

AGENDA

Town of Ludlow Planning Board Meeting of May 28, 2026

Time: 7:00 p.m.

Ludlow Town Hall – Select Board’s Conference Room

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Appointments:

- 7:00 – PUBLIC HEARING – Special Permit/Home Occupation- David Moise – 643 Poole Street (Assessors’ Map 41, Parcel 6) (home office for painting business)
- 7:05 – 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)
- 7:15 – CONTINUED PUBLIC HEARING- Site Plan- Michael Sotiropoulos – 648 Chapin Street (Assessors’ Map 16B, Parcel 84) (Proposed 500 SF Accessory Dwelling Unit (ADU))
- 7:45 – Rob Levesque – Townhouse discussion – 0 Meadow Street (Assessors’ Map 14B, Parcel 125)
- 8:00 – Michael Goncalves – 23 Oregon Road – auto repair business discussion

Discussion:

Outstanding Items

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 28. - Legal Notices from surrounding communities
- ◆ APPROVE Change of Occupancy:
 - Xiao Xia Li (East Street Dine) 52 East Street (from proposed cafe to cafe)
- ◆ SIGN Special Permit:
 - Alex Wurszt – 103 Jerad Drive (office for electrical contracting)

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.