

# AGENDA

**Town of Ludlow Planning Board Meeting of July 9, 2026**

**Time: 7:00 p.m.**

**Ludlow Town Hall – Select Board’s Conference Room**

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## **Appointments:**

- 7:00 – PUBLIC HEARING- Site Sketch – Miguel Goncalves – 23 Oregon Avenue (Assessors’ Map 4, Parcel 6) (Proposed towing company)
- 7:15 – PUBLIC HEARING – Special Permit/Home Occupation – Durmus Alper Koc – 65 Waters Edge Drive (Assessors’ Map 12C, Parcel 55A) (home office for Uber Lyft business)
- 7:20 – PUBLIC HEARING – Special Permit/Home Occupation – Kadir Sungur – 521 Center Street, Apt. 14 (Assessors’ Map 16A, Parcel 47) (home office for transportation services)
- 7:30 – PUBLIC HEARING- Site Sketch – Ludlow Renewables, LLC – 0 East Street (Assessors’ Map 27, Parcels 26-31) (modification to original site plan)
- 7:40 – PUBLIC HEARING – Special Permit/Home Occupation – Rachel Burgess-Rivera – 23 May Road (Assessors’ Map 27, Parcel 51) (home bakery)
- 7:45 – PVPC – Bylaw update

## **Discussion:**

Outstanding Items

## **Mail Items:**

36. Request to Study a Temporary Moratorium on Data Center Development, from Kathleen Shea
37. Certificate of Assessment from Pioneer Valley Planning Commission (PVPC)
38. Request for updated list of board members from Cheryl A Coakley Rivera, Register of Deeds

## **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 35. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of June 11, 2026
- ◆ APPROVE Change of Occupancies:
  - King Travel Inc. – 165 Carmelinas Circle (from construction to bus repair/operations)
  - Northstar Motors & Collision LLC – 37 Letourneau Lane (from auto recycling to towing/repair shop)
- ◆ SIGN Special Permits:
  - Camron Moreau – 34 Grant Avenue (office for HVAC business)
  - Richard Yelinek – 50 Stivens Terrace (office for limousine 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.