

AGENDA

Town of Ludlow Planning Board Meeting of August 13, 2026

Time: 7:00 p.m.

Ludlow Town Hall – Select Board's Conference Room

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TOWN CLERK'S OFFICE

2026 AUG 11 P 2:43

Appointments:

- 7:00 – PUBLIC HEARING – Special Permit/Home Occupation – Michael Modzelewski – 147 Kendall Street, (Assessors' Map 11B, Parcel 108) (landscaping business)
- 7:05 – PUBLIC HEARING – Special Permit/Home Occupation – Ursula Knolton – 115 Prospect Street (Assessors' Map 15A, Parcel 355) (interior design office)
- 7:10 – PUBLIC HEARING – Site Plan – Sewall & Hubbard LLC – 120 Hubbard Street (Assessors' Map 14B, Parcel 20) (update existing site plan)
- 7:20 – SITE SKETCH – John Garcia – 37 Letourneau Lane (Assessors' Map 5, Parcel 8) (update existing site plan to show proper parking)
- 7:30 – ANR – Michael & Debbie Slepecki – 1310 Lyon Street (Assessors' Map 20, Parcels 10A & 13) (create 3 parcels from existing parcel & convey 2 of the lots to abutters)
- 7:35 – ANR – Derek Vigneault – 1308 Lyon Street (Assessors' Map 20, Parcel 18A) (create parcel to convey to abutter)
- 7:40 – Attorney Steve Chaplin – Sign Release of Covenant – Santina Drive (lot substitution)
Re-sign Release of Covenant – Leland Drive due to scriveners' error
Article discussion

Discussion:

Sign OSRP Letter

Outstanding Items

Mail Items:

43. Zoning Board of Appeals Legal Notice – 88 Chapin Street – request for variance
44. Zoning Board of Appeals Legal Notice – 755 Lyon Street – request for variance
45. Suspected violation letter at 1353 Center Street from the Dias Family
46. Letter from Angela Anselmo re: runoff from East Street Solar

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 42. - Legal Notices from surrounding communities
- ♦ APPROVE/SIGN Minutes of July 9, 2026, and July 23, 2026

- ◆ APPROVE Change of Occupancies:
 - Christina Dinis – 476 East Street (from salon to medical wellness)
 - Harmit Raval – 12 Cady Street (from liquor store to liquor store)
 - Stony Hill Landscaping, LLC – 1131 East Street (from tackle shop to landscaping business)
- ◆ SIGN Special Permits:
 - Durmus Alper Koc – 65 Waters Edge Drive (Uber Lyft business)
 - Kadir Sungur – 521 Center Street, Apt. 14 (transportation services)
 - Rachel Burgess-Rivera – 23 May Road (home bakery)

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.