TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
September 24, 2020

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PLANNING BOARD MEMBERS

Christopher Coelho – Chairman (Present)
Joseph Queiroga – Vice Chairman (Absent)
Raymond Phoenix (Present)
Kathleen Houle (Present)
Rafael Quiterio (Present)

The meeting began at 7:00 p.m. in the Selectmen's Conference Room via Telephonically (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" due to the COVID-19 Virus Outbreak)

Interviews for Associate Member Position

Christine Saloio

Ms. Saloio said that she has been a resident of the Town of Ludlow since 2007, her background is electrical controls engineer, and that she is familiar with site, structural, and solar farm plans, as well as other types of plans. She also noted that she loves the Town of Ludlow and would be interested in serving her community.

Lisa Dowers

Ms. Dowers mentioned that she owns a business as a massage therapist. She remarked that she would like to part of the decision making in the Town, and to hear what the residents have to say about things going on in Town.

Dan Lacroix

Mr. Lacroix did not call in for his interview and could not be reached.

Joshua Carpenter

Mr. Carpenter explained that he is a two-time candidate for the Board of Selectmen, is currently a member of the Housing Authority, and that he was the chairman on the campaign to get the ballot passed for the new senior center in Ludlow. He also said that he was born and raised in the Town of Ludlow, and that he would like to give back to the Town.

Mr. Coelho advised the applicants that the Board would appoint the associate member at their October 8, 2020 meeting.

ANR – 0 West Street (Map 8, Parcel 1A) John C. Farr, Executor
(1 single family residential lot)

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John Farr was present for the appointment.

Mr. Farr explained that he is dividing off the last piece of frontage from the remaining land for one or two building lots.

Mr. Stefancik stated that he went through the checklist and that it met all the criteria.

Mr. Phoenix: I was just gonna say, I will make a **MOTION** in the standard form to endorse the ANR as submitted.
SECOND Ms. Houle.
4-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Coelho – yes.

Documents included: Master application; Plan of Land in the Town of Ludlow, Massachusetts Hampden County – Prepared for the Estate of Robert H. Farr (09/02/2020)

File Mail Item #45 – Reorganization of Department of Public Works

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File Mail Item #46 – Notice of Decision – Ludlow Zoning Board of Appeals – 82 West Orchard Street

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File Mail Item #47 – Notice of Decision – Ludlow Zoning Board of Appeals – 89 Vienna Avenue

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File Mail Item #48 – Letter from Margaret Lavoie-Fuller re: development of land off Chapin Street

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Mail Item #49 – Concern from Gerry Tower re: noise from Nunes Construction

Mr. Stefancik will forward the Building Inspector a copy of the concern.

Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- FILE Mail Item 44. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of July 23, 2020; August 13, 2020; August 27, 2020

- APPROVE Change of Occupancies:
  - Robert S. Walendy Jr. (Pioneer Valley Wheel Repair) 199 West Avenue (from autobody to automobile wheel repair)
  - Oceanna Baranski (Lair O'Lilith) 123 Center Street, Unit 1L (from hair salon to tattoo studio)

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Mr. Phoenix: Mr. Chairman, this seems to be the end of our agenda, and along with that I would make a **MOTION** to adjourn.
SECOND Ms. Houle.
4-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Coelho – yes.

Meeting adjourned at 7:50 p.m.

APPROVED:

Kathleen J. Houle
Kathleen Houle, Secretary

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