

**TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
June 11, 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 (Absent)

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TOWN OF LUDLOW

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

**PUBLIC HEARING – Special Permit/Home Occupation – Camron Moreau – 34 Grant Avenue
(Assessors' Map 12B, Parcel 35) (home office for HVAC business)**

SEE SEPARATE MINUTES

Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- ◆ FILE Mail Item 29. - Legal Notices from surrounding communities
 - ◆ APPROVE/SIGN Minutes of April 23, 2026 & May 14, 2026
 - ◆ APPROVE Change of Occupancy:
 - Peter Merwin for Beacon Bank – 431 Center Street (from bank to bank)
-

File Mail Item 30 - Reorganization of Conservation Commission

**PUBLIC HEARING – Special Permit/Home Occupation - Richard Yelinek – 50 Stivens Terrace
(Assessors' Map 15B, Parcel 141) (home office for limousine business)**

SEE SEPARATE MINUTES

**ANR – Armand Deslauriers (Hemlock Ridge, LLC) Ventura Street & East Street
(Assessors' Map 31, Parcel 14B) (divide existing parcel into three lots)**

In attendance: Armand Deslauriers

The Board reviewed an Approval Not Required (ANR) plan submitted by Hemlock Ridge, LLC for property located on Ventura Street and East Street (Assessor's Map 31, Parcel 14B). The proposal involves dividing the existing parcel into three lots, with one lot requiring approval as an estate lot.

Mr. Carpenter confirmed that the plan had been reviewed and found to comply with the ANR submission requirements, including proper orientation, identification of public and private ways, property lines, monuments, and other required information.

After determining that there were no concerns from Board members, a **MOTION** was made (Mr. Coelho) and **SECONDED** (Ms. Houle) to endorse the plan as an ANR, finding that it did not require subdivision approval. **The motion passed unanimously (5-0).**

Documents: Master application; Plan of Land East Street – Ventura Street Ludlow, Mass. (May 27, 2026)

SITE SKETCH – Ludlow Renewables, LLC – 0 East Street (Assessors' Map 27, Parcels 26-31) (adjust project 40' to allow for sewer easement)

In attendance: Devin Howe - Beals and Thomas

Devin Howe of Beals and Thomas presented a request for a minor modification to the previously approved site plan for the East Street solar array project on behalf of Ludlow Renewables. Mr. Howe explained that, after assuming responsibility as the engineer of record, the firm identified several issues with the original approved plans, including an unlocated Town sewer force main, significant topographic discrepancies, and stormwater design concerns.

Proposed modifications included relocating the access road to avoid ledge and reduce earthwork, revising stormwater basins and drainage features, relocating the project entrance to avoid conflicts with existing infrastructure, adjusting array and fencing locations within the approved limits of work, and preserving additional trees where feasible. Mr. Howe stated that the changes would improve stormwater management, reduce impacts to wetlands, minimize grading, and lessen visual impacts.

Board members discussed whether the proposed revisions constituted a minor modification or warranted a full site plan review. Several members expressed concern regarding the extent of the changes, the lack of review comments from Town departments, and the request to waive the public hearing. Members also noted the importance of providing abutters and the public an opportunity to review the revised plans.

The Board acknowledged that the revised plans appeared to address deficiencies in the original design and could provide benefits to the Town; however, members emphasized that additional review by Town departments was necessary.

Ms. Houle **MOVED** to waive the requirement for a full site plan review and allow the modifications to proceed as a site sketch/addendum to the existing approval, subject to review by Town departments and contingent upon no comments being received that would necessitate a full site plan review; and to deny the request to waive the public hearing requirement.

SECOND Mr. Coelho.

5-0 in Favor.

The applicant was informed that a public hearing would be required before the Board could take final action on the proposed modifications.

**ANR – Michael Gavoni (Pamet, LLC) Millside Drive (Assessors Map 14C, Parcel 106B)
(divide existing parcel into two lots)**

The applicant was not present for the appointment.

The Board reviewed an Approval Not Required (ANR) plan submitted on June 9. Mr. Carpenter reported that he had reviewed the application and checklist and found one deficiency: the plan did not identify certain roadways as public ways. Specifically, State Street, Millside Drive, and the streets extending from State Street were not labeled accordingly on the plan.

Mr. Carpenter advised the applicant prior to the meeting that the omission would likely prevent endorsement at that evening's meeting, and the applicant indicated they would likely be unable to attend. Board members noted that, because the application had only recently been submitted, sufficient time remained within the statutory review period to postpone action until the next meeting.

The Board discussed the possibility of endorsing the plan subject to the correction being made; however, members agreed that it would be preferable to have the plan corrected before endorsement. The Board also noted that any modifications to the plan should be coordinated with the firm that prepared the plans to ensure that any additions or revisions were acceptable.

By consensus, the Board agreed to continue consideration of the ANR plan until the next meeting to allow the applicant time to revise the plans and properly identify the affected roadways as public ways.

Documents: Master application; Plan of Land in Ludlow, Massachusetts surveyed for Pamet, LLC (Revised June 9, 2026)

Data Center Bylaw

Mr. Carpenter initiated a discussion regarding the potential impacts of data centers in Ludlow and noted that the Select Board had also begun exploring the issue. Concerns raised included noise, environmental impacts, increased energy consumption, and potential strain on local infrastructure. Several members expressed concern that data centers may not be an appropriate use for the community.

Board members discussed examples from other municipalities, including communities that had adopted restrictions or outright bans on data centers. Mr. Carpenter provided information regarding state incentives for data center development, including tax exemptions on equipment, software, electricity, and construction costs for qualifying projects. Members questioned whether such projects would provide sufficient benefits to offset their potential impacts on the town.

Members also reviewed examples of data center bylaws and moratoriums from other Massachusetts communities, including Mansfield, Shutesbury, and Lowell. Discussion focused on whether the Board should pursue a permanent bylaw or first enact a temporary moratorium to provide additional time for research and bylaw development.

There was general consensus among Board members that a temporary moratorium would provide the Town with the necessary time to evaluate potential impacts and develop appropriate zoning regulations. Members noted that establishing a moratorium could also prevent applications from being filed before more comprehensive regulations could be adopted.

Ms. Houle **MOVED** to direct the Town Planner to work with the Select Board, Town Counsel, and other appropriate parties to immediately begin drafting and initiating the public hearing process for a moratorium on data centers, for the maximum duration permitted by Town Counsel.

SECOND Mr. Coelho.

5-0 in Favor.

Documents: BMC blogs – Data Center Tiers: What are they and why are they important? (6/9/26); Massachusetts Data Center Policy (updated January 2026); Mansfield Article 23. Data Center Bylaw; Shutesbury Version 2/10/26 Draft Warrant Article for Data Centers; The Crimson.com article Lessons from Lowell: How a Data Center's Expansion Has Choked a Small Town (6/10/26); Town of Ludlow Select Board Data Center Zoning Bylaw Summary

Mr. Coelho **MOVED** to adjourn.

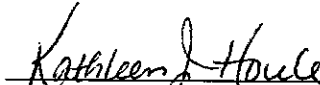
SECOND Ms. Houle.

Mr. Phoenix: Always in order and not debatable.

5-0 in Favor.

The meeting adjourned at 8:18 p.m.

APPROVED:


Kathleen Houle, Secretary

su

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

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION
34 Grant Avenue (Assessors' Map 12B, Parcel 35)
Camron Moreau
(home office for HVAC business)
June 11, 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 (Absent)

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

In attendance: Camron Moreau, attendees

Mr. Phoenix advised the public that the hearing is being recorded, gave the applicant a copy of the Turley Publications invoice, and read the legal notice which included the description of: home office for HVAC business.

Mr. Phoenix: I know we kinda hit the real highlights of it in the legal notice but the detailed description's running in office for HVAC services, all services deliveries will be offsite. The total area of the home and other buildings housing the occupation are 3,128 square feet, looking to use 50 for the home occupation; one non-resident employee, which they're allowed up to two. Is there any planned signage for the business? No. Also, no customers at the site, no deliveries made unlike those of a normal residence. No to changes to the site that make it look less residential. There is a commercial vehicle which is a 2023 F-150 at 6,000 pounds GVW, which is certainly under our 10,000. I do also have a signed request for a waiver of a full site plan and sketch, site, full site plan in favor of a sketch as provided by the applicant. And I do as well have a signed certification of ownership and authority as well as signed copies of the criteria that we typically use as checklists for home occupations. With that, that's enough of me talking about what you're doing. You're the one doing it. Care to talk about what you're gonna do?

Mr. Moreau: Yeah, so we, I've been doing it with my grandfather for the last couple years. I was doing Wings over Westfield, I was a line cook and he got me into doing it and we do commercial and residential installs and services like we'll go around to like some of the convenience stores you guys go to and like take care of their coolers or like we'll go to someone's home and like do like a full install or something's wrong we'll troubleshoot it. It's just been us just driving around just taking care of people. It's been a pretty good gig.

Mr. Phoenix: And based on the, the stuff that was on the sheet, you're not getting any like major deliveries of anything to the house. That's all just gonna go direct to the site wherever you're gonna be doing work?

Mr. Moreau: Pretty much for delivered at the like job sites like at their houses or wherever the job site may be.

Mr. Phoenix: That's pretty much the majority of what I have until I ask for other comments and concerns and questions. Anybody from the Board have anything? Hearing nothing, this is a public hearing so I am gonna open this up to the public for any comments, questions or concerns that any of you may have. If you do have anything, I would just ask that you state your name and address for the record and address any questions through myself as Chair and I'll do my best to get you any of the information that you need. Does anyone have anything at this time? Hearing nothing, I'm gonna go back to the Board. We have not yet made a finding or a waiver so if someone would care to do either or both of those, that would certainly seem appropriate at this time. Unless there's any further discussion.

Mr. Ellison: Mr. Chairman?

Mr. Phoenix: Mr. Ellison.

Mr. Ellison: I **MOVE** to find that the home office as described by the applicant, Mr. Moreau, is suitable for home occupation. I also further **MOVE** to waive the full site plan for that location on Grant in favor of a sketch and photos.

Second Ms. Houle.

Mr. Phoenix: Motion's made and seconded. And to be clear, this is both the finding and the waiver as I heard it. All those in favor?

5-0 in Favor.

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

Mr. Phoenix: Again, unless there's any other discussion, I would ask for a motion on the matter itself and potentially on the status of the public hearing as well.

Mr. Coelho: Mr. Chairman?

Mr. Phoenix: Mr. Coelho.

Mr. Coelho: I **MOVE** to approve the Special Permit under 7.0.4 a through m, and the Home Occupation under Section 6.2.1 through 6.2.13 for Cameron Moreau's HVAC at 34 Grant Avenue with the restriction that the permit run with the applicant, not with the property. And I would include closing the public hearing in that motion.

Mr. Phoenix: So, the motion is to approve and close, is there a second?

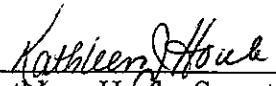
Second Ms. Houle.

5-0 in Favor.

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

The public hearing closed at 7:05 p.m.

APPROVED:



Kathleen Houle, Secretary

su

Documents: Master application

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

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION
50 Stivens Terrace (Assessors' Map 15B, Parcel 141)
Richard Yelinek
(home office for limousine business)
June 11, 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 (Absent)

The public hearing began at 7:10 p.m. in the Selectmen's Conference Room.

In attendance: Richard Yelinek, attendees

Mr. Phoenix advised the public that the hearing was being recorded, gave the applicant a copy of the Turley Publications invoice, and read the legal notice which included the description of: home office for limousine business.

Mr. Phoenix: So, on the paperwork I have, I would like to operate a limousine service from my household using one vehicle that would be stored at my residence. Sounds pretty descriptive. On the supplement sheet we have the total area of the, the home and other buildings housing the occupation is 1,485, looking to use about 50. We've got zero non-resident employees, also no to planned signage for the business, customers at the house, deliveries unlike those of a normal residence or changes that would make it look less residential. Vehicle to be used in connection with the business, a 1971 Cadillac Fleetwood, which is 5,475 GVW. And we do also have the signed request for a waiver of the full site plan in favor of a sketch as provided by the applicant as well as a certification of ownership and authority that's been signed and signed copies of the checklists, the criteria that we have attached to special permits for home occupations, those 26 items. So, that's what I have in my stack. Beyond what I already said, what can you tell us?

Mr. Yelinek: Okay. I'll let you know why I'm doing it. I'm 62, I was gonna retire. I did pretty good. I wrapped up all my credit cards, paid off almost everything. I got the house that close to being finished. My company went belly up. I'm an industrial mechanic and I don't work as well as I did when I was 38 anymore. And trying to find a job has become extremely difficult because they want you to be a Superman and I can't do that anymore. So, since I'm car savvy and I like the bigger cars, I told my wife I was dabbling this idea and I can make some money until I can reach the 62ish era or you know, maybe do it for a couple years just to kind of make ends meet 'cause I made the majority of the money and my wife made the, the lesser amount. So, without a paycheck coming in 'cause my unemployment ran out and I still cannot find a decent job that they don't want me to start at, you know, minimum wage. I've been doing this career my whole life and I was doing pretty well. So, no middleman, trying to do something for myself and make

a couple bucks in my pocket just so we can finish paying off the mortgage and find our way into retirement.

Mr. Phoenix: So, you're looking to just do the, just you as the driver with one vehicle?

Mr. Yelinek: Be the owner operator.

Mr. Phoenix: So, not doing like a whole fleet out of the property.

Mr. Yelinek: Absolutely not. I have one car, it's 21 feet long. I normally drive Cadillacs. I like the bigger cars. It's probably a foot or two shorter than the average car I drive. So, it's not an eyesore on the property, it's just the one vehicle. Yeah, I'll be the only driver and it would, obviously everything would be offsite. Nothing's coming to the house.

Mr. Phoenix: You're not just gonna give people tours like around?

Mr. Yelinek: Around the, Haviland Pond or something? Well, you know if that's what they want. I mean it's their money.

Mr. Coelho: How cherry is it?

Mr. Yelinek: It has 36,000 miles on it and I just put in \$4,000 to rebuild the front end. Anything that had a rubber seal dried up the car had been sitting for 20 years in like in a, slash somewhat museum type thing and the guy was ready to let it go. So, I've owned a few years ago when I was younger and I liked the big Cadillac. Right. I don't know who doesn't. So, I bought it and it's in the shop right now getting a few things fixed up and I've already talked with my agent. We're gonna obviously do livery plates 'cause that's the way I have to go with it to have the insurance covered for I think a million dollars I have to be covered for. And I think max on the car in the back is three passengers that can actually sit in the car. You know, it's not like today's big vans or big limos that fit 20 people. Just not that way.

Mr. Phoenix: No hot tubs or?

Mr. Yelinek: No hot tubs, no bars. No. No. I'll be lucky the radio works.

Mr. Phoenix: So, with that any, any other comments, questions, or concerns from the board? Again, I don't anticipate a whole lot but this is a public hearing. I do need to open it up for any public comments, questions or concerns. If anyone does have anything that they would like to add or ask, I would just ask that they state their name and address for the record and ask any questions through myself as Chair and I'll do my best to get you any information that you need. Does anyone have anything at this time? Hearing nothing I'm gonna look for a finding and a waiver possibly if someone would be so kind.

Mr. Coelho: Mr. Chairman?

Mr. Phoenix: Mr. Coelho.

Mr. Coelho: I **MOVE** to find that the office associated with Retro Rides Limousine Service as described by Mr. Yelinek at...

Mr. Phoenix: 50 Stivens.

Mr. Coelho: ...at 50 Stivens Terrace. Where the heck was I, is suitable under the home, under the Bylaw. Furthermore, I **MOVE** to waive the full site plan for the, for Mr. Yelinek at 50 Stivens Terrace in favor of a site sketch and photos that were prepared by the applicant since this is in relation to the home occupation and doing so is consistent with the purpose and intent of the zoning bylaw. Furthermore, should I just go through the whole thing?

Mr. Phoenix: Whatever is your pleasure. You're the one making the motion.

Mr. Coelho: I **MOVE** to approve the Special Permit under 7.0.4 a through m and the Home Occupation under Section 6.2.1 through 6.2.13 for, I'm gonna make sure I give you a good plug here, Retro Rides Limousine Service, Mr. Yelinek at 50 Stivens Terrace, with the restriction that the permit run with the applicant and not with the property. Furthermore, I **MOVE** to waive this public hearing.

Second Mr. Silva.

Mr. Phoenix: Motion is made and seconded. Just to sum up, this is the finding, the waiver, the approval, and the close of the public hearing. Is that a correct understanding?

Mr. Coelho: Correct.

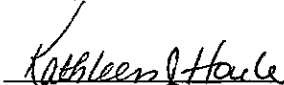
Mr. Phoenix: With that, all those in favor?

5-0 in Favor.

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

The public hearing closed at 7:15 p.m.

APPROVED:


Kathleen Houle, Secretary

su

Documents: Master application

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