AGENDA

Town of Ludlow Planning Board
Meeting of January 14, 2021
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room- Via Telephonically

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2021 JAN 12 P 2:31
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 – 50 Andrew Street
Jonathan Belanger (cleaning business)

7:05 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 114 Coolidge Avenue
Paul Sadowski (HVAC business)

7:10 – CONTINUED PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION –
29 Brownell Street – Scott Fortin (home office for sprinkler company)

7:15 – RESCHEDULED PUBLIC HEARING – DEFINITIVE SUBDIVISION – 0 Chapin Street
(Map 11D, Parcel 115) Sodi, Inc. c/o Ralph Capua
(construction of an eight-lot residential subdivision)

7:45 – RESCHEDULED CONTINUED PUBLIC HEARING – SITE PLAN
COMBINED WITH ADMINISTRATIVE REVIEW COMMITTEE MEETING
1 State Street (Map 14B, Parcel 130) Winn Development
(to redevelop Mill Building #8 at the Ludlow Mills complex into a mixed-use development featuring approx. 48,000 square feet of commercial space on the first floor, and approx. 95 residential units for tenants aged 55+. Development is under the Mill Redevelopment District & Smart Growth Overlay District)

Miscellaneous/Discussion:

- 2020 Annual Town Report

Mail Items:

62. Legal Notice – Ludlow Conservation Commission – Notice of Intent Applications for 0 Chapin Street (Map 11D, Parcel 115) Sodi, Inc., Ralph Capua *(from 12/17/20 meeting)*

02. Articles for the May 10, 2021 Annual Town Meeting Warrant and the Annual Town Report from Ellie Villano, Town Administrator

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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 01. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of November 12, 2020
- APPROVE Change of Occupancy:
  - Nadeem Saeed (Basics Mini Mart) – 192 East Street (change of ownership)
  - Joseph King (J. King Property Maintenance) – 679 Moore Street (adding landscaping business to construction business)
  - Michael Vumbaco (Hillside Builders & Remodelers Inc.) – 169 East Street (changing current business from LLC to Incorporated)
- SIGN Special Permits:
  - Lori Gravelin – 58 Libby Street (in-home dog sitting/care)
  - Andrew & Evelyn Soucie – 21 Nora Lane (accessory apartment)
  - Susan M. Armentano – 190 Sewall Street (massage therapy)

***If the Planning Board meeting of January 14, 2021 is cancelled due to inclement weather, the public hearings will be re-scheduled to the same corresponding times on January 28, 2021.**

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.