

AGENDA

Town of Ludlow Planning Board Meeting of April 23, 2026

Time: 7:00 p.m.

Ludlow Town Hall – Select Board’s Conference Room

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TOWN PLANNING OFFICE

2026 APR 21 P 3:19

Appointments:

7:00 – PUBLIC HEARING – Special Permit/Home Occupation – Alex Wurszt – 103 Jerad Drive
(Assessors’ Map 41, Parcel 26G) (home office for electrical contracting)

7:05 – SITE SKETCH – Jose Alves – 17-21 Lower Whitney Street (Assessors’ Map 14B, Parcel 74)
(Proposed residential development with associated site improvements in Smart Growth Overlay District)

7:15 – PUBLIC HEARING - Site Plan – Michael Sotiropoulos – 648 Chapin Street
(Assessors’ Map 16B, Parcel 84) (Proposed 500 SF accessory dwelling unit (ADU))

Discussion:

Abutter notification fees

Remote participation

Open Meeting Law

Town Hall access

Crosswalks at East Street

PVPC DLTA

Town Meeting Article

Application fees

Mail Items:

24. Reorganizations of town boards

25. Legal Notice – Ludlow Zoning Board of Appeals – 40 Turning Leaf

26. Legal Notice – Ludlow Conservation Commission – 33 Evergreen Circle

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 23. - Legal Notices from surrounding communities

◆ APPROVE/SIGN Minutes of April 9, 2026

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.