

**TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
August 27, 2026**

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TOWN OF LUDLOW

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Present)
William Ellison – Vice Chairman (Present)
Kathleen Houle (Present)
Christopher Coelho (Present)
Haley Rivers (Present)

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

Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- ◆ FILE Mail Item 47. - Legal Notices from surrounding communities
 - ◆ APPROVE/SIGN Minutes of August 13, 2026, and August 18, 2026
 - ◆ APPROVE Change of Occupancy:
 - Interstate Road Holdings LLC d/b/a Interstate Towing – 473 Holyoke Street (from towing to towing)
 - ◆ SIGN Special Permit:
 - Cynthia Lage – 128 Williams Street (soap making business)
-

**PUBLIC HEARING – Site Plan – Ludlow Housing Authority – 114 Wilson Street
(Assessors' Map 11D, Parcel 38) (site plan to show updated parking)**

SEE SEPARATE MINUTES

Madelyn Ogorzalek – 76 Howard Street (home occupation/mixed-use inquiry)

Mr. Carpenter noted that Ms. Ogorzalek cancelled the appointment.

Mail Item 48 - Notice of Intent to Withdraw Parcel A from 61B from Lillian A. Chenier

Mr. Ellison **MOVED** that we advise that we are not interested in the parcel.

SECOND Mr. Coelho.

5-0 In Favor.

Mail Item 49 - Request for extension on site plan requirement for 345 Holyoke Street from Jenna Alimberti

Mr. Coelho **MOVED** to extend for six months, however, I wanna make sure that we are tracking that six months carefully.

Minutes of August 27, 2026

SECOND Ms. Houle.
5-0 In Favor.

Outstanding Items

The Board discussed the hotel property and parking assignments. Mr. Carpenter was asked to contact the property owner regarding previously discussed EV-only parking spaces and confirm that the spaces will be appropriately designated so they remain part of the general parking count. The Board agreed that further extensive research into prior meeting minutes was unnecessary at this time.

An update was provided on Harris Brook Elementary. Mickey Buhl has responded and indicated that a new site plan will be prepared showing the changes correctly. No further update was available regarding Town Hall.

The CPA Committee received four applicants following the recent posting. The Select Board will appoint the remaining two members at its next meeting, with the Committee expected to begin work in late September or early October. The Planning Board associate member position is also being advertised online and through LCTV.

The Board discussed the proposed data center bylaw. The draft was recently received from Attorney Chaplin and will be reviewed prior to the September 15th warrant closing deadline. The Board discussed holding the required public hearings on September 24th, which is a regularly scheduled meeting date. Members agreed to target September 24th and avoid scheduling additional matters that evening unless required by statute, such as an ANR, due to anticipated member and staff absences.

The Board also discussed ongoing concerns regarding access to Town Hall after hours. Members reported that the building alarm was activated after the previous meeting and expressed concern about the current procedures for accessing the building and Planning Office when designated staff members are absent. The Board noted that members do not have keys to the office and that the existing policy limits who may possess keys. The Board agreed that the Town Hall access and after-hours meeting procedures need to be revisited, particularly in preparation for the September 24th meeting.

Ms. Houle **MOVED** to adjourn.

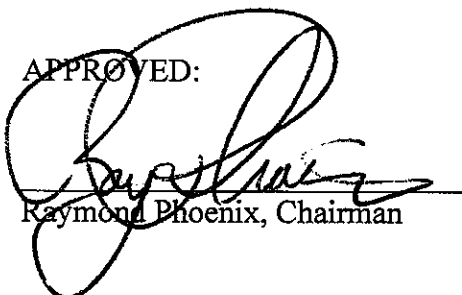
Mr. Phoenix: Always in order, not debatable, does need a second.

SECOND Ms. Rivers.

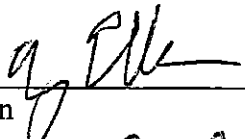
5-0 in Favor.

The meeting adjourned at 8:17 p.m.

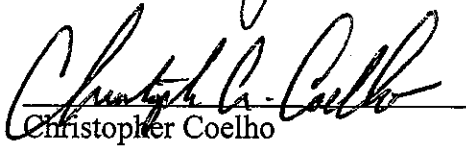
APPROVED:



Raymond Phoenix, Chairman



William Ellison



Christopher Coelho

Haley Rivers

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

**TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SITE PLAN
114 Wilson Street (Assessors' Map 11D, Parcel 38)
Ludlow Housing Authority
(site plan to show updated parking)
August 27, 2026**

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Present)
William Ellison – Vice Chairman (Present)
Kathleen Houle (Present)
Christopher Coelho (Present)
Haley Rivers (Present)

The public hearing began at 7:02 p.m. in the Select Board's Conference Room.

In attendance: Ronald Mendez – Graves Engineering, Robin Carvide – Ludlow Housing Authority, attendees

Mr. Phoenix advised the public that the hearing is being recorded, gave the applicant a copy of the invoice for advertising, and read the legal notice which included the description of: site plan to show updated parking.

Mr. Phoenix: I've got comments from Board of Health, n/a. Public Works says contractor must obtain a construction with the public way permit for the driveway entrances, use Town of Ludlow Fire Department apparatus for vehicle path analysis. And the plan is missing the chart showing the requested information, the Town of Ludlow Bylaw Section 7.1.o.5. And from our office I see a lot of check marks. That's good except when we get to that chart, which is N, we've got one through ten are all missing. And then o. on one through five we have two and five, which are the elevations showing the front, rear, and sides of the building design and the traffic study as missing. And we have, chart was added per conversation with Ronald Mendez and reviewed in digital form, waiver included in packet 8/25. So, we can look at the waiver in a moment. Before I do get to that, the chart was added per conversation. Josh, can you just expand on that a little bit please?

Mr. Carpenter: Mr. Mendez and I had spoken after he'd received some comments from Captain Ellison about the fire apparatus and from the DPW and Jimmy Goodrow about the same comments that you had had. I had mentioned the chart was missing in my review. So we, he added that onto the plans that are in front of you. He sent over a digital copy. Those are the physical copies in front of you.

Mr. Phoenix: When did the digital copy come in?

Mr. Carpenter: The digital copy came in I believe last week, late last week.

Mr. Phoenix: Was that able to be circulated to the other boards in?

Mr. Carpenter: I gave it, I got it to Jimmy and Jimmy didn't give me a comment back yet.

Mr. Phoenix: Okay. And as far as anybody from the, the general populace that wanted to look in on it, did anybody come in looking to look at the plans that would've missed out on seeing that chart as part of the submission?

Mr. Carpenter: No.

Mr. Phoenix: So, the only people that did really review the plan did get that updated chart prior to the hearing?

Mr. Carpenter: Yes.

Mr. Phoenix: We just haven't heard back from the ones that did. Okay, thank you. And then I do have Graves Engineering Inc., GEI is submitting our revised plans. We have two permit drawings for the subject project regarding the August 27th, 2026, Planning Board meeting and the revisions are summarized as follows, numbering included for clarity sheet C102 was revised to include a zoning information table is required by Section 7.1 0.5 of the of the Town of Ludlow Bylaws. Section, Sheet C104A was included to depict a vehicle turning path analysis based on fire apparatus utilized by the fire department. Additionally, it was noted that waiver requests need to be submitted for the subject project, which GEI respectfully presents for consideration. One is Section 7.5.o 2 building elevations. The nine existing buildings on the parcel shall remain unchanged per this project. No additional buildings are proposed. Two, Section 7.1.5o 5 traffic study. The existing residential use shall remain unchanged. No additional dwelling units are proposed and no change in use is proposed. We look forward to discussing this project further with your office and the Planning Board. If you have any questions regarding this application, please feel free to contact our office. So, we've got that and I'm assuming since I don't see anything to the contrary, all of the application paperwork, et cetera was found to be in order. With that we need turn it over, if you want to talk about what you're, you're looking to do.

Mr. Mendez: Great, thank you. I appreciate the time.

Mr. Phoenix: Well, I would ask though, if you could just take the board and put it over toward the end of the table there a little bit so that the, the folks in the audience are able to see it as well.

Mr. Coelho: Thank you, Mr. Chairman.

Mr. Phoenix: You got it.

Mr. Mendez: Okay, well thank you for your time. Appreciate it. Yes, I'm Ron Mendez with Graves Engineering. With me is Robin with the Ludlow Housing Authority. We're here on behalf of the project presented by the Ludlow Housing Authority for the proposed parking improvements project at 114 Wilson Street. This is an existing developed property with nine buildings, eight which are used for residential uses. So, accommodates 76 dwelling units. The ninth building is a building that accommodates a community room and administrative offices as well as a garage and maintenance area. With the project, the Housing Authority would like to address their parking needs. Currently the property has 52 parking spots, three of which are actually used for dumpsters. So, really there's only 49 usable parking areas in light of the 76 units that they have. With the project though, we would like to reconstruct and reconfigure the parking area. Ultimately, we propose to increase the number of parking spaces by 30. So, we have a net,

Public Hearing – Ludlow Housing Authority
August 27, 2026

a total of 79. No parking spaces would be used for dumpsters. It would be just dedicated spaces for that. With that, we'd like to resurface the parking area by way of full-depth reclamation and also reconstruct the perimeter walkways and install curb cuts at these walkways. Currently the configuration is not really, I guess code compliant in a sense, but we hope that the new curb cuts that they would work. The existing drainage system on site would remain the same. We do not propose any alterations to the drainage systems like the manhole or the catch basins. So, we again, just remain the same with the project. We'll just do the associated landscaping, plant some trees, keep the existing shrubbery as is, and then also we'd like to, I guess, sort of increase or enlarge the traffic island or the parking island within the center. And in doing so, we're able to reduce the width of the drive aisles within the parking area. Currently those are about 30 feet. We figure with the reconstruction we can narrow those to 24 feet, which is more like a standard used like you might see at a parking lot within a business or something like that, which allows for two two-way direction still. And despite the fact that we are increasing the number of parking spots by 30, we're actually reducing the overall impervious area. I mean on the, on the project, not a whole lot really, it's only 400 square feet, but it is a reduction overall that we will do. So really no stormwater improvements I guess because of that. Or in that case, the stormwater management regulations by Mass DEP don't apply in this case because of that nature. With that though, we'd also like to address the maintenance garage that they have on property. Really just reconfiguring the driveway curb cut that they have there. Formalizing in the sense that there is kind of a informal entrance to their area. We'd like to open up the spot, improve the access there and I believe that should be it. And then parking itself, I mean the parking reconstruction, the paving reconstruction would be by again, full depth reclamation, which is really just the removal of the existing asphalt. We'd like to leave the existing base material in place, churn it up in a sense with the machinery and then compact it, and then pave it all over again. This is kind of like the, I guess, cost effective method to reusing what's already in place instead of tearing it all up, taking out all the material and then putting the new material in place. And I guess that's really the gist of the project. If I may try to address any questions I can, definitely can. Oh yeah, one other thing. As I already noted, the revisions that have been presented Rev. 2 in the drawings over here as opposed to Revision 1. Yes. In this one we're able to include sheet C104A, which use uses a vehicle turning analysis using, based off of the fire apparatus as used by the Ludlow Housing Authority. At the time when we presented the drawings, we were using another one really with the Worcester Fire Department, but we have updated that. This has been information that we did provide to the Fire Safety Officer some time ago for their review. And also Sheet 102 was revised to include the zoning information table to address items like the number of trees. I guess there aren't a large amount of trees, so I didn't, because part of the area is actually wooded as --- is on the property. So, I really just included like the number of standalone trees throughout the development. We are proposing a couple trees to place over here and I guess that's really it. And again, no new buildings are being proposed and no alterations to the outside of the buildings or anything like that. And I guess that's pretty much it. So, if I may, please let me know.

Mr. Phoenix: Okay. Anything as far as comments or questions from the Board on this one at this time?

Mr. Ellison: Couple things.

Mr. Phoenix: Go for it.

Mr. Ellison: Let's talk about the fire truck.

Mr. Mendez: Sure, of course.

Mr. Ellison: So, Zac signed off on that.

Mr. Phoenix: Do we have something in, in writing from him?

Mr. Mendez: I guess.

Mr. Carpenter: Just what I spoke to him today, I didn't get a physical, in writing.

Mr. Mendez: If I may, the only thing I have is the information that I sent him at the time saying I'd like to present this and then the revision. That was that. I came forward, I guess another time the emails showing that this was what I submitted to him and so on, but.

Mr. Phoenix: Okay. Sorry, I didn't mean to jump in there on you, but I just wanted.

Mr. Ellison: Oh no, no, please. I was actually looking for it quickly to see if we had paper from him. We don't?

Mr. Carpenter: No, we, we talked in Building this morning.

Mr. Ellison: The, who, this, the fire truck that's depicted on this page. Did you get those dimensions from the Fire Department?

Mr. Mendez: Yes, I did. And the, it is the equipment that they provided, it is a Pierce, I guess aerial platform, a hundred feet that I have in ---.

Mr. Ellison: Yeah. And that wheelbase is based, you're showing it with two axles?

Mr. Mendez: Yes.

Mr. Ellison: So, that's a three-axle truck in reality.

Mr. Mendez: I guess I may be confused, but I guess based on the information I have, it only showed two, but I guess I could be wrong.

Mr. Ellison: I inspect it, it's a three.

Mr. Mendez: Okay.

Mr. Ellison: So, what I'm, I just wanna make sure that those dimensions, those wheelbase dimensions, what do you have here 21? What are you using? 2167 axle centers.

Mr. Mendez: 2167. I apologize that I don't.

Mr. Ellison: There's a detail of the upper left of that page.

Mr. Mendez: One second please. One second. 67. Yes, yes indeed. It should be what it is. I have over here wheelbase being 160 inches that I have. So, if I'm not mistaken, that would be the 2167 that I have on, on the join over here.

Mr. Ellison: You got that number 260 from the Fire Department?

Mr. Mendez: Yes. Based on this information that they gave me, yes. This is the, what Mr. Ellison provided to me. So, oh, and here's the other part too. 2167.

Mr. Ellison: Okay. Did the, did this drawing make it to the Fire Department or?

Mr. Mendez: Yes, they did. Yes.

Mr. Ellison: They saw this?

Mr. Mendez: Yes. That is what I had submitted to them. Initially it was the Worcester one and then they came back with that and then they, I submitted that information, the revised one, with the Ludlow information to them and that's the response that they had provided to me.

Mr. Ellison: Yeah. So, I guess then if I look at this drawing, those, the, let's just say the rear wheels depicted on the drawing are the rear most?

Mr. Mendez: Yes.

Mr. Ellison: So, we just skipped the, the first axle.

Mr. Mendez: Okay.

Mr. Ellison: That's in between I would assume then, right? Of the tandems?

Mr. Mendez: Yes. I guess it'd have to, I guess based on what I had, I thought it was only two, but I guess that's the case. It has.

Mr. Ellison: Okay. It, it's tight.

Mr. Mendez: Yes. I don't deny it.

Mr. Ellison: And the second question I had was just, just to make sure I'm looking at this right, on the same drawing or, or any of them for the handicapped access for like, currently there's kind of like ramps. i.e. trying to get a stretcher from the parking lot to the various buildings.

Mr. Mendez: Yes.

Mr. Ellison: A wheeled stretcher. So, should, is that depicted here where all those, all those buildings are gonna have a ramp, if you will, to get over the curb? Like they kind of do now? You know what I'm talking about? It's a concrete ramp that you don't have to pick the stretcher up over the curb.

Mr. Mendez: I guess the.

Mr. Ellison: Wheelchair could just go between the.

Mr. Phoenix: I would think that would just be part of regular ADA stuff.

Mr. Ellison: I would think so too, but I just want to make sure that.

Mr. Mendez: I, I mean if I understand the question correctly, it would be, just what we have of like a five-by-five landing and then the ramp being like at the, the, you know, whatever that width is, it varies, but usually a length of about 6.5 feet is probably the.

Mr. Ellison: So, it's a ramp, concrete ramp or whatever.

Mr. Mendez: ---

Mr. Ellison: You have those, you have those just, just to satisfy me on the drawing, you have those at every point for every building or?

Mr. Mendez: Yes. So it would be, at this point, we are proposing 1, 2, 3, 4, 5, at least. Two, let's say looking at plans page north, two page south, and one sort of at the left-hand side near the community building.

Mr. Ellison: Okay. Okay. Thank you.

Mr. Mendez: Sure.

Mr. Phoenix: Anything else for now Bud, or?

Mr. Ellison: I'm good. Thank you.

Mr. Phoenix: Okay. Anybody else from the Board have anything at this point?

Mr. Ellison: There you go. Thank you.

Mr. Mendez: Thank you.

Mr. Ellison: Appreciate it.

Mr. Phoenix: Before I do open it to the public, I have a couple things I'd just like to touch on along similar lines that we're already talking about. Number one, whatever the outcome of the discussion is, I would suspect that we would want to get something, whether it's, since the comment came in from Public Works, either from them or preferably from Zac via either email or regular mail, whatever method is most appropriate and easiest. But something from him directly in print saying that he's on board with the way that this is set up. Is that a fair expectation?

Ms. Rivers: Yeah.

Mr. Phoenix: Beyond that, I know you're talking Bud, about the, it, it looks like it works, but it's tight. If you get some oversized vehicles that are getting parked into some of those spots around the corners, is that gonna be a, a major problem? How, how tight are we talking here?

Mr. Ellison: Tight on the drawing and my concern is usually the practical sense is snow. So, everything gets small with snow when snow's in there. And it just, it looks tight. Like, and if you read through, I mean it, I'm, it, it's probably in compliance with the, with the software that they

use. But it, it, it's tight to just look at it visually. So, I mean especially those, I'm gonna call 'em horns, you know, those four horns that are part of that island expansion or whatever? They're probably the issue more so than anything else is those, those four points, you know what I'm talking about?

Mr. Mendez: Yep.

Mr. Ellison: What are those, are those serving as anything special functionally?

Mr. Mendez: It primarily serves as a barrier for the parking areas. I mean for the...

Mr. Ellison: Just granite curb, curb height or?

Mr. Mendez: No, I meant to say well slope, granite curb, but I meant to say for the corner parking spots as opposed to leaving 'em exposed.

Mr. Ellison: So, nobody hits 'em kind of thing.

Mr. Mendez: Yeah.

Mr. Ellison: Okay, well.

Mr. Phoenix: So, kind of what I'm hearing is even if this does all work on paper, it's just gonna require a little bit more thought as far as maintaining that flow on the property, especially as we do get into the colder months with snow and everything, just to make sure that that is clear so that people have the best shot of pulling in that they, that, is that my understanding? What I'm hearing, Bud.

Mr. Ellison: Yeah, you're perfect.

Mr. Phoenix: Well, those are, those are my things for now. I'm gonna ask the Board one more time before I do open to the public. Hearing nothing, this is a public hearing, so I will ask the public if they have anything that they would like to add or ask. If you do have something, I would ask that you state your name and address for the record and address any questions that you have through myself and I'll do my best to get you any information that you need. Does anybody have anything at this time?

Ms. McCarthy: My name is Diane McCarthy. I live at 97 Blanchard Avenue. We are the only house that faces the project. We wanna know exactly where this parking lot's gonna be. We face where, we face the grass, the trees and everything. We deal with the fire trucks; we deal with the ambulances. We deal with the winter parking. He's talking about the dumpsters. We deal with the dumpsters. Every time, every Friday when they empty 'em, the, when it's when it's windy, the trash blows into my yard. In the winter when it snows, they take their cars and they park 'em on the grass in front of our house. When the plows come down the street, the plows will automatically turn their blades towards our yard because the cars are parked on the grass and they don't want, you know, the elderly to be able to get out. We're elderly. And my next-door neighbor's in his eighties, my other next-door neighbor. Which one faces Wilson, one faces Loopley. We are literally the only one that faces the project. I wanna know about the dumpsters, where they're gonna put 'em. Are they gonna put 'em now directly in front of our house? What else? I wanted to know. And where are they gonna park the cars when it snows? Because they

take all the cars out of the parking lot, put 'em on the grass so they can plow the, the lot the, and we are the ones that pay for it because we've already had one of the pickup truck, trucks back into our mailbox and literally we had to replace the mailbox. So, where is this parking lot actually gonna be?

Mr. Phoenix: Sure. So, the, the parking lot and, and if you want to get up and point the things on there, if you don't mind, you're certainly welcome to.

Mr. Mendez: Sure.

Mr. Phoenix: But it, it is basically from what's being described on the plan, it'll largely be where it currently is, just reconfigured to have a little bit less pavement, I think.

Mr. Mendez: Yes.

Mr. Phoenix: Can you, can you speak to that as well as I know the dumpsters are shown on the plan, but kind of show them in case they can't see it from.

Mr. Mendez: Yes, of Course. All right. So, for instance, here are the existing dumpsters, the new dumpster, another dumpster location would be at this spot.

Ms. McCarthy: We have the two of them across from us.

Mr. Mendez: If I may for reference, this would be your property or which one? This being like, let's say Wilson Street, Blanchard Street over here.

Ms. McCarthy: Yep.

Mr. Mendez: So, I'm guessing is your house over here or.

Mr. McCarthy: No, in the lower section.

Mr. Mendez: This being the entrance,

(conversation with Mr. & Mrs. McCarthy and Mr. Mendez regarding location of their house on the plan)

Mr. Phoenix: And sir, I appreciate you helping, if I could just get your, your name as well.

Mr. McCarthy: Jim McCarthy.

Mr. Phoenix: Thank you.

Mr. Mendez: Okay. So again, this being the existing dumpsters, we would like to place the new dumpster pretty much almost in the same footprint, just a couple feet ahead along the perimeter. I guess maybe, hopefully you know, we're planting a tree right behind it that might help to the visual content. And the next dumpster area would be, would be here towards the existing community building where they currently have a maintenance staff. The back part over here, those would be the only two dumpster areas that are proposed. As for the actual perimeter itself of the area. For instance, in terms of the walkways, walkways are staying pretty much as where

Public Hearing – Ludlow Housing Authority
August 27, 2026

they are. We're not going beyond the limits of that. Over towards the front. Let's say this is the existing limit of, let's say driveway, this line over here more or less. So, we're, and then our new limit, our new edge of pavement is down here. Off the top of my head. I don't know what the distance is. I can bring a scale up.

Mr. Phoenix: Josh, can you put, there's a binder clip here. Can you just toss that on that page, so it doesn't keep --- in the way?

Mr. Mendez: So, I'm guessing, just based on dimensions where this is like 9 x 18, this is probably let's say 12 feet, I would say from the existing pavement to new traffic walkway along the...

(multiple people talking)

Mr. Mendez: The other side over here, the driveway is pretty much staying the same. Community building, it is going back a couple feet, about five feet let's say. And then in the center island, again, this being the existing edge of pavement and our new edge of pavement, oh excuse me, this existing edge of pavement and our new edge of pavement will be down here. So, with this we hope to landscape this area over here between this and that.

Ms. McCarthy: So, you will be putting trees around?

Mr. Mendez: We are proposing a couple of trees, only a total of nine, four in the central island, two in this area, and then three up here like toward the maintenance garage in that area.

Ms. Bellorini: What kind of trees? Because the oak trees come all over, they're terrible.

Mr. Phoenix: Excuse me ma'am.

Ms. Bellorini: You can't keep up with it.

Mr. Phoenix: Ma'am.

Ms. Bellorini: Oh, Helen Bellorini, 67 Loopley Street. I abut you in the back.

Mr. Phoenix: Thank you.

Ms. Bellorini: And when it's winter, they park close to my property, very close, 'cause there's no place. The fence is here and they're parked right there. All these cars. How many cars do you have? How many people own a car?

Mr. Mendez: I honestly don't know that. I have to have to defer that information to the Housing Authority and I can get that information another time. In terms of actual trees, the ones we are proposing at this point are four flowering dogwoods, two skyline honey locusts, and three pin oaks. So, in terms of actual snow storage, I'd have to, I guess defer to Housing Authority to get that information from.

Mr. Phoenix: Well, that would be called out on the plan 'cause you didn't ask for a waiver on it. So, it should be on there somewhere.

Mr. Mendez: For the snow storage. It is on another sheet actually, I meant to say in terms of the actual snow removal operation, how it goes about, I don't know at this time. With the snow storage that we have, we're showing it on sheet C105. I'm mistaken. I don't have ---.

Mr. Phoenix: So, it looks like that back corner near that other dumpster. Is that what I'm seeing?

Ms. Houle: Yeah.

Mr. Phoenix: So, you're gonna snow store the, the snow overflow surrounding that dumpster there?

Mr. Mendez: Trying to, we're ---.

Mr. Phoenix: So, is it fair to say that you know, you're trying to decrease the overall impervious surface but from where especially two of the, the three residents that we have in here are, are looking at it from across the street. They're gonna see a little bit more directly across from them as that entrance is opened up a little bit to accommodate parking. So, there's gonna be formal parking in that area. There will be a couple of trees added in as well that might help with some of that screening. But they're probably not gonna see a whole lot of the difference of less parking deeper, or less parking area deeper into the parcel as opposed to what they see directly across from them. Is that fair?

Mr. Mendez: Yeah, I would say so.

Ms. Bellorini: I don't have that they're, they're on the street. My property abuts where you have the garden in the center with that big, tall tree that's grown way up that I was gonna check if there's two of them that nobody shades or anything else. If it falls on my house, you're gonna have to have a big expense 'cause the whole bottom. Nobody sits under there in the courtyard. I'm trying to figure out what you're talking about because when in the snow they park right up to my fence 'cause they have no place. Okay.

Mr. Mendez: This being Wilson Street.

Ms. Bellorini: I'm on Loopley Street down the bottom, down here somewhere is Loopley, has to be right. Where's your courtyard? 'Cause I can't figure out what you, what you've got here.

Mr. Mendez: This area?

Ms. Bellorini: Yeah. Okay. Well, my house is right about here, and when they park, they park very close. Some of them can't even drive. I know I'm old, but they come so close to my fence that I'm really afraid that they're gonna back into it and knock it down.

Mr. Mendez: I do have existing conditions plan that I can try to show for reference. One second.

Ms. Bellorini: Excuse me Diane. They park all over. They're close to my property when it snows.

Mr. Ellison: It's right at the bottom, Josh.

Ms. Houle: Right at the bottom.

Mr. Carpenter: Yeah.

Ms. Houle: If you go to C105, it's right there.

Mr. Mendez: Alright, so here's the other one.

Ms. Bellorini: There's Loopley right there. Okay, so that's me right there. 67 Loopley right there.

Ms. Houle: They park in the back behind the building, or behind their building when it snows?

Ms. Bellorini: Yeah, when it snows, they're all over. They're very close. They back up and they park all over wherever they can. And that's where you get out that way and it's all here. And this is my house right there.

Mr. Ellison: Parking on the grass ma'am?

Ms. Bellorini: Yes. They park wherever they can.

Ms. McCarthy: All the cars have to be taken off the, the tar and they park on the grass.

Ms. Bellorini: Yeah.

Ms. McCarthy: And then when the snowplow comes down, like I was saying, they direct the, the snow towards our house because all these cars are on the grass.

Ms. Bellorini: They have no place to put it.

Ms. McCarthy: People park in my yard because they're afraid they might, you know. We had a Corvette used to come and park in our yard 'cause of the snow.

Mr. Phoenix: Well, I, I can imagine it's, it has to be difficult I think for everybody involved 'cause they've obviously gotta get the, the lot cleared as well. But also, when there's a snowstorm, there's usually an announcement that there's no on street parking, which doesn't mean that people should be parking in people's yards. That's a whole other problem entirely. So, is it possible that with the extra spaces, that's gonna free people up to move around in the lot and plow the lot in sections? Or is there a plan in place for how to deal with that or?

Ms. Carvide: It's okay. So, I'm Robin Carvide, the director of Ludlow Housing. So, because we house elderly and disabled people when there's gonna be a storm, we have them go in the front grass area. There are some that do go down that, I call it a fire lane. It's not, but behind be between the building and like their fences on Loopley Street. Yeah, it's a pretty wide area. But there's a couple that go back there that we do try to stop and then the storm's over and they go back. So, they're just, you know, but we have them park there so we can clear the lot because there's no way to, our lot isn't with the island in the middle and the sides, there's too many cars to like say, okay you guys all go park over there and we'll plow and we can do this. And to be honest, getting a lot of the elderly and disabled out at the same time. And you know, so they'd have to plow like one spot, and two spots might be empty and obviously that's gonna be a trip hazard, that's gonna be an ice disaster and stuff like that. So, we have them, we don't make it mandatory for them to park in that grassy field. They can go drive around when the plows come.

They can do what they want. But that's the only but only place we have. There's not enough, I don't think you could fit all the cars on Blanchard Street and there's no on street but, you know.

Mr. Phoenix: Right. And so, I, I think that needs to be a point that's drilled home to people that if they park on street, they're subject to, to fines and things like that through the town. If they're parking in people's yards and on people's grass, that's a whole other problem.

Ms. Carvide: It's our, it's our yard, our grass. It's not theirs.

Ms. McCarthy: We have people park in our yard that's, we don't because there's a fence right across the street from the grass.

Ms. Carvide: But they, they don't ask your permission?

Ms. McCarthy: Well, they do. What are you gonna say?

Ms. Carvide: No, I mean I don't mean to be rude, but you know, if you don't want 'em there.

Ms. Bellorini: And they're afraid when you, when they park in the grass and they have to try, you know, go through the snow to get to your sidewalk.

Ms. Carvide: Right.

Ms. McCarthy: They would rather park in my yard and then walk down a safe street where they don't have to climb over the mounds or anything.

Ms. Carvide: But that's not something we allow, you know what I'm saying? That's, they asked you for permission.

Ms. McCarthy: --- a mailbox when the guy in the pickup truck goes back and he smashed our mailbox.

Ms. Carvide: One of our maintenance?

Ms. McCarthy: Yeah.

Ms. Carvide: All you would have to do is come, if you came and told me I would've replaced the mail.

Ms. McCarthy: Okay. I brought, we even brought the light.

Mr. McCarthy: He left his taillight and broke off and.

Ms. Carvide: Oh, and they came and brought you a new mailbox?

Mr. McCarthy: No, no I had to put it in myself.

Ms. Carvide: When was that?

Ms. McCarthy: It was a few years ago.

Mr. McCarthy: A few years ago. I showed the lady in the office, the, the taillight and she said, well how do you know it's his? I said, because the truck's out there's missing that taillight and it fits that truck. Well did you see him do it? I says, no, I was busy.

Ms. Carvide: Do you remember what the lady looked like?

Mr. McCarthy: No, I just said the hell with it, I'll fix it myself.

Ms. Carvide: Well in the future if something happens, you know, 'cause we've had that happen over on some of our individual houses. You know, if someone was plowing and you know we've replaced the mailbox.

Mr. McCarthy: Like my wife said, when they gonna, when they're on the grass, it's bad enough. But when the plow comes back down to clear that so they can get 'em out, they throw it on our side of the street.

Ms. McCarthy: And we have the sidewalks now and we're responsible for the sidewalks and everyone on our street, that whole group, I mean he's 78, my next-door neighbor's eighties, my other next-door neighbor, and we're the three houses between Loopley and Wilson.

Mr. McCarthy: With that sidewalk.

Ms. McCarthy: With that sidewalk.

Ms. Carvide: And it's Ludlow Housing trucks that are plowing. Not the Town? Not that I'm trying to blame account for anything, but I'm just.

Ms. McCarthy: Housing does the other side.

Ms. Carvide: But they're not the ones putting it on your sidewalk?

Ms. McCarthy: No. 'cause we figured DPW was told put it on our side so that we don't, yeah.

Mr. McCarthy: The only place they can go to get rid of it.

Ms. McCarthy: And he just had heart surgery and this, this winter. I'm nervous about it so.

Ms. Carvide: I, I mean, it might work once we have enough parking spots to try to maneuver certain sections to go. But I just wish, like I said, with having such elderly people and disabled and we're not allowed to move their cars, you know, I mean.

Mr. Coelho: So, you have crews that do your own snow removal?

Ms. Carvide: Mmmhmm.

Mr. Coelho: Wouldn't it be worth helping out the neighborhood a little bit too? You know, removing some of the snow that that they're talking about that gets pushed around from here or there or whatever? I mean, I don't know.

Ms. Carvide: Yeah, in all reality, I guess. But we have 16 houses around town. We have three huge, we have Chestnut Street, we have State, and we only have three maintenance guys and they also.

Mr. Coelho: That's not much of a crew. --- a real crew.

Ms. Carvide: --- do their, you know, do the apartments, do work orders do.

Mr. Coelho: Yeah. No, --- three maintenance guys for yeah.

Mr. Phoenix: I would take a slightly different angle if, if the town trucks are the ones that are putting the snow on the side of the street where there's a sidewalk. I think that's a conversation that needs to be happening through Engineering. And the way that that should be happening is through either the Select Board, who oversees the Engineering Department now, or through the Town Administrator, who directly oversees that department now, ever since it lost its own independent board. So, I would recommend talking to those folks and say, hey look, this is the situation and if you've got a side of the street that's got a sidewalk and a side of the street that doesn't, there's a logical side of the street to put the snow on.

Ms. McCarthy: Yeah, we've never asked anyone not to put snow there.

Mr. Phoenix: And I think that's a fair ask. Right, I don't, I don't think that sounds unreasonable for them to put it where there is no sidewalk. And they should probably have that as their practice for every single street in town. If you've got a choice between sidewalk or none, put it where there's no sidewalk. I don't, I don't think that should be a, a big thing to ask of.

Ms. Bellorini: Well, I have a problem when they park because this is my house right here.

Mr. Phoenix: Yep.

Ms. Bellorini: So, they park here all over. There's Helen Bellorini, that's me, and they park here. I mean we had a lot of trouble. My husband was a cop in town. When they first moved in he was there all the time because they were urinating in the hallways. The motorcycles were coming down there. It's quieted down quite a bit.

Ms. McCarthy: We do have motorcycles now.

Ms. Bellorini: They still come down there, and you know, it's hard. And when I talked to the architect, was putting for the fire department how narrow the steps were, he told me, you know, for the fire department to come in. I don't know how they get in, but it was narrow when he showed me. I talked to him; they were building it. Of course they can see down in my house, so I pull down the shades, and I tell my daughter to pull the shades down all the time. They can see right down. There I am right here. And they back up and they park right here by the fence. When Rita --- was, had hers, worked for the town, she put in a whole bunch of rose bushes. Now come on bugs were coming on the rose bushes, everything else, they pulled them out and then they put a little crappy little fence. We went through so many different things. My husband's deceased now and he was a cop. He was always climbing over there helping out. They had to lock their doors. There was all kinds of problems with them. But now like I say, here I am right there, and they park all right there where my fence is. I'm always afraid some old lady and I'm old is gonna back into my fence and take off. You know what I mean?

Mr. Phoenix: Has there been any thought about putting any arborvitaes or anything along that area?

Ms. Bellorini: They started that and that didn't work out at all. They had little bushes that were worth nothing and then I don't know where they got 'em, but they were feeding the squirrels and I had bushels of bushels and bushels of the shells one time and I wrote a sign on their side of the fence, please don't feed the squirrels. I mean it's, it is been a quite a, quite a trip.

Mr. Ellison: And I'm, either one of you please, I'm not sure who's fence. What's the mission? We're adding parking spaces quite a few. Right? And the mission is that's because we don't have enough for the population of the?

Ms. Carvide: Definitely, people have more cars now.

Mr. Ellison: Yeah, so what is it like, two cars per?

Ms. Carvide: No, but we have 76 units and we only have 45. And then you have the maintenance trucks and then you have employees, you have home health aides, PCAs. You know, we have a, through the day a lot of people circulating, health people.

Mr. Ellison: So.

Ms. McCarthy: What, what about that?

Mr. Phoenix: Excuse me ma'am. Right now, somebody else is talking, okay, one person at a time please.

Mr. Ellison: So, the, so given that the middle area there, that the center court, is that what courtyard, is that what we're calling that?

Mr. Mendez: I, I don't know.

Mr. Ellison: Whatever it is that, that area there. So, is that, what's function does that serve just aesthetics, looks recreation?

Ms. Carvide: Tenant parking on around it.

Mr. Mendez: Yeah, there's a couple spots over here.

Mr. Ellison: The center, yeah.

Mr. Mendez: Yeah, that's the existing scenario right now. So, a couple spots over here on the, a couple spots here. And then some utilities that are routed through here. Like what are water, fire hydrant too.

Mr. Ellison: So, it's, it's grass and trees that's all in between the parking spaces, right?

Mr. Mendez: In this area? No, no, just grass and shrubs. No trees.

Ms. Rivers: You're proposing trees though, right?

Mr. Mendez: We are proposing trees.

Mr. Ellison: Yeah. The finished project, I'm sorry, the finished project will be grass and trees.

Mr. Mendez: Grass and trees. And we didn't propose any more plantings along the perimeter because I'm hoping we could use that also for snow storage or whatever.

Mr. Ellison: Well, at the end of the day, I mean if we all had perfect, a perfect world, we wouldn't wanna park anything on the grass. I'm surprised those elderly folks and disabled folks you talk about haven't called the Fire Department 'cause they slipped out in the grass to move their vehicles and everything. Right? 'Cause that is kind of sketchy right? What if there's two feet of snow? You know? So anyway. So, if the standard practice is to park on the grass, I would think that from an engineering standpoint that wouldn't be our first idea. Let's do it that way. So, I'm just wondering it, you're increasing, I don't even think you have enough parking spaces with the, what you're trying to do with the project because now we're shoehorning in snow and we're still gonna shoehorn in cars and create whatever issues that creates, and snow ends up across the street and all this stuff. I would almost say you need more room and less grass. You need more room to accommodate the snow, more room to accommodate the parking, so that people aren't driving on other people's lawns. What happens if there's a problem over there? Whose fault is that?

Ms. Carvide: They're not driving on their lawns.

Mr. Ellison: Right?

Ms. Carvide: There's a fence there.

Mr. Ellison: I just think, I don't think it's a great idea to have standard practice parking, parking on the lawns.

Mr. Mendez: I don't know as to that.

Mr. Ellison: But whether it's the neighbor or whether it's your own, is there any thought, was there any thought that if this isn't serving in this middle area, if it's not serving any specific purpose other than aesthetics?

Mr. Mendez: Doing so, I mean we require routing transformer, fire hydrant, a lot of stuff like that, you know, and obviously being the Housing Authority would require a substantial amount of money, which they're usually limited to. I mean it required additional funding that most of the time they, you know, are hard pressed to get.

Mr. Phoenix: Well. And, and also, I think the, the point is well taken, it's probably still not really going to be fully adequate to handle like a big winter storm. It's, I think, going to go a long way toward improving the situation with what they're proposing. I think it's gonna be probably fine aside from when we do have snow that needs to get moved. Which I mean if we're being completely honest with ourselves, the winters lately haven't been all that full of snow as they

used to be. It doesn't mean it won't be this year. But it's not like we had the, the years where it would seem like every week we were getting two feet of snow every Monday. So, there's at least I think for most of the year, for most of the purposes this is going to probably serve pretty well. And even in those cases where there are problems in the winter, I think it's gonna be a little bit more flexible than what there is there now. I don't know that we're gonna be able to get to perfect with everything. I think we've got some conversations that are going on that are slightly outside of the, the site plan itself. I think they're good conversations though that are important to have when we've got everybody together.

Ms. McCarthy: I have a question.

Mr. Phoenix: Sure.

Ms. McCarthy: How many people have cars who actually drive? Because my mother lived there, she did not drive so she could not have a parking place. My grandparents lived there and they didn't drive and they could not have a parking place. And when I went to pick my mother up to take her to the doctor's, I had to sit outside and wait for her to come out 'cause they wouldn't allow me to park in any parking place. So, how many people actually over there drive a car?

Ms. Carvide: So, I believe right now we have 42, I'm estimating by the --- model parking spots. In order to get a tenant parking spot, you have to own or rent or lease the vehicle. It has to be in your name, and you have to have a valid driver's license. Otherwise, they don't store their vehicles on our property, if they have a vehicle for whatever. There might have been one rarity case where somebody was blind, owned a car that the person but that person owned the car, it was registered in their name and this and that, and they had a designated driver that brought them around. That was one, that's not the case anymore, but at one time it was that. But we're finding a lot now, we have people that are aging out for a nicer way to put it and we have some, they're still elderly, disabled but younger, so a lot of them have vehicles and you know, we actually have a couple couples now where we used to not, it used to be like one person. Now we have some married couples and things like that. So, they might have two cars and as long as they're in their name and registered, they have them. And then we have the little front of our office which, so you figure of those tenants, their family members come. So, we have some visitor spots but not that much. Only because, but if, if it came full circle and if every tenant had a car, we would be, I don't know what we'd do 'cause we don't have enough, you know.

Ms. McCarthy: Is this strictly elderly over there now?

Ms. Carvide: No.

Ms. McCarthy: I know there's young girls.

Ms. Carvide: It's elderly and disabled.

Ms. Bellorini: Their disabled. That's why they're there.

Ms. McCarthy: And there's two young children over there.

Ms. Carvide: There's not two young children of tenants.

Ms. McCarthy: Two boys. Two little boys. One of them is Cindy. Is that her name? Cindy, her son.

Ms. Carvide: Oh, okay. I can't talk of any specific understood people. That's privacy. There is one, I can say there's one teenage boy, young teenage boy that is legally there.

Mr. Phoenix: So, I, I'm hearing a lot of the same things coming up repeatedly, which I think drives home that they are important. Whether there are things that we can address on the site plan or not is gonna be a separate question. The things that we show currently as deficient, unless we take some kind of action on it, are the two items that are being requested for a waiver, which are the elevations and the traffic study. I think we could possibly act on those tonight. We also have the issue of the, the turning radius and everything for the, the fire trucks, making sure that that is satisfactory to fire safety, getting that in writing. So, with that, I suspect that we're not gonna be able to take final action on this, this evening, but we can at least take some action on it. And I, I do feel kind of good that we have had some conversation about some of these other issues and hopefully that can move in a, a better direction because I, apparently that's a, an unintentional pun regarding the snow to move in a better direction.

Ms. Bellorini: And also, the dumpsters. ---

Mr. Phoenix: Yeah, the, the dumpsters. Well, the, the dumpsters are more or less staying similar to where they are but with a, a tree kind of obscuring them and they're gonna have their own place there instead of being in parking spaces. And with the way that it's aligned on there, I don't know if there's a specific time of day that the dumpsters usually get serviced, but it looks like it should be a relatively straight shot to be able to, to grab those, do what they need to and go. Is there a?

Ms. Carvide: They come on usually Friday mornings unless there's a holiday, yeah.

Ms. Bellorini: They're very loud.

Ms. Carvide: Yeah, well that's, yeah when the dumpster hits the ground there's.

Mr. Ellison: Can I ask one quick, did you mention that stuff? Was there trash blowing out of the dumpster area?

Ms. McCarthy: When the wind blows and they're emptying it.

Mr. Ellison: Oh, when they're emptying it.

Ms. McCarthy: When they're emptying it.

Mr. Ellison: So, not just all the time. Just when they're emptying it.

Ms. McCarthy: When they're emptying it and the wind blows it, it just flies. And I stood there one day and watched them. In fact, I talked to one of the maintenance guys about it and this was maybe last fall 'cause that's when it's the wind is, and he said, oh don't worry about it, we're gonna put a fence around it. That was a year ago and nothing's been done.

Mr. Ellison: Well, I was gonna suggest a fence, but the fence is not gonna help you when they're dumping.

Ms. McCarthy: No, it's not. Not when they dump it, no.

Ms. Carvide: But is it okay to talk?

Mr. Phoenix: Sure.

Ms. Carvide: We could put a fence behind the dumpster between the tree and the dump, just to block it, you know, not in case it, but just maybe a white six foot fence, couple feet, you know, so when you guys are looking, you'll see the tree and then the white fence you won't see the dumpster. I mean that we could, you know, accommodate that. And the reason we didn't put the tree up is 'cause we had this plan, the fence up, sorry, was 'cause we had, you know, we knew we were gonna get the money to do this.

Mr. McCarthy: As long as you don't put anymore oak trees.

Mr. Phoenix: So, you're, you're willing to put up so that from their point of view from the street they'd see the tree and then a, a couple sections of fence before they'd be seeing the dumpster. And hopefully if there is stuff that does get picked up by the wind, hopefully some of that'll get caught by the fence instead of blowing into the neighborhood. Is that kind of what we're, we're thinking of or?

Ms. Carvide: I don't know how much trash it, if something was blowing out, but I'm, but it would at least obscure the view of the dumpsters from their, you know, from the street angle.

Mr. Phoenix: Because speaking of somebody that, that with people that used to operate down the street from me and I'd get their, their trash blowing down the street 'cause our street's like a wind tunnel. Even, even a few less pieces feels significant. So, even if it catches three things a year, that's three things less that somebody else has to pick up.

Ms. Carvide: Correct.

Ms. McCarthy: So, we have a fence between our neighbor's house and our house. So, of course we get all the, the leaves from the oak tree and we also get the trash up against the fence. So, we had all that.

Mr. Phoenix: I get it. I, I had the lilac bushes that caught everything that was coming down the street. So it was, it was always fun getting it all out of there, but.

Ms. Bellorini: I'm just concerned 'cause there's not a lot of room there. I know that they back up and they park this close to my fence. I don't know, you know what the variance is or that, but they have no spot. There's not enough room.

Mr. Phoenix: Well, I think that's why hopefully, with some more spaces for them to move around. I mean if we're talking about the, the total number on site is closer to what, like 80ish now I think on this one, 'cause they're adding the 30, it's like 70 to 80.

Mr. Mendes: Seventy-nine is what we are.

Mr. Phoenix: So, around 80. And if currently what we're seeing is, I think you said 42 vehicles.

Ms. Carvide: Of tenants, yeah. Then you have workers, PCAs, most people have PCAs that come.

Mr. Phoenix: Right. But, but some of those things, especially if you're talking about people that are difficult to move their vehicles or people that would be likely to be there during a snowstorm, if that's the thing that we're talking about, that's the most dramatic for people. I'm most concerned about those 42. 'Cause somebody that's working there.

Ms. Carvide: Right, won't come.

Mr. Phoenix: It'll be a lot easier theoretically. I'm not saying it's the right call or whatever that's logistics for other people to figure out. But, you know, could talk to CVS or Dunking Donuts about hey, I'm gonna be working down here. Can I just park my car while they're plowing the lot? You know, there, there are things that could be done, right, that still keeps people off the street but not being into the neighborhood. So, if we're talking 42 cars in nearly 80 spaces, that gives me some comfort that there's a real reasonable shot that something can be worked out where that's more manageable. It might not be perfect but, do like just about a third of the lot. Do a third of the lot, a third of the lot. Instead of you're talking about onesie-twosies. I don't think that's gonna be the reality anymore with the extra spaces. That might change if you get more people that are couples, things like that, or more residents that aren't driving that currently aren't. So that might flux a little bit, but at least given current state, I think we're gonna be better off with this plan than what we're currently seeing.

Ms. Carvide: Yeah, 'cause our original plan was to take that field, the grassy field that they're talking, and pave that into a parking lot, which we just don't have the, the parking lot's in real bad shape. It needs to be, it hasn't been done probably since they switched over from when the old, old senior center was there. But it's just at this point we don't have enough to do both.

Mr. Phoenix: So, so I think we're in relatively decent shape on the, the subject of the waivers. We do have a waiver request for 7.1.5o specifically, I think it was two and five are the numbers but let me double check. Yes. Two is the elevation showing the front, rear and sides of the building design and five is the traffic study. And again, the reasoning provided by the applicant is essentially that none of the elevations are changing and they're not expecting that this is gonna change the amount of traffic to or from the site at all. They still have the same number of units, the same number of residents, all that's staying the same. With that in mind, would anyone care to make a motion on the requested waiver?

Ms. McCarthy: I just wanna know if they're gonna be putting up more security lights. If you're making a parking lot there.

Mr. Phoenix: Are you changing the, the lighting plan to include any more lights for the lot? I don't think I.

Mr. Mendez: Yes, we are adding lights. Some of are taken down, we are adding lights which should be reflected on sheet.

Ms. Bellorini: They're pretty bright now though.

Mr. Phoenix: Well, one of the things that should be in here then is the, the lighting schedule with the luminaries. So, those are all shielded lights that drop down to zero by the property line or?

Mr. Mendez: Yes. So, that would be known as model that we had. I believe the sheet right before it you had flipped over gentlemen, Mr. Ellison. I think you, right there, would be the lighting plan. That's the lighting plan right there. So, it would be the type that.

Ms. Bellorini: Now what kind of lights? 'Cause I can walk in my house and don't need to put a light on if you have that.

Mr. Phoenix: Well, that's why they're gonna be shielded lights. That's why we have to have the lighting plan that shows that by the edge of the property they're not producing any light. So, if you end up with blinding light in your house, then let them know. They'll have to have somebody come and adjust the shielding so that it holds to what they propose because it probably means they're not getting light where they want it because it's going somewhere else.

Ms. Bellorini: --- lights they somebody tore 'em all down and there were live wires there. So, I told my husband when he was living and he had it taken care of. He walked down the back and there was live wires from those coach lights. You know what coach lights it used to be there.

Mr. Mandez: No, sorry.

Mr. Phoenix: For the time being though, I do need to call for a motion if someone would appear to make one on the waivers as requested.

Mr. Coelho: Mr. Chairman.

Mr. Phoenix: Mr. Coelho.

Mr. Coelho: I'll make a **MOTION** to waive the...

Mr. Phoenix: 7.1.5o two and five?

Mr. Coelho: 7.1.5o two and five as requested by the applicant.

SECOND Ms. Houle.

5-0 in Favor.

Mr. Phoenix: So, now on the, the subject itself, am I correct in assuming please speak up if somebody disagrees that we're not gonna want to take final action on this tonight. That we're gonna want to get something at least from Fire Safety attesting to the, the ability for their apparatus to turn on the site.

Mr. Ellison: And yes, I would agree with that. And did, was there, are we waiting for something from DPW as well?

Mr. Carpenter: DPW just had their comments, they have to file for the...

Mr. Phoenix: The construction within the public way permit.

Mr. Carpenter: ...the construction permit.

Mr. Phoenix: And they also called out the chart being missing. So, the chart's been provided, that one's done.

Mr. Carpenter: And then they changed the fire apparatus from Worcester to Ludlow. 'cause that was the original one that they saw.

Mr. Mendez: And if I may, the only other comment was regarding the, about the curb cut permit. We have noted that now Sheet 102 where we say ---, 24-foot-wide curb cut, contracted to obtain curb cut permit from Ludlow DPW.

Mr. Phoenix: Yeah, now the construction it's kind of a, a standard item that we see on a lot of theirs. It's more a reminder than it is something we need to.

Mr. Mendez: Yes. It's just, I guess me saying that the contractors should be aware of when the work's done that they need to do, so.

Mr. Phoenix: So that's, I mean that realistically that's all that we really have on here with the chart being provided and reviewed by, by Josh. So, the question becomes, do we want to do, do we feel that there's enough outstanding where we need to continue? Do we feel that we've heard everything that we need to? Do we think that we're gonna get anything new and revelatory from Zac's letter? My personal inclination, I will say, is since we're waiting to hear back formally, just in case there is a surprise, we should probably keep it open. I just would expect that the continuance would not be a very long hearing because it's, it's really just to look at that one remaining issue. Anybody have a different path forward that they'd prefer to take?

Ms. Houle: Sounds like a solution.

Mr. Ellison: I would agree.

Mr. Phoenix: Okay. Josh, without Sue here, she, did she trust you with her book or are you not?

Mr. Carpenter: I gotta go get it.

Ms. Houle: Obviously not.

Mr. Carpenter: Like 7:15.

Mr. Phoenix: I'm not gonna take till you have that book. I don't trust the word you say.

Ms. Carvide: Can I ask a question.

Mr. Phoenix: Sure.

Ms. Carvide: So, if we, if you continue it, then what is the next like timeline? 'cause I was hoping to get this done before winter.

Mr. Phoenix: So, once we get the book, we can schedule in the next public hearing. Now the, the things that I'd be looking for realistically are getting something back from Zac, and then just

getting something sketched onto the plan, showing the, the fencing going in, which isn't really gonna be controversial to anybody. So, Zac will probably be able to get us something, who knows, it could be in Josh's email already. But when we ask him for something that I wouldn't expect, that's gonna take long to, to turn around. I can't speak for him, but I, I don't think that'd be an, an unfair assumption. I think the biggest one is gonna be how long do you think it's gonna take to throw the, the fencing sections onto the plan?

Mr. Mendez: I can have it done by tomorrow. And then how long beforehand do I need to submit the plans? My understanding is the next meeting was probably September 10th.

Mr. Carpenter: September 10th, yes.

Mr. Mendez: So, I guess the deadline would be four submittals.

Mr. Phoenix: I mean, for that small of a change. You're not changing any of the, the main engineering, you're just putting up the fencing sections. Okay. I'm not super worried about it.

Mr. Mendez: Alright. Just making sure that the process.

Mr. Phoenix: If, if you're looking to be able to turn around fairly quickly, you know, I, I wouldn't say wait till the last minute, but if you can get it to us by beginning of September.

Mr. Mendez: Which would be I guess like next Tuesday.

Mr. Phoenix: I'm, I'm looking at the, the date on here instead of looking at the actual date 'cause it's not the hearing date. That's just their letter date. Yeah, September 3rd. So, it's like a week ahead.

Mr. Mendez: Understood. At the very latest.

Mr. Carpenter: So, Mr. Chairman, we have a home occupation at 7:00 on the 10th, and then we're. Do you wanna give them 15 or?

Mr. Phoenix: I mean home occs are usually fairly quick. Why don't we pencil that in for ten minutes. Does 7:10 on that day work for everybody?

Ms. Houle: I'm not here that day.

Mr. Carpenter: Yeah. Kathy, Kathy's not here.

Ms. Rivers: I'm also not there that day.

Ms. Houle: It's three of you. So, that's enough.

Mr. Carpenter: Because you already acted on their waivers.

Mr. Phoenix: We took, we took care of the waivers.

Ms. Houle: We took care of the waivers, yeah.

Mr. Phoenix: Yeah. And it's not a special permit, so we can do it with the three as long as the three of us were all gonna be here.

Ms. Carvide: What's that date?

Mr. Mendez: Thursday, September 10th.

Mr. Phoenix: I'll entertain a motion to continue until September 10th at 7:10.

Mr. Mendez: Two weeks from today.

Mr. Phoenix: September 10th at 7:10.

Mr. Ellison: Mr. Chairman, I would make a **MOTION** to continue to September 10th.

Mr. Phoenix: At 7:10 here in this room.

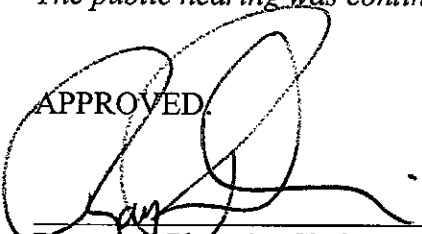
Mr. Ellison: At 7:10.

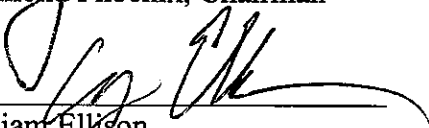
SECOND Mr. Coelho.

5-0 in Favor.

The public hearing was continued until September 10, 2026, at 7:10 p.m.

APPROVED.



Raymond Phoenix, Chairman

William Ellison

Christopher Coelho

Haley Rivers

su

Documents: Planning Board Site Plan Approval Application (including Master Application) (July 29, 2026); Letter from Ronald Mendez re: Site Plan Approval Application (August 25, 2026); Site Plan: Parking Improvements Ludlow Housing Authority, Colonial Sunshine Manor 667-2, 114 Wilson Street Ludlow, MA (Rev. 2 August 25, 2026); Waiver request; Comments from town boards/departments

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