AGENDA

Town of Ludlow Planning Board
Meeting of September 10, 2020
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room- Via Telephonically

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TOWN CLERK'S OFFICE
2020 SEP -8 P 3:19
TOWN OF LUDLOW

**Please be advised that by Order of the Governor's March 10, 2020 order titled "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, § 20" which limits public access – Please feel free to view this meeting via cable television as this meeting is broadcast live or via live stream. Instructions are on the town's website.

Appointments:

7:00 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 8 Auburn Street (Map 11B, Parcel 21) Jon E. Schneider (home improvement business)

7:05 – PUBLIC HEARING – ZONING BYLAW – Proposed zoning bylaw revision 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. & g. Clothing Donation Receptacles, removing and replacing bylaw. Section 3.2.2 Table 1 Table of Principal Uses, removing current section and allowing Clothing Donation Receptacles through site plan approval (SPA). 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.

7:10 – PUBLIC HEARING – ZONE CHANGE – 193 Center Street (Assessors' Map 12D, Parcel 53) - Jamie & Richard Jacobs (Residence B to Business B) (turning home into small scale salon)

7:20 – PUBLIC HEARING – ZONE CHANGE – 0 Chapin Street (Assessors' Map 11D, Parcel 115) - Sodi Inc. c/o Ralph Capua (Residence A to Residence B) (to permit for a residential community under the Land Use Classification of multi-family per Table 1, Ludlow Table of Principal Uses of the Ludlow Zoning Bylaw)

7:30 – PUBLIC HEARING – SITE SKETCH – 1085 Center Street (Map 24, Parcel 69A) Manuel D. Silva (update site plan to show new auto sales lot)

7:40 – ANR – 448 Fuller Street (Map 9, Parcel 74A) Armand Deslauriers (revise lots 1 & 2 as shown on plan)

7:45 – SITE SKETCH – 471-485 Center Street (Map 16A, Parcels 52, 55) Ludlow Center, LLC (The Colvest Group) (add 4 on-site drive-thru directional signs)

Discussion:

Review letters of interest for the Associate Planning Board Member vacancy

Mail Items:

43. Reorganization of Town Boards

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 42. - Legal Notices from surrounding communities
- APPROVE Change of Occupancies:
  - Westfield Bank - 477 Center Street (change of ownership)
  - Michele Barbeau (Bella Couture Salon) 154 East Street (booth rental)
  - Jennr Ventures, LLC d/b/a Playnow! – 433 Center St, Suite 15 (from shoe store to toy store)
- SIGN Special Permits:
  - Dwain P. Devine – 23 Helena Street (accessory apartment)
- APPROVE Bills:
  - Turley Publications (advertising for Associate Planning Member)
  - W.B. Mason (office supplies)

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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.