AGENDA

Town of Ludlow Planning Board Meeting of November 12, 2026
Time: 7:00 p.m.
Ludlow Town Hall – Select Board's Conference Room

RECEIVED
TOWN CLERK'S OFFICE
2026 NOV -9 P 2:46

Appointments:

7:00 – PUBLIC HEARING – Special Permit/Home Occupation – Meagan Goncalves– 39 Parkview Street, (Assessors' Map 16D, Parcel 11) (office for landscaping business)

7:10 – PUBLIC HEARING – Site Plan – Baystate Developers, Inc. c/o Dinis Baltazar– 0 Meadow Street, (Assessors' Map 14B, Parcel 125) (construction of five (5) duplex residential buildings with associated site improvements)

7:25 – Site Plan Addendum – Ludlow MA West St Solar LLC – 155 West Street (Assessors' Map 2D, Parcel 1) (decrease the access road width from 24.5 feet to 18 feet)

7:40 – Walter Trusz (interview for Associate Planning Board Member)

7:50 – Pioneer Valley Planning Commission – Clean Energy Siting / Changes to 40A

Discussion:

Cancel Meetings of November 26, 2026, and December 24, 2026

Municipal agency fees

Outstanding Items

Mail Items:

55. Conservation Commission legal notice – 0 Center Street (Assessors' Map 33, Parcels 78A & 78B)

56. Conservation Commission legal notice – 0 West Street (Assessors' Map 9, Parcel 84E)

57. Conservation Commission legal notice – 0 (Lot 5) Mariana Lane (Assessors' Map 1C, Parcel 12K)

58. Conservation Commission legal notice – 0 (Lot 21) Mariana Lane (Assessors' Map 1C, Parcel 12M)

59. Conservation Commission legal notice – 0 (Lot 22) Mariana Lane (Assessors' Map 1C, Parcel 12L)

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 54. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of September 24, 2026, October 8, 2026, and October 22, 2026
- APPROVE Change of Occupancies:
  - Tim Headley (Elite Auto Group) 119 Carmelinas Circle (from auto sales to auto sales)
  - David A. Fields (Avid Auto Sales) 148 Carmelinas Circle (from auto sales to auto sales)
  - Mutlu Turk (ATG Transportation LLC) 973 East St, 2nd Floor (from Turkish Club to Uber business)

- Miranda Treat (Westfield Pet & Garden LLC, DBA Smithland Pet) 433 Center Street, Suite 1 (from pet supply store to pet supply store)

- SIGN Special Permits:
  - Manuel Santos – 492 Miller Street (office for construction business)
  - Amy E. Murphy – 97 Prokop Avenue (jewelry crafting)
  - Jennifer Wright – 459 Poole Street (telehealth therapy 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.