

AGENDA

Town of Ludlow Planning Board Meeting of September 24, 2026

Time: 7:00 p.m.

Ludlow Town Hall – Select Board's Conference Room

RECEIVED
TOWN CLERK'S OFFICE

2026 SEP 22 A 8:10

Appointments:

7:00 – PUBLIC HEARING – Special Permit/Home Occupation – Manuel Santos – 492 Miller Street,
(Assessors' Map 25A, Parcel 10) (office for construction business)

7:10 – PUBLIC HEARING – Special Permit/Home Occupation – Amy E. Murphy – 97 Prokop Avenue,
(Assessors' Map 11C, Parcel 22) (jewelry crafting)

7:15 – ANR – Gap Real Estate Inc. – 0 West Street (Assessors' Map 8, Parcel 1A) (create building lot)

7:20 – PUBLIC HEARING – Proposed Zoning Bylaw Amendments:

1. Organizational amendments: Replacing the entire existing zoning bylaw with a rewritten version intended to improve organization, readability and syntax and without changing content or meaning
2. Accessory Dwelling Units: Adding language to the provisions governing Accessory Dwelling Units and related parking requirements, as previously directed by the Massachusetts Attorney General's Office, so as to bring the bylaw into full compliance with the requirements of current state law and regulations
3. Data Centers: Amendment and/or additions to the existing zoning bylaw to regulate the location, siting, or to establish the possible prohibition of Data Centers within the Town of Ludlow

Discussion:

Outstanding Items

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 51. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of September 10, 2026
- ◆ APPROVE Change of Occupancy:
 - Teresa Forker (Compass Alert Systems LLC) 733 Chapin Street, Suite 201
(from medical alert monitoring to medical alert monitoring)

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.