Josh, you wanna refresh us on where we left off on this one?

Mr. Carpenter: We were looking for comments from, just clarification on DPW with their stormwater, which we now have. They submitted an application, I believe last week, was to Jimmy.

Mr. Bukowski: Two weeks ago.

Mr. Carpenter: Yeah. Or two weeks ago. So, DPW's good, Fire Department had no concerns other than the plowing of the access road. The building still is on the, needs the ZBA requirement for the seven-foot fence. But I talked to Rob earlier about that it's just because of the, it may be a national code, and our town bylaws don't meet that. So, we just have to have a discussion with the Building.

Mr. Phoenix: I mean, if that's something that we're gonna be coming up against whenever these come in, is that something we should be looking at modifying the?

Mr. Carpenter: Yeah, it's something we're gonna look into afterwards 'cause I think Eversource has a requirement that it has to be seven, so.

Mr. Phoenix: Well, I don't care what Eversource.

Mr. Carpenter: So, but that's where we're at.

Mr. Phoenix: Because Eversource can say what Eversource wants, that's them.

Mr. Bukowski: It's a national electric code requirement.

Mr. Phoenix: That's the thing that I'd be worried about. So, if it's national electric code, then we, we should make it makes sense. It's just a private company, then I honestly don't care what they want.

Atty. Reidy: Can I just ask a question on that?

Mr. Phoenix: Sure.

Atty. Reidy: So, but if we're able to resolve it with the Building Department.

Mr. Phoenix: I would assume that the, the path on that would be, we would probably look at, assuming everything else is fine, I think we'd look at having a motion to approve contingent on getting something from the ZBA. Unless they need a denial from us to be able to act on, in which case we could deny you on that one ground and then they could act on it. I don't know. What would be the cleaner path that would make them happy? Can they take an application for it without the denial?

Mr. Carpenter: To my knowledge, it has to be denied somehow.

Mr. Phoenix: Okay.

Mr. Carpenter: I don't know specifically. It has to be denied by you or if they.

Atty. Reidy: I prefer Building Department. I mean, I just.

Mr. Carpenter: That's what I'm wondering.

Atty. Reidy: Just my interpretation here, 'cause it says lot perimeter and so like if we are inside, if we were like by the setback, like the way I read your bylaw is that if you have a fence around the lot perimeter, then you have to comply with what this says. But if, if the interpretation of the Building Department is accurate, then I could put a fence in the middle of my site and it couldn't be any taller than six and a half feet, which to me doesn't make any sense because I could have build, I could put a building at 30 feet, right? Because I'm outside of that setback. And so, I just wanna have a conversation with the Building Department and see, and if they are just staunch with it, you know, we'll accept it. But I prefer not to have a denial from you and then kinda let us work with them.

Mr. Phoenix: So, we can, we can probably look at doing as long as the Board's agreeable, doing an approval subject to the fence issue being remedied either through the zoning enforcement, building enforcement.

Atty. Reidy: Perfect, perfect.

Mr. Phoenix: Or through Board of Appeals.

Atty. Reidy: That's, that's great. I think we appreciate that. Thank you.

Mr. Phoenix: Okay, so the thing on the top of my stack that I have here, just kinda working my way down through the new paper clip. This is dated March 24th. Dear members of the Planning Board, Weston Sampson, Engineers Inc. (Weston and Sampson) on behalf of applicant, et cetera, et cetera. Just kind of going down through the, the responses to the comments here, one, due to wetland on property will be necessary to file with ConCom. Acknowledged an NOI has been filed with ConCom.

Mr. Bukowski: Just an update there. We did get approval last week from the Conservation Commission.

Mr. Phoenix: Okay. We'll need to go to ZBA for fence over six and a half feet. We just talked about that. The note here is acknowledged. We'll coordinate with the building inspector on this item. As far as the items for engineer stamp, et cetera, acknowledged; adequate drain of surface water from paved areas, acknowledged; area of existing and proposed --- has been added to the chart. Items C through E, which would be wetlands, pedestrian facilities, parking spaces, those are all acknowledged. Fencing shown at a minimum, seven foot high, town bylaw six and a half. Applicant would need to get a waiver from ZBA, acknowledged. Will coordinate with building inspector on this. Item F through J, which are fencing, existing natural features and vegetation, monumentation, elevations and contours, existing proposed utilities, acknowledged. There are no additional utilities needed. K through L are acknowledged, which is abutters and existing sidewalks and curbs. Clearing along Cady Street will be kept to a minimum for the fence upgrade and access road construction. The chart has been added to sheet G001. Proposed signage with dimensions and locations as shown on sheet C502, waiver request was submitted previously. Area of existing trees has been added to the chart. Waiver request was previously submitted for

Mr. Bukowski: Do you want me to read those?

Mr. Phoenix: This is written, I think it's 1, 2, 4, and 5 under O.

Mr. Carpenter: Yes.

Mr. Phoenix: And then we'll need to adhere to all other comments from other departments, acknowledged. Copy of NPDES construction general permit SWPPP will be submitted when completed. As far as the work, the 33-foot wide and 50-foot wide City of Springfield water easements verified with the City of Springfield, et cetera. That's acknowledged. Location type of monumentation, acknowledged. And monument locations and types are shown on the survey sheet will be maintained. As far as the stormwater permit submission, submission of Town of Ludlow. Stormwater permit's been done concurrently with the submittal. Access roads are proposed to be 24.5 feet, as shown on Sheet C103 and 104 in response to Fire saying they wanted 24.5. Knox Box will be provided. Signage details are shown on sheet C502 and will provide emergency contact information. Vegetation around the facility being maintained is acknowledged and any omissions, et cetera, not relieving the owner/contractor from meeting all applicable codes, et cetera, is acknowledged. Next in the stack is Fire Department.

Mr. Carpenter: Mr. Chairman, just so you know, I do have an update from fire. They knocked down that access road from 24 1/2 to 18 feet to help with our vegetative buffer that we had a discussion about at the entrance.

Mr. Phoenix: So, I'm slightly confused there, if they're saying that they're knocking it down to 18, but the letter I just read says 24.5. Then what in the world are we looking at?

Mr. Carpenter: That was, that was the previous, the original comments we did, we knocked it down to 18.

Mr. Phoenix: Okay. Right. But, okay, so that was March 24th. Okay. Gotcha.

Mr. Ellison: I think that's April.

Mr. Phoenix: Yep. April 7th, yeah. Provide Knox Box for rapid entry, which that's already covered here. Address, number of facility, appropriate up to date contact information in the event of emergency, and vegetation, et cetera. So those are all acknowledged in the other one we've reviewed the Public Works. We reviewed the revised site plan. They're saying submit a copy NPDES Construction General Permit SWPPP when completed and submitted and all work in the 33-foot-wide and 50-foot-wide City of Springfield easements. We covered that already. And ConsCom issued NOI. So, that's what I have on my side from those folks. Anything you guys would like to cover?

Mr. Bukowski: I dunno if there's any changes you want to.

Atty. Reidy: No, that pretty much covers it.

Mr. Bukowski: As Josh mentioned, we did get the storm water permit. We still do have those waiver requests. The only thing that we knew from the last meeting is you weren't crazy about the waiver for the snow storage. So, we did add snow storage to some areas along the access road. So, we still are requesting waivers from the lighting plan, elevations on the building design, there is no building, and traffic study.

Mr. Phoenix: Okay.

Mr. Bukowski: But other than that, I think you covered everything.

Mr. Phoenix: Anything from the Board?

Mr. Silva: What is the closest proximity with water. There's a stream going by, right?

Mr. Bukowski: There is a, a stream on the northwest side. We're outside the riverfront area there. There's a buffer zone on the east side. There's a little bit of work that's within the riverfront area and then some little bit of work in the buffer zone. Bless you.

Mr. Silva: Is there any restrictions on how far away the panels have to be from the?

Mr. Bukowski: Well, there's, if anything's within 100 feet of a wetland or 200 feet of a perennial stream, we have to go through Conservation. So that's, and that's what we did last week and got approval.

Mr. Ellison: One other thing.

Mr. Phoenix: Sure.

Mr. Ellison: So, I think we might have touched on this at the ConCom meeting, but battery storage, no battery storage, right?

Mr. Bukowski: Right, no battery storage.

Mr. Ellison: So, is there any provision for that? Like none. Never. Ever. Is that what we're saying? Is that, is there a chance that that happens? Something comes up.

Mr. ---: I, there's always a chance, but I think we, we'd have to come, we, we certainly would have to come back.

Mr. Ellison: Yeah, you'd have to come back, right.

Atty. Reidy: Absolutely.

Mr. Ellison: Okay.

Mr. ---: But, but very likely not. And then not within the next 10 or 15 years.

Mr. Phoenix: Okay. Anything else from this side of the table? This still being a public hearing, I will open it up to the public for any comments, questions, concerns at this time. If you do have anything, please state your name and address for the record and address anything through myself as Chair. I'll do my best to get you anything you need. And since we are in a continuance, I didn't think to mention it, but since I am calling for public comments, I will make note that we do have cameras and microphones doing the things that cameras and microphones are known to do. Please be advised of that. Anybody? Going once, going twice. So, where I'm seeing we're at is we basically have the waiver request to deal with, the matter itself, and then the status of the public hearing. So, unless anybody can identify anything else or has any other points of discussion, I think the most logical thing would be to look at the waiver request, which again is 7.1.5 o. The lighting plan with Luminaire schedule prepared by an engineer, elevations showing the front, rear and side of the building design, signage design with dimensions and locations, and the traffic study.

Mr. Bukowski: The signage we did show.

Mr. Phoenix: Oh, the signage you are showing, sorry.

Mr. Bukowski: Yeah. So, it's just the traffic study, yep.

Mr. Phoenix: Okay. So, the lighting plan, the elevations, and the traffic study, the 1, 2, and 5.

Mr. Bukowski: Correct.

Mr. Phoenix: I thought I saw 1, 2, 4 and 1, 2, 3.

Mr. Bukowski: That was, so initially we'd requested 4 too, but then at the last meeting, those issues about snowstorm.

Mr. Phoenix: So, there's one, two, and five.

Mr. Bukowski: Yep.

Mr. Phoenix: Does anyone from the Board have any comments on that or care to make a motion relevant to it?

Mr. Ellison: Mr. Chairman, are you looking for a motion to cover all of that if we do a motion or are we gonna do piecemeal those issues?

Mr. Phoenix: Whoever makes the motion, it's up to you whether you wanna do one to approve the waiver of 7.1.5o, 1, 2 and 5 as they do not serve a constructive purpose at this time for this location, and it wouldn't help the town to enforce those. If you wanted to add in approving the site plan as submitted in the standard form and closing the public hearing, that's up to you.

Mr. Ellison: I have one other question for Josh. Did we...

Mr. Phoenix: Oh, with that condition, sorry.

Mr. Ellison: Can I do that?

Mr. Phoenix: Yeah, sorry. Just with the, we want to have that condition about the fence.

Mr. Ellison: Right. Yeah, add that right? I gotcha. Do we know, was there tax ramifications? Do we know what this, what the impact of, of this is?

Mr. Carpenter: They get charged under personal property and I think they're looking to enter it to a pilot.

Mr. Ellison: I remember they mentioned that. So, if we don't do the pilot say just theorizing, that's just personal property then.

Mr. Carpenter: Yes, yup.

Mr. Ellison: That's how that goes. Okay. All right. So, Mr. Chairman, I would make a **MOTION...**

Mr. Phoenix: Okay.

Mr. Ellison: ...as we discussed to, for the waiving of those issues, all of them.

Mr. Phoenix: Okay.

Mr. Ellison: And to accept, with the exception of the fence that we wanted to add, that that needs to be addressed.

Mr. Phoenix: Okay. And that's to also approve.

Mr. Ellison: Yeah.

Mr. Phoenix: Okay. So the motion as I'm hearing it, and I'll clarify it and see if we can get a second, is to approve the requested waiver of 7.1.5o 1, 2 and 5, and to approve the site plan in the standard form with the condition that the matter of the height of the fence be resolved, whether it be through the Building Office or through the ZBA second. Is that correct?

Mr. Ellison: Mmmhmm.

SECOND Ms. Houle.

5-0 in Favor.

Mr. Phoenix: Okay. And on the public hearing itself, is there a motion?

Ms. Houle: **MOTION** to close the public hearing.

SECOND Mr. Coelho.

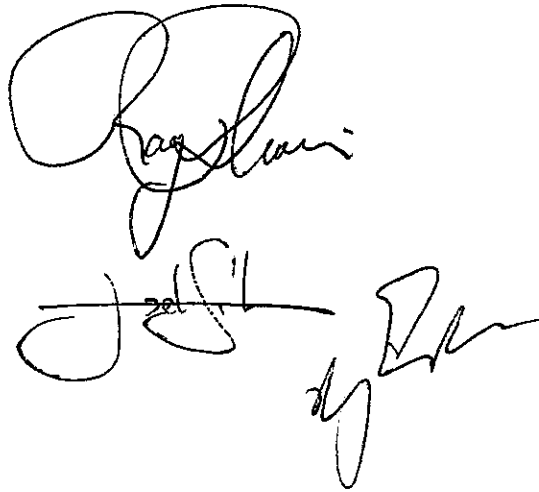
5-0 in Favor.

The public hearing closed at 7:14 p.m.

APPROVED:

Kathleen Houle, Secretary

su



Documents: Site Plan Application Ludlow, MA Solar Photovoltaic Development 155 West Street (February 2026) (including Master application); Waiver request from Robert J. Bukowski (March 12, 2026); Comments from town departments/boards; Plans: Proposed 2.0 MW AC Solar Photovoltaic (PV) Project – 155 West Street, Ludlow, Massachusetts 01056 (Rev. 03/20/2026); Letter from Weston & Sampson re: Site Plan Review (March 24, 2026)

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

**TOWN OF LUDLOW PLANNING BOARD
CONTINUED PUBLIC HEARING – DEFINITIVE SUBDIVISION &
SPECIAL PERMITS/ESTATE LOTS
1252 East Street & 0 Ventura Street (Assessors' Map 31, Parcels 127 & 121B)
Hemlock Ridge, LLC c/o Mr. Armand Deslauriers
(proposed residential subdivision with associated site improvements.
Four (4) of the proposed lots are Estate Lots.)
April 9, 2026**

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Joel Silva (Present)
Kathleen Houle (Present)
Christopher Coelho (Present)
Haley Rivers, Associate Member (Present)

The public hearing began at 7:15 p.m. in the Selectmen's Conference Room.

In attendance: Armand Deslauriers, Rob Levesque – R Levesque Associates, attendees

Mr. Phoenix: Cameras, microphones, I think everybody in here knows the drill. As far as what's, well, before I get to what's new in the file, Josh, you want to --- where we left off.

Mr. Carpenter: So, we left off, currently Armand is developing what we call Tanglewood Estates. I believe it's 38 units.

Mr. Deslauriers 38.

Mr. Carpenter: 38 lots. We were waiting on, we had issues with the, DPW had some issues but those have been resolved and you should have updated comments in there from Fire, DPW, and Safety. And I think Safety met earlier to make that official.

Mr. Phoenix: Okay. But we had unofficial before that.

Mr. Carpenter: Chris, were you at that meeting?

Mr. Coelho: No, I was out of town this afternoon. I couldn't make it back for that one.

Mr. Carpenter: Basically, the emails are gonna sum up, Zac's big concern from fire was the line-of-sight concerns that were outlined in the traffic study that he didn't have at the time.

Mr. Phoenix: I see that's redlined on here.

Mr. Carpenter: That's been redlined. So, he's happy with that. Lieutenant Tierney mentions that the traffic study does show that the line-of-sight concerns were addressed so they have no further issue. And then DPW has.

Mr. Phoenix: If I recall, they were basically taking the, the hill out to try and improve the line ---.

Mr. Carpenter: Yeah, it seemed like a lot of the feedback from the abutters was issues with that line of sight and they seemed pleased that was being taken care of.

Mr. Phoenix: I would be too.

Mr. Carpenter: Yeah. So DPW, I think everything went to them. They're still reviewing it or doing everything and going through it all.

Mr. Phoenix: I mean, we've got, we've got a letter.

Mr. Carpenter: No, that's right. You...

Mr. Levesque: We Received the letter, email, yup.

Mr. Phoenix: So, why don't we go through this and then we'll touch base again. So, Fire Department, like we said, the line of sight one's been redlined. The ones that are still on here say all street design and standards must comply with Town of Ludlow Subdivision Rules and Regs. Fire Protection Cistern standards must comply with Town of Ludlow Subdivision Rules and Regs. Final cul-de-sac turning radius must comply with the Pierce Turning Performance Analysis sheet for emergency vehicles (see attached). On-site turning radius performance test to be conducted with fire apparatus prior to acceptance of the roadway. And then below the red lined one, following the review of the provided Bowman Traffic Study, it is noted that the available site distances onto East Street from the Proposed Site Driveway exceeds the requirements for sight stopping distance (SSD) from the American Association of State Highway and Transportation Officials (AASHTO). And then as usual, please note any omissions or missed items, et cetera. So, the cul-de-sac turning radius, as far as we know, that is being designed according to the standard that they're looking for.

Mr. Levesque: Oh, it's, yes, absolutely.

Mr. Phoenix: And the cistern is being done to a standard that they're happy with.

Mr. Levesque: Yes sir.

Mr. Phoenix: Okay. And then the street design standards, especially if those aren't being met, I'm sure we'd hear about that from public works anyway. Then as mentioned, we have from Lieutenant Tierney, thank you for sending over the traffic study. It appears the line-of-sight concern was addressed through the Bowman Traffic Study. The study stated the area will exceed the requirements for required stopping sight distance for vehicles traveling along the roadway. ConsCom says, has NOI for the project. And Engineering dated April 2nd. So pretty new. We've reviewed the definitive subdivision plan for Tanglewood Estates. 1. Stormwater Parcels shall be separate legal parcels. Homeowner's Association shall take ownership and maintenance responsibilities for the stormwater parcels and stormwater utilities. Is there something on the plan that would make them suspect that that isn't the case?

Mr. Levesque: No.

Mr. Phoenix: Okay. Applicant shall file an EPA Construction General Permit for NPDES stormwater management and SWPPP needs to be submitted before land disturbance begins. Proposed low pressure sewer system will become a private system maintained by the homeowner's association. Town of Ludlow does not maintain force mains. Is there a note to any, to that effect anywhere within the plans or other submitted materials or is that just?

Mr. Levesque: There is, it was our understanding from the beginning, but certainly if that was a condition that could be added to the, the set to be endorsed.

Mr. Phoenix: Okay. I mean, otherwise if it's not there, I'm sure you'd be doing it anyway and then if you didn't do it, then you'd end up with problems on the tail end of the project on road anyways.

Mr. Levesque: Right. Yeah.

Mr. Phoenix: So, it's. As built drawings shall be submitted. Think you guys know that. And provide, please provide information on the aluminum box culvert, once received from contact. Any idea when they might be expecting to get information on that?

Mr. Levesque: Yeah, so we submitted a very, the same size culvert with a stamped drawing from another project to Jim for his review. We'll order the shop drawings through the culvert company and share those with him and make sure they, he's satisfied prior to ordering anything. So, there'd be, you know, engineered structural shop drawings.

Mr. Phoenix: Okay.

Mr. Levesque: That he'll review.

Mr. Phoenix: And he's not saying that he's got any specific concerns about it.

Mr. Levesque: Correct.

Mr. Phoenix: So, it seems like it's mainly just for informational.

Mr. Levesque: Yep.

Mr. Phoenix: So, it sounds like we're in a pretty good place. Are there any waivers that we're looking to do on this? I know we, we've got the multiple entrance ways so we don't have to worry about like for the, the length and all that. So, that's always a good thing. But was there anything else that you guys were looking for?

Mr. Levesque: Just a few. I think we, did we review 'em last time?

Mr. Deslauriers: I think we did.

Mr. Phoenix: I couldn't remember what we did approve or didn't approve. So, I was trying to jog the memory out.

Mr. Levesque: I think there was one last one that maybe wasn't needed anymore. Most of them were to do with plan scale. There was one that I think we were discussing that you said we, we

might not need anymore. It was still on the list. It was like the fourth or fifth item I believe. Let me grab it. I thought it was gonna come back to me, but okay. I have four. It looks like I would like me to go through?

Mr. Phoenix: If you got it faster than I got to it, then absolutely.

Mr. Levesque: Okay. I'll just kind of paraphrase. Waiver one was the scale of 1-inch equals 40 feet. Just to make sure everything fits better. Profile, same thing. The scale of the plan and profile. All trees larger than eight inches in diameter. That's typical. And then the construction cost estimate was provided. So, we don't necessarily need that waiver. And the other, I guess three.

Mr. Phoenix: Those other three, did we actually act on those last time or, no?

Mr. Carpenter: I thought you did.

Mr. Deslauriers: Thought you did.

Mr. Carpenter: We did.

Mr. Phoenix: If I remember right.

Mr. Ellison: Yeah, we did.

Ms. Rivers: I have a note that says all waivers are granted, 4-0.

Mr. Phoenix: Look at that. Okay. So, those are all set. So, I'm gonna ask, does the Board have anything? The public, we have a, we have one public here.

(multiple people talking)

Ms. Houle: No, not really.

Mr. Phoenix: If you do have anything to add or ask, I would just request that you address it through myself as Chair. I'll do my best to get you anything that you need. Does anyone have anything at this time?

Mr. Carpenter: Mr. Chairman, I just want you and the Board to be aware there are four estate lots that we do have to approve on this subdivision as well. I mean that's, that's why we got all these lovely tabs. So, I suppose to, to try and keep things clean. We, the estate lots, do we have a standard form on the, the sheet for those or is that just under the general special permit standard form?

Mr. Carpenter: I believe there is one under the, on the standard forms.

Mr. Phoenix: Who's got a cheat sheet?

Ms. Coelho: Just had it. Right here. Where it went.

Mr. Phoenix: Yep. So, I would entertain a MOTION in the standard form to approve all of the estate lots as requested, as well as to approve the definitive subdivision plan as submitted and to close the public hearing.

Mr. Coelho: **SO MOVED.**

SECOND Mr. Silva.

5-0 in Favor.

Roll call vote: Ms. Houle – yes; Mr. Silva – yes; Mr. Coelho – yes; Mr. Ellison – yes; Mr. Phoenix – yes.

The public hearing closed at 7:24 p.m.

APPROVED:

Kathleen Houle, Secretary

su

The image shows two handwritten signatures in black ink. The top signature is a large, stylized cursive signature, likely belonging to Kathleen Houle. Below it is a smaller, more compact signature, possibly belonging to another official. Both signatures are written over a horizontal line.

Documents: Proposed Subdivision Application (February 27, 2026) (including Master application); Waiver request from Nina Fazio (February 27, 2026); Traffic Assessment (February 24, 2026); Comments from town departments/boards; Definitive Subdivision Plan for Tanglewood Estates, designed by R. Levesque Associates, Inc. (February 27, 2026)

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

**TOWN OF LUDLOW PLANNING BOARD
CONTINUED PUBLIC HEARING – SITE PLAN
227 Center Street (Assessors' Map 12D, Parcel 214)
Jai Umiya Ma, Inc.
(close existing car wash bays to use for storage)
April 9, 2026**

PLANNING BOARD MEMBERS

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

The public hearing began at 7:45 p.m. in the Selectmen's Conference Room.

The applicant was not present for the public hearing.

Mr. Phoenix: There is a note in here, request to continue public hearing. So, let's get to that. My client requests a continuance for roughly six weeks. Requested documentation will take three and a half to four weeks and then your office would have a couple of weeks to review and circulate. If you think more time is needed, please let me know. If I need to call into the meeting tonight, please let me know that as well. Thank you, Josh. So, I suppose my question would be, hey Sue, what do you got for us?

Ms. Urban: May 28th at 7:00.

Mr. Phoenix: Do I want to, I don't know. May 28th at what?

Ms. Urban: 7:00 p.m.

Mr. Carpenter: I was gonna say that's the, it's seven weeks and they asked for six and that was the first meeting.

Mr. Phoenix: Okay. I don't think I have anything that would keep me away from that meeting. Anybody know of anything that would keep them away that would be a problem?

Mr. Coelho: I'm sorry. On what day?

Mr. Phoenix: May 28th.

Mr. Coelho: At this point, no. Yeah, no, I, I look pretty good right now.

Mr. Phoenix: So, I would entertain a motion to continue this matter until May 28th at 7:00 p.m. here in this same room.

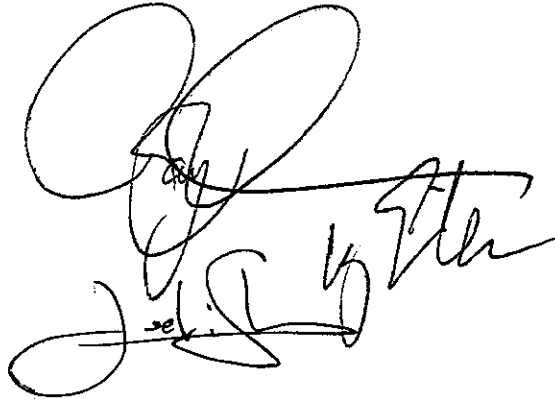
Mr. Coelho: **SO MOVED.**
SECOND Mr. Silva.
5-0 in Favor.

The public hearing was continued to May 28, 2026, at 7:00 p.m.

APPROVED:

Kathleen Houle, Secretary

su

Handwritten signatures of Kathleen Houle and Joshua Y. Levine. Kathleen Houle's signature is written over a horizontal line. Below it, Joshua Y. Levine's signature is written.

Documents: Request for continuance from Joshua Y. Levine (April 9, 2026)

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).