TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF OCTOBER 22, 2026

PLANNING BOARD MEMBERS

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

Mr. Ellison acted as Chairman in Mr. Phoenix's absence.

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

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2026 NOV 18 A 9:02

ANR – Thomas St. Cyr – 9 Woodland Place (Assessors' Map 33, Parcel 111L) (create Lot B consisting of 2.75 acres)

Thomas St. Cyr and Attorney John DaCruz were present for the appointment.

The Planning Board reviewed an ANR plan for 9 Woodland Place, submitted by Thomas St. Cyr. The proposal would create Lot B from a larger parcel, with approximately 2.75 acres. The application paperwork appeared to be in order, along with the Requirements for Plans checklist completed and signed by the Town Planner.

Mr. Coelho **MOVED** to endorse the ANR for Thomas St. Cyr at 9 Woodland Place.
SECOND Ms. Rivers.
3-0 in Favor.

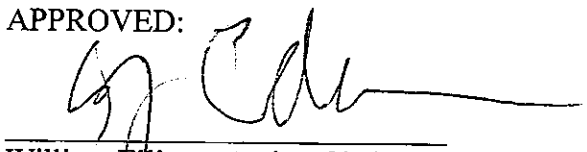
Documents: Master application; Subdivision Approval not Required Plan, Woodland Place, Woodland Circle, Ludlow, Ma 01056 (July 28, 2026)

Mr. Carpenter provided an update on the Community Preservation Act Committee, noting that the Select Board has appointed its final member. He stated that an email will be sent to committee members shortly to coordinate and determine dates for upcoming meetings.

Mr. Coelho **MOVED** to adjourn.
SECOND Ms. Rivers.
3-0 in Favor.

The meeting adjourned at 7:10 p.m.

APPROVED:



William Ellison, Acting Chairman



Christopher Coelho



Haley Rivers

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