AGENDA

Town of Ludlow Planning Board
Meeting of July 11, 2019
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

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Appointments:

7:00 – Appointment – Ana Goncalves, Caracas Construction – Avelino Way Subdivision update & Development Agreement Extension

7:05 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – Gary Manuel - 217 Church Street (home remodeling business)

7:10 – Tony Goncalves – Discussion of Bylaw Changes & Growth

7:25 – ANR – James Pafumi – 389 Fuller Street (Assessors' Map 10, Parcel 101) (divide property into two parcels)

7:30 – Michelle Vargas – 114 Sewall Street – Change of Occupancy (Coco Lush Studios)

7:35 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – Sarah M. Pascale - 52 Skyridge Street (law office)

7:40 – PUBLIC HEARING – SITE PLAN – Andrew Bernstein, Manager - Kearsarge Solar LLC – 0 West Street & 62 Nash Hill Road (Assessors' Map 9, Parcels 18 & 36A) (installation of 3.6 MW AC / 4.435 MW direct current solar array with approx. 11,088 PV modules)

Miscellaneous/Discussion:

- Site Plan – Sewall Street Auto Center – 330 Sewall Street

Mail Items:

49. Certificate of Assessment for the Pioneer Valley Planning Commission 7/1/19-6/30/20

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 50. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of May 23, 2019 & June 27, 2019

- SIGN Special Permit:
  - Beth Evon – 167 Parker Lane (baking business)

- APPROVE Change of Occupancies:
  - Law Office of Gary Scagliarini – 733 Chapin Street, Ste 203 (from chiropractic to law office)

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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.