AGENDA

Town of Ludlow Planning Board
Meeting of February 27, 2020
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

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Appointments:

7:00 – PUBLIC HEARING – SITE PLAN – 330 & 0 Sewall Street (Map 15B, Parcels 8 & 6)
CPN & J Realty – Paul Santos (update site plan)

7:05 – PUBLIC HEARING – ZONE CHANGE – 326 & 0 Sewall Street (Map 15B, Parcels 7 & 5)
Paul M. Santos (Residence A to Business A)

7:15 – PUBLIC HEARING – ZONING BYLAW AMENDMENTS – Planning Board
Proposed zoning bylaw revisions to include the following:
SECTION III: GENERAL USE REGULATIONS 3.0 GENERAL REGULATIONS 3.0.4 Fences, by removing the last sentence. All fences four (4) feet and higher require a building permit.
3.3 ACCESSORY USE REGULATIONS 3.3.1 General Accessory Regulations by adding to b. 1. Accessory Buildings. "All accessory buildings over 200 square feet require a permit from the Building Department." & c. Accessory Livestock Agriculture by adding "and roosters" to be excluded.
SECTION VI: SPECIAL LAND USE REGULATIONS 6.6 ACCESSORY APARTMENT BYLAW by removing section 6.6.3 j. Dwellings must be in existence, and not substantially altered for a period of three (3) years prior to the filing of the conversion permit.

7:30 – PRELIMINARY SUBDIVISION – 0 East Street (Map 27, Parcel 31)
Ludlow Renewables, LLC (create conforming frontage at end of Reynolds Street)

7:40 – ANR – 0 West Street/62 Nash Hill Road (Map 9, Parcels 18 & 36A) Joan Lupa & Wally Lupa (Lupa Development Company, LLC & Joan Lupa) (proposed Lots 2 & 3)

Mail Items:

16. Articles for the May 11, 2020 Special Town Meeting within the Annual Town Meeting Warrant from Ellie Villano, Town Administrator

17. Notice that the Board of Selectmen voted not to exercise the option to purchase the parcel of land known and designated as Lot 36A off West Street.

18. FEMA Final Chicopee Watershed Discovery Report

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 15. - Legal Notices from surrounding communities
- SIGN Special Permits:
  - Marjorie L. Pond– 37 Brookhaven Drive (bake & sell cookies)
  - Brian Getto – 350 West Street - Lot #30 (carpentry)
- APPROVE/SIGN Bills – Turley Publications (legal notice for zoning bylaw amendments)
  – Schwaab, Inc. (office supplies)

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***If the Planning Board meeting on February 27, 2020 is cancelled due to inclement weather, the public hearings will be re-scheduled to March 12, 2020.**

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.