

AGENDA

Town of Ludlow Planning Board Meeting of June 25, 2026

Time: 7:00 p.m.

Ludlow Town Hall – Select Board's Conference Room

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2026 JUN 23 P 3:07

Appointments:

7:00 – CONTINUED PUBLIC HEARING- Site Plan- Michael Sotiropoulos – 648 Chapin Street (Assessors' Map 16B, Parcel 84) (Proposed 500 SF Accessory Dwelling Unit (ADU))

7:15 – ANR – Michael Gavoni (Pamet LLC) Millside Drive (Assessors Map 14C, Parcel 106B) (divide existing parcel into two lots) (*continued from 6/11/26*)

7:25 – ANR – Jim Nawrocki (JLN Properties LLC) 1402 Lyon Street (Assessors Map 20, Parcel 4C) (add newly created Parcel A to existing land of Page & Dirico)

Discussion:

Outstanding Items

Mail Items:

32. Conservation Commission Legal Notice – Minechoag Pond

33. Conservation Commission Legal Notice – 125 Watson Lane

34. Conservation Commission Legal Notice – 0 & 329 Holyoke Street and 0 Athol Street

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 31. - Legal Notices from surrounding communities
- ◆ SIGN Special Permit:
 - David Moise – 643 Poole Street (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.