TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
January 14, 2021

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PLANNING BOARD MEMBERS

Christopher Coelho – Chairman (Present)
Joseph Queiroga – Vice Chairman (Present)
Raymond Phoenix (Absent)
Kathleen Houle (Present)
Rafael Quiterio (Present)
Joshua Carpenter, Associate Member (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)

PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 50 Andrew Street Jonathan Belanger (cleaning business)

SEE ATTACHED MINUTES

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

SEE ATTACHED MINUTES

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

SEE ATTACHED MINUTES

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)

SEE ATTACHED MINUTES

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)

SEE ATTACHED MINUTES

Mr. Queiroga left the meeting at 8:46 p.m.

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2020 Annual Town Report

(motion below)

File Mail Item #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)***

File Mail Item #02 – Articles for the May 10, 2021 Annual Town Meeting Warrant and the Annual Town Report from Ellie Villano, Town Administrator

2020 Annual Town Report ***(continued)***

Ms. Houle: Mr. Chairman, I make a **MOTION** to that we send our annual report to the Selectmen for inclusion in the town report.
SECOND Mr. Quiterio.
3-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Coelho – yes; Ms. Houle.

Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- 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)

Ms. Houle **MOVED** to adjourn.
SECOND Mr. Carpenter.
4-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

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Meeting adjourned at 8:52 p.m.

APPROVED:

Kathleen J Houle
Kathleen Houle, Secretary

su

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

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION
50 Andrew Street – Jonathan Belanger
(cleaning business)
January 14, 2021

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Raymond Phoenix (Absent)
Kathleen Houle (Present)
Rafael Quiterio (Present)
Joshua Carpenter, Associate Member (Present)

The hearing began at 7:01 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)

In attendance: Jonathan Belanger

Mr. Coelho read the legal notice and reviewed the application. The legal notice included the description of: cleaning business.

Mr. Coelho: Ok, so the hearing is open. Mr. Belanger, are you on the line yet?

Mr. Belanger: I am.

Mr. Coelho: Ok, great. So, why don't you give us a brief description, ok, I got to notify everybody that you're being recorded, so anybody on the line right now, and anybody in the room is being recorded, so you all know. You have a, they took care of the Turley invoice? Ok, so Mr. Belanger, why don't you go ahead and give me a little description of what you're trying to do please.

Mr. Belanger: It's a cleaning business. I'll clean pretty much anything.

Mr. Coelho: Ok.

Mr. Belanger: Mostly houses and cars, but, I mean, I don't really care what it is.

Mr. Coelho: And are you holding onto large quantities of bulk cleaning materials?

Mr. Belanger: No, no, no, like, more like vacuuming and just cleaning out stuff like detailing work.

Mr. Coelho: Ok, so you don't have 55 gallons of muriatic acid?

Mr. Belanger: No, nothing like that.

Mr. Coelho: Ok, and I guess everything else would be more suitable to cleaning homes and…

Mr. Belanger: Correct.

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Mr. Coelho: Ok, going through your application here. Everything looks like it's in order.

Mr. Belanger: Cool.

Mr. Coelho: You have a truck that's not over 10,000 lbs. GVW.

Mr. Belanger: I'm sorry?

Mr. Coelho: You have a truck but it's not over 10,000 lbs.

Mr. Belanger: Yup.

Mr. Coelho: I don't see any comments from other boards in here, so that's good. Anything else from the Board here?

Mr. Queiroga: Mr. Belanger?

Mr. Belanger: Hey, how you doing?

Mr. Queiroga: Hi, Joe Queiroga from the Board. Are you gonna have any employees?

Mr. Belanger: No, not as of now, no.

Mr. Queiroga: Ok, and do you, have you, you own your own house, I'm assuming, right?

Mr. Belanger: I'm looking to get my own house, right now, I live with my brother. This is my brother's house.

Mr. Coelho: --- in here, so that's good. Whoever's got their tv on, could you please mute it? Everybody on the line needs to mute their phone, their tv, whatever electronics they have around it, because I can't have the interference and run a meeting. Thank you. Ok, so Mr. Belanger, Mr. Queiroga asked you if you had any people working for you or for your own house. He does have the house owner's signature on the, on his application here, Mr. Queiroga.

Mr. Queiroga: Ok. And are you gonna have any signs?

Mr. Belanger: No, this is more word of mouth and like, honestly, it's more like my friends and family, if you know what I mean.

Mr. Queiroga: Ok, very good. ---

Mr. Coelho: Just as a reminder, the application that you signed, does have a couple of checklists, and those are all gonna be basically what you're gonna be held responsible for. You do understand that? You signed off on the checklists, so you know, if you violate any of those, you run the risk of having this revoked. You do understand that, correct?

Mr. Belanger: Yes, sir.

Mr. Coelho: Ok, very good. I have nothing else. Is there anything from the public? Anybody on the public looking to speak to the home office home occupation at…

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Ms. Houle: 50 Andrew.

Mr. Coelho: …50 Andrew Street?

Mr. Quiterio: Mr. Chairman?

Mr. Coelho: Yes, sir.

Mr. Quiterio: It's Ralph Quiterio. The question I had would be if he's talking about cleaning cars, is he gonna have the cars like parked in his driveway, you know, cleaning, buffing, you know, exposed to the neighbors, you know.

Mr. Belanger: Yeah, mostly I go to them. I don't really bring cars to my house, honestly. So, no, really nobody goes to my, my brother doesn't want anybody there, that's really what it is, so. I just go to them.

Mr. Quiterio: Thank you. That was my question.

Mr. Belanger: Yup, definitely.

Mr. Coelho: Sorry Ralph, I didn't even realize that you were on the phone. Is there anybody from the general public that want to speak to this? Hearing nothing, I'm willing to accept a finding.

Ms. Houle: Yup. Mr. Chairman?

Mr. Coelho: Ms. Houle.

Ms. Houle: I **MOVE** find that the business at 50 Andrew Street for Jonathan Belanger is a suitable home occupation under the Bylaw, and I would also **MOVE** to waive a full site plan in favor of a sketch and photos prepared by the applicant, which I see you have, since this is in relation to home occupation and doing so is consistent with the purpose and intent of the bylaws.
SECOND Mr. Quiterio.
5-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Coelho: And I guess we're looking for a motion to…

Ms. Houle: Mr. Chairman, I **MOVE** to approve the Special Permit under 7.o.4 a-m and Home Occupation under 6.2.1 – 6.2.13 for Jonathan Belanger at 50 Andrew Street with the restriction the permit runs with the applicant and not with the property.
5-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Coelho: So, you're all set Mr. Belanger. There's a twenty-day appeal period where your neighbors could appeal this decision, very rarely happens with home occupations after which point you'll need to register with the registry of deeds. So, I would follow up with Doug in twenty-one days and he will tell you your next steps in the process.

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Mr. Belanger: Ok.

Mr. Coelho: Ok, thank you very much and good luck.

Mr. Stefancik: Close the public hearing.

Mr. Belanger: Thank you very much.

Mr. Coelho: I need a motion to close the public hearing.

Ms. Houle: **SO MOVED.**
SECOND Mr. Carpenter.
5-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

Hearing ended 7:10 p.m.

APPROVED:

Kathleen J Houle
Kathleen Houle, Secretary

su

Documents: Master application; abutters list

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION
114 Coolidge Avenue – Paul Sadowski
(HVAC business)
January 14, 2021

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PLANNING BOARD MEMBERS

Christopher Coelho – Chairman (Present)
Joseph Queiroga – Vice Chairman (Present)
Raymond Phoenix (Absent)
Kathleen Houle (Present)
Rafael Quiterio (Present)
Joshua Carpenter, Associate Member (Present)

The hearing began at 7:11 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)

In attendance: Paul Sadowski

Mr. Coelho read the legal notice and reviewed the application. The legal notice included the description of: HVAC business.

Mr. Coelho: Ok, so Mr. Sadowski, would please go ahead and give us a description of what you're trying to do over there?

Mr. Sadowski: I'm in the HVAC business, so I do repairs of heating and air conditioning, running gas lines and that's it.

Mr. Coelho: Ok, do you expect keeping a lot of stock at your house?

Mr. Sadowski: No. Everything that I have is in my van, mostly it's small parts. I don't carry a lot and if I need something I just go to the vendors and pick it up.

Mr. Coelho: Ok, and also, I'm going to tell you what I told the last applicant. The last two pages of your application are checklists that you signed off on. Those checklists are what you're gonna be held responsible for moving forward. If you're found in violation of any of those items on the checklists, this permit can be pulled from you. You understand that, correct?

Mr. Sadowski: Yes.

Mr. Coelho: Ok. I don't have any questions right now. I'll open this up to the Board right now. Anybody on the Board have any questions? Hearing nothing, I'm gonna open it up to the public. Is there anybody on the phone right now that would like to speak to the special permit, home office, home occupation over here at 114 Coolidge Ave?

Mr. Fortin: My name is Scott Fortin for Scott's Sprinkler Service. I had an appointment tonight.

Mr. Coelho: Yes, Scott you're…

Mr. Stefancik: He's next.

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Mr. Coelho: …you're next. Right now, we're on the 7:05 at 114 Coolidge Avenue. Do you wish to speak to that?

Mr. Fortin: I thought you were asking if there's anybody else here for this meeting.

Mr. Coelho: There are, this specific hearing. Was there anything? Ok. Is there anybody else in the general public out there looking to inquire about this matter at hand?

Mr. Quiterio: Mr. Chairman, this is Ralph again. Someone either has their tv on or something. It's very hard to understand, it keeps echo.

Mr. Coelho: I'm gonna have to ask anybody with their tv on, to please lower the volume down to nothing or mute your phone because we can't conduct a hearing this way. Alright, it seems like that's happened. No, I can still hear it. We don't have control over the lines here, do we?

Ms. Houle: No.

Mr. Stefancik: If I knew which one it is I could mute them, but I don't know who it is.

Mr. Coelho: Mute them all. Is anybody in the audience that wishes to speak on this? Hearing none, mute them all. Ok, there we go. So now, I need a finding.

Ms. Houle: Not working.

Mr. Queiroga: Mr. Chairman?

Mr. Coelho: Mr. Queiroga.

Mr. Queiroga: Yes, I **MOVE** to find that a HVAC business at 114 Coolidge Avenue in Ludlow as described is a suitable home occupation under the Bylaw.
SECOND Mr. Carpenter.
5-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Queiroga: Mr. Chairman?

Mr. Coelho: Mr. Queiroga.

Mr. Queiroga: Yes, I'll also **MOVE** on the waiver of a full plan, I **MOVE** to waive the full site plan in favor of a site sketch which I see that he has provided us with pictures and the like.
SECOND Mr. Quiterio.
5-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Coelho: And finally, on the special permit home occupation.

Mr. Queiroga: Yes, Mr. Chairman.

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Mr. Coelho: Mr. Queiroga.

Mr. Queiroga: I **MOVE** to approve the Special Permit for Mr. Sadowski under 7.0.4 a-m and the Home Occupation under 6.2.1 – 6.2.13 for Mr. Sadowski with the restriction that the permit will run with the applicant and not with the property.
SECOND Mr. Carpenter.
5-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Coelho: Mr. Sadowski good luck. There's a twenty-day appeal period. After those twenty days are up, you're gonna need to register the business with the Registry of Deeds. In about twenty-one days give the office a call and Doug or Sue can help you finish up. Mr. Sadowski?

Ms. Houle: He's probably got him muted.

Mr. Coelho: Oh.

Mr. Stefancik: They're unmuted.

Mr. Coelho: Ok Mr. Sadowski.

Mr. Sadowski: Thank you very much.

Mr. Coelho: Thank you, good luck.

Ms. Houle: **MOTION** to close the hearing.
SECOND Mr. Carpenter.
5-0 in Favor.

Hearing ended 7:17 p.m.

APPROVED:

Kathleen J. Houle
Kathleen Houle, Secretary

su

Documents: Master application; abutters list

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

TOWN OF LUDLOW PLANNING BOARD
CONTINUED PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION
29 Brownell Street – Scott Fortin
(home office for sprinkler company)
January 14, 2021

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Raymond Phoenix (Absent)
Kathleen Houle (Present)
Rafael Quiterio (Present)
Joshua Carpenter, Associate Member (Present)

The hearing began at 7:20 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)

The public hearing was continued from December 17, 2020.

In attendance: Scott Fortin

Mr. Coelho: Ok, so this is a continued hearing. Why are we continued?

Mr. Stefancik: He wasn't able to make the December meeting.

Mr. Coelho: Oh, ok, and did I already open? It's already open right? Do I have to read the? I'll read it in anyways. I'm gonna read the legal notice in so we can officially get going, ok Mr. Fortin?

Mr. Fortin: Fortin, yes.

Mr. Coelho read the legal notice and reviewed the application. The legal notice included the description of: home office for sprinkler company.

Mr. Coelho: Ok, now we're open. Mr. Fortin, would go ahead and please describe what you're trying to do over there please?

Mr. Fortin: Just run a sprinkler company out of my house. It's mostly office work. I'm gone from early morning to late at night. I don't have customers coming here. I don't have trucks delivering here. That's about it.

Mr. Coelho: Ok, and I'm gonna tell you what I told the last applicants. The last two pages of your application are basically what you're gonna be held responsible for in having this business permit at your house. You've signed on those meaning that you understand them, and should you violate any of those, this permit can be pulled from you. Just want to acknowledge that you understand that.

Mr. Fortin: Yes, I understand.

Mr. Coelho: Ok, he has submitted a waiver for, a waiver request and pictures, ok. So anybody on this side, on the Board side have any questions? Rafael? No?

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Ms. Houle: No?

Mr. Quiterio: Say that again? I can barely hear you.

Mr. Coelho: You got any questions?

Mr. Quiterio: No, I do not.

Mr. Coelho: Ok, I'm gonna go and open it up to the public. Does anybody from the general public have any questions related to the special permit for Mr. Fortin at 29 Brownell Street? Once again, anybody on the line? Hearing none, I'm willing to entertain a finding.

Ms. Houle: Mr. Chairman?

Mr. Coelho: Ms. Houle.

Ms. Houle: I **MOVE** to find that the home occupation at 29 Brownell Street for Scott Fortin is a suitable home occupation under the Bylaw and I **MOVE** to waive a full site plan in favor of a site sketch and photos to be prepared by the applicant since this is relation to a home occupation.
SECOND Mr. Carpenter.
5-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

Ms. Houle: Mr. Chairman.

Mr. Coelho: Ms. Houle.

Ms. Houle: I **MOVE** to approve the Special Permit under 7.o.4 a-m and the Home Occupation under 6.2.1 – 6.2.13 at 29 Brownell Street for Scott Fortin with the restriction that the permit will run with the applicant and not with the property.
SECOND Mr. Carpenter.
5-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

Ms. Houle: **MOTION** to close the public hearing.
SECOND Mr. Carpenter.
5-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Quiterio – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

Hearing ended 7:25 p.m.

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APPROVED:

Kathleen J Houle
Kathleen Houle, Secretary

su

Documents: Master application; abutters list

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

TOWN OF LUDLOW PLANNING BOARD
RESCHEDULED PUBLIC HEARING – DEFINITIVE SUBDIVISION
0 Chapin Street (Assessors' Map 11D, Parcel 115)
Sodi Inc. c/o Ralph Capua
(construction of an eight-lot subdivision)
January 14, 2021

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The hearing began at 7:25 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)

In attendance: Ralph Capua, Rob Levesque – R Levesque Associates, attendees

Mr. Coelho read the legal notice and reviewed the application. The legal notice included the description of: construction of an eight-lot subdivision.

Mr. Coelho: So, I got to advise the public and everybody on this call that you are being recorded both visually and some just audio-ly, but you are being recorded. The invoice I got all set, ok. Comments from other towns and other boards. Safety Committee: Safety Committee continues its request for LED street lighting, sidewalks within the development, and crosswalks at Chapin and Santina, is that right? Is it Santina?

Mr. Stefancik: Santini Drive

Mr. Coelho: Santini Drive. Safety agrees with McMann Report Item #4 under conclusions. Now we have comments from, ok I have a letter here from Levesque.

Mr. Stefancik: They responded to our comments. Our comments are under that letter.

Mr. Coelho: Ok, so this letter from Levesque is specifically to your comments or the entire Town's?

Mr. Stefancik: All of the Town's comments, DPW, Fire.

Mr. Coelho: Ok, so let me go through everybody's, well, what's more important that I just read his letter? It doesn't reiterate their comments though, right?

Mr. Stefancik: Correct. You can go through all the comments.

Mr. Coelho: Ok, so Conservation Commission has a laundry list of comments here. *(Mr. Coelho read the email from Mike Pietras to Penny Lebel re: Santina Drive – Initial Review (December 16, 2020) see file)* I suppose he reviewed that for…

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Mr. Stefancik: Conservation, and they still have to go to Conservation.

Mr. Coelho: --- Conservation. I have to assume that's because of confusion with the storm and everything?

Mr. Stefancik: Yes, and lack, the membership ---.

Mr. Coelho: Ok, now from here on Planning Board we have: *Change the triangles on corners to I.P. to be set. We're not sure where to locate the location and elevation using the U.S.G.S. datum of at least three (3) benchmarks.* Doug's not sure where to locate them.

Mr. Stefancik: I did find them, so I did correct that.

Mr. Coelho: Oh, so that's ok then?

Mr. Stefancik: Yes, that's ok.

Mr. Coelho: Then we're having *lot monumentation.*

Mr. Stefancik: That was, I think, more so to the triangles they had for lot corner monumentations because they were computed points and we either want IP to be set or IP found.

Mr. Coelho: Ok. *Street lighting. They're asking for a waiver: Location of natural resources such as wetlands, scenic vistas. Plan to identify which of those features shall be undisturbed.* Ok, that's a waiver letter here, so we'll get into that in a minute. *Statement needs to be on deeds for lots: No grade changes.* Ok, so on the deeds for the lots, they need to put that statement on each of those lots. *Approved waivers will need to be added to the Approved Definitive Plans, all waivers not approved should be taken off the approved Definitive Plan. Additional comments: To provide safe access a crosswalk should be added to connect the Santina Drive sidewalks to the other side of Chapin Street. There are no sidewalks that connect to Santina Drive. Applicant is asking for waivers.* Ok, Ludlow Fire Department. *(Mr. Coelho read the letter from Captain Seth M. Falconer RE: Definitive Subdivision Plan (Santina Drive) (December 15, 2020) see file)* So it looks like our truck here needs, boy these engineers really like to make things complicated, I can't really tell, but I think 70 feet is the minimum they're looking for as far as the turning radius. So, Mr. Levesque, will that, have you reviewed the Fire Department's comments?

Mr. Levesque: Chairman Coelho, yes, I have, thank you. And I'm happy to go through the details that's been addressed. If you look at one of the subsequent letters, I believe they had no further comments.

Mr. Coelho: Ok, ok, ok. Ok, so Board of Health has no comments. Safety Committee, once again, this is from their initial review: sidewalks, crosswalks, LED street lights for safety, traffic study, which was done. Department of Public Works, wow. *(Mr. Coelho read the memo from Ludlow DPW – Engineering Division Re: Santina Drive (0 Chapin Street) (January 4, 2021) see file).* Ok, now we have Mr. Levesque's response. Is that dated January 13th? Is that true Mr. Levesque, is that what this is here, this letter?

Mr. Levesque: That is correct sir.

Mr. Coelho: Ok, seeing as how I am done with reading right now, why don't you go ahead and verbally give me your response?

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Mr. Levesque: Sure, so, Mr. Chairman, Rob Levesque form R. Levesque Associates here this evening representing Mr. Capua. This is an eight-lot subdivision that's approximately 500 feet long. The lot numbers, for those of you, for the folks that are on the phone.

Mr. Coelho: Mr. Levesque, can you get closer to your microphone?

Mr. Levesque: Yes sir, yes sir. How's that sir?

Mr. Coelho: That's much better.

Mr. Levesque: Ok. So, the lot numbers for the subdivision run in a clockwise fashion, Lot 1 being on the front left and running around the subdivision to Lot 8. So, we have received all the comments from the Town. So, to kind of go through generally --- comment that pertain to the Conservation, I'm sorry, to the subdivision, we looked at and responded to all of the comments. All of the DPW comments we understood, understand and have noted. We do not have any conflicts with any of the requests from the, Mr. Goodreau, Goodreau, sorry. And we have addressed those. There was no plan changes required to the ---. If you'd like, I can go item by item, but generally speaking we understand the comments and have, those are either addressed through the narrative or will be addressed as part of, through the approval process.

Mr. Coelho: Ok, I think we probably should take.

Mr. Levesque: If you'd like, I can go through them.

Mr. Coelho: Well I mean, yeah, we probably should.

Mr. Levesque: Ok, I can do that sir. Item #1 from the DPW comments: The proposed low-pressure sewer system will become a private sewer system maintained by the home-owners association. The Town of Ludlow does not maintain forced mains. We understand that and that is noted. The stormwater parcels shall be separate legal parcels. We understand that and that is noted. Number 3: Applicant to follow the requirements of the Town of Ludlow Safety Committee. We understand that. There has been information provided by our traffic engineer McMann Associates, and that information has been provided, and I believe reviewed, and I think in your comment, previous --- comment, I think they agree with the findings of McMann Associates. So that was that one. Item #4: Applicant to follow all conditions of the Town of Ludlow Conservation Commission. But, we are currently, we have impending Notice of Intents with the Conservation Commission. Mr. Pietras had done a, we'll call it a cursory review of the project. --- additional information --- of that information pertains to the subdivision roadway or any of the design thereof. There were requests for additional grading and some additional information on the specific lots. The Notices of Intent that were filed did not file for the roadway itself, they filed for impact or activity on the specific lots, so kind of a separate subject, but certainly, you know, part of the general project, but those have all been addressed ---.

Mr. Coelho: Mr. Levesque, let me interject here just for the benefit of the people listening. Anything that happens at this meeting tonight is gonna be entirely separate than what happens at the Conservation Commission meeting. Clearly if their regulations aren't met, this design doesn't work. The only reason they haven't come there first, before coming to us, is because of the snow storm flip flopped our meetings. So, I think that's a very important thing to that everybody's aware of. Ok, go ahead Mr. Levesque.

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Mr. Levesque: Thank you Mr. Chairman. Then next item is the EPA construction general permit. That's a permit, it's called a pocket permit. It's a thing that's required every time you have a project that disturbs over an acre of land, and that is something that will be filed and a copy of that will be provided to the Conservation Commission and the Planning Board. That's typically filed for at least, I believe, it's twelve days prior to the start of construction. So, that's certainly something that will be filed, and we'll provide a copy to the Town and the contractor and/or the site contractor will be responsible for the maintenance and repair and erosion controls, and erosion control monitoring throughout the duration of the project until the stormwater pollution prevention plan is closed out. So, that is absolutely no problem. We'll be taking care of that. The Town of Ludlow has the stormwater permit, would like to just make sure we have applied for that, and that is taken care of by DPW and that is not an issue. Number 7: The street name signs, standards, and other appropriate traffic direction signage of a design, materials or number required by the Safety Committee of the Town of Ludlow shall be secured, furnished, and installed, or caused to be installed by the applicant. We understand that, and the proponent will install all required signage and associated materials required by the Planning Board. Number 8: Provide a "will serve" letter. That's enclosed for those who are on the phone. So, the "will serve" letter is from the Springfield Water and Sewer and basically says that they'll provide us with, we can send our sewer to them, and that they'll give us water, so that is part of a process that would go through with Springfield Water and Sewer directly. So, we'll be handling that, and we will provide that to DPW as requested. Number 9: All water work to comply with the Springfield Water and Sewer Commission specifications. Understood and no problem. We will do that. We will obviously have to do that to get approval from them. Number 10: Shade trees shall be on both sides of the subdivision street, in the right-of-way or within 10-feet of the right-of-way. There shall be one tree planted preserved an average of 40 feet along the street, and not less than two trees per lot. Trees that will be preserved shall be mature deciduous trees of at least 8" DBH, which is diameter at breast height, and of species approved by the tree warden, or newly planted trees no less than 2.5-inch caliper at the time of installation. Species, size and planting procedures for such trees shall be approved in writing by the Tree Warden. Understood and we have the typical roadway cross-section in our details as provided and we understand the comment. Number 11: The proposed location of the proposed force main in the tree belt could be problematic due to the other utilities in the area. The final location of the force main is to be decided based upon field conditions. That's understood. It's a little bit of a tight area. We've been coordinating, and Mr. Capua has been coordinating directly with Mr. Goodreau and we expect that field conditions will determine the final location. That's not a problem. Number 12: Illicit Discharge Compliance Statement is required to be signed. That is something that is in the stormwater report, and that will be signed by Mr. Capua. Number 13: All perimeter monuments shall be set prior to submission of the definitive plan. That's not a problem. That's standard, that's basically a standard comment. Number 14: Location and elevation using the U.S.G.S. datum of at least three benchmarks for the subdivision. Those have been added to the plans. I believe Mr., I believe your Planner Mr. Stefancik has mentioned that he was able to find those. Number 15: The location of trees larger than 8", so this is kind of an impractical approach to an existing-conditions plan and often towns require it. It's a typical waiver that we request and obviously in the area of the proposed roadway and the proposed homes, you will not be able to,

we will not be able to maintain trees, so there's no reason to locate trees that we know we're gonna have to absolutely take out that are in the limit of work. So, we've requested a waiver from that requirement. Number 16: A center island shall be installed with a diameter of 70 feet. Yup, we meet all the requirements for the cul-de-sac and we have requested a waiver from the requirement for a center island. We think that'll be better not to have folks fighting over maintenance. If the Planning Board should really feel that it's necessary, I think the proponent would certainly listen to those concerns, but generally speaking, from a maintenance standpoint, and from a homeowners standpoint, without not having an island that people essentially won't maintain properly, even if it's mulch you get weeds, or if it's grass you get trouble with people maintaining it so. --- center island --- of the fire apparatus, and we're meeting all subdivision standards for the cul-de-sac. The street lights and standards, this is Number 17, shall be the type (Town and County Decorative Light) used by the servicing power company and shall be installed on a street prior to any occupancy of any building, and we have no problem with that. We have the typical roadway cross-section in the details that show that. Fire Department: Turning analysis for the Ludlow Fire Department Pierce Tower 1 shall be utilized when determining the diameter of the center island. And again, we're asking for a waiver. Should you require a center island we'll make sure it's small enough so that there's absolutely no problem for the Fire Department. And that wraps up the letter.

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Mr. Coelho: Ok. Now, from what I understand, we conditionally have a waiver request, several waiver requests, right?

Mr. Levesque: That is correct, sir.

Mr. Coelho: That is where we're at now. Where is that letter Doug? Looks like I put all this through a card shuffle.

Mr. Stefancik: The main packet ---.

Mr. Coelho: This main packet?

Mr. Stefancik: Yes.

Mr. Coelho: Cover letter, checklist, request for waivers, ok. Dear Mr. Coelho and Board Members, this is dated November 23, 2020 from R. Levesque Associates, Dear Mr. Coelho and Board Members, below please find a list of waivers: A waiver of Section II.B.2 – To waive the requirement that the plan scale be 1" = 40'. Mr. Levesque, how does this benefit you, 1" to 40'?

Mr. Levesque: I think it's a benefit to all in that we provide the plan at 40 scale and it allows us to fit all the information on one sheet or multiple pieces of information on one sheet. Still very legible, just --- make it more graphically presentable.

Mr. Coelho: And Doug, does this fit within Planning standards?

Mr. Stefancik: Yeah --- because they'd have to be larger plans.

Mr. Coelho: Ok. They're asking for a waiver of Section II.B.2.f – To waive the requirement that all perimeter monuments be set prior to submission of the definitive plan. Why don't we have monuments out there already?

Mr. Levesque: Well, I'll tell you exactly why. Actually, it's a really interesting requirement because we would never set monuments until after the subdivision is done and folks often times when they get in there, they would be essentially knocking things around or working, you know, with tree equipment or bulldozers and they typically would jostle things around, and as you can imagine, it's very important that all monuments be set to survey standards and that those aren't affected by construction . So, that's why we request that waiver.

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Mr. Coelho: So, is this something that we waive quite a bit Doug?

Mr. Stefancik: We have. I think by the time the street goes to Town Meeting for acceptance, they have to have them all installed, all the monumentation.

Mr. Coelho: Ok, so we'll be taking these one by one on a vote too, but I'm just kind of throwing everything out there right now so we can think about it.

Mr. Levesque: Thank you.

Mr. Coelho: So, that seems to be semi-common practice.

Mr. Levesque: Yes, sir.

Mr. Coelho: Waiver number three, a waiver of Section III.A.4.b – To waive the requirement of a center island shall be installed with a diameter of Seventy (70) feet. I've spoken to people about this, developers and not necessarily Ludlow DPW personnel, but other DPW people that I know, and certainly does help out maintenance that it's not there. I think the, and Doug correct me if I'm wrong, the idea of having an island in the middle of a cul-de-sac like that is more of a decorative.

Mr. Stefancik: I would, but sometimes a fire suppression system is in the island too, in some of the cul-de-sac subdivisions. This would have hydrants and it wouldn't have a fire suppression system. It's, and you know, there's some subdivisions that'll have an island and some don't. I think the ones that we've consistently have, they've had islands that I can think of.

Mr. Coelho: And the ones that we have had islands in because they had fire apparatus or some other engineered type of utility within them?

Mr. Stefancik: Yes, and no too. Some of them do, some of them don't.

Mr. Coelho: Some of them are just decorative.

Mr. Stefancik: Correct.

Mr. Coelho: I think if we're looking at something decorative in my opinion, that's almost up to the developer. If the end of the road doesn't look pretty, then the houses aren't gonna sell for as much. It's an economics thing provided it's not an engineering situation, you know. And in this case, it doesn't look to be an engineering situation. And you're looking for a waiver of Section III.D – To waive the requirement to locate large trees (greater than 8-inch diameter at Breast Height). We went through this one already. I, you know, I would be willing to locate, do you have tree envelope type drawing Mr. Levesque where you're not gonna disturb trees? Do you know what I mean?

Mr. Levesque: Yes, sir. We have, I think the best sheet for you to look at would be Sheet C3.

Ms. Houle: C3.

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Mr. Levesque: And what that does, it shows the full extent of the grading, the drainage to the roadway, but also shows the extent of the impact on each of the lots for the proposed footprints for the homes, as well as any grading associated there with, which you will see if you take a quick look at it. You'll see that that is, there's a pretty significant clearing area. We're outside the required areas under the local conservation bylaw, but we do have an area that, essentially, we're clearing, you know, the roadway, the sidewalks, the driveways, the houses, the front lawn, that whole entire area is being cleared to accommodate the proposed neighborhood. So, in the end, you know, locating trees within that area, that are 8" in diameter, probably will be quite a few, but it doesn't serve any specific purpose because we have to clear them anyway to meet subdivision standards.

Mr. Coelho: So, you have to clear up to all the lot lines is what you're telling me?

Mr. Levesque: Nope, there's a limit of work adjacent to the wetlands where, that we're, if you look, it's a little closer to a boxed in leader that points to where the limit of work is behind the houses. But, some of them are in fact going close to the property line, some of them near the wetlands are not going quite as far.

Mr. Coelho: Limit of work, so that's the colored in circle, the circle with the dot, correct?

Mr. Levesque: There's a line for the limit of work that has circles along it. The conservation Commission has requested.

Mr. Coelho: ---

Mr. Levesque: Yup, that's correct, thank you. Ok.

Mr. Coelho: So, we have to assume everything within that line is gonna be gone?

Mr. Levesque: Yes, not to say they have to clear them. If somebody wants to leave trees they certainly do that in their backyard, but obviously around the houses, within the roadway and probably a decent backyard for each house, yes.

Mr. Coelho: Anything outside of that line will not be touched?

Mr. Levesque: That is correct. Per the requirements of the Conservation Commission.

Mr. Coelho: Ok, that seems to still leave people ample backyards, and what's that line, 100 feet away from the wetland as marked?

Mr. Levesque: No, there's a couple different lines that are shown, there's a 25, a 50, and a 100.

Mr. Coelho: What about the "SF"?

Mr. Levesque: The bylaw requires a minimum of 25, so on the east side --- where the wetland is --- 25 feet, I'm sorry, to the limit of work, but the houses are farther.

Mr. Coelho: Ok, so they're gonna have at least 25 feet to the, from the silt fence to the wetlands, nothing's gonna be touched.

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Mr. Levesque: Correct. That will remain vegetated.

Mr. Coelho: Ok, well, frankly I think those three, those four waivers make sense for the particular project. I don't like not having the monuments set, but again, that's something that you guys will have to set once you start doing work there anyway, correct?

Mr. Levesque: Yes, we wouldn't be conveying any lots that weren't monumented already. A good survey practice would be --- there's some different monuments too, there's pins that'll be set at the corners of a lot of these lots, but there's also concrete bounds and then, you know, then again when the roadway construction's going in and all that , you know, those all get knocked out of the way or would need to be repaired anyway, so it is logical that we probably, the contractor would get binder course down. And then once binder course is down, there's not gonna be a lot of heavy equipment on the roadway, we start setting monuments as they start selling lots and then the bounds typically get put in once most of the lots are in and the sidewalk has been set.

Mr. Coelho: Ok, so those are the waivers being requested. Should we act on those before the?

Mr. Stefancik: After you ask for public comments.

Mr. Coelho: Do we have ay checklists we got to go through here, or is that done with the application process?

Mr. Stefancik: Yeah, it's done.

Mr. Coelho: So, once again, I'm gonna tell you like I told everybody else, there are applications, there are checklists within the application, and those additionally are what you guys are required to adhere to during this process and moving forward. I mean, by filling out that application, you're aware of all that.

Mr. Levesque: Yes, sir.

Mr. Coelho: You're not gonna get blindsided when, if you do something outside of those limits.

Mr. Levesque: Correct.

Mr. Coelho: Ok, so now I'd like to, does anybody on this side of the table have any questions for the developer? Mr. Queiroga?

Mr. Queiroga: No, I think it's fairly clear. I don't have any particular questions. We've gone over this ---.

Mr. Coelho: Ok, so I'm not hearing anything from this side of the table. At this time, I'm gonna open this up to questions from the general public. If there's anybody out there looking to speak to this project, please state your name and address for the record. I'm gonna give everybody, I'm gonna give everybody two minutes, and please don't repeat yourself. So...

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Ms. Lavoie-Fuller: Margaret Lavoie-Fuller.

Mr. Coelho: Ok, Miss Lavoie, go ahead.

Ms. Lavoie-Fuller: 815 Chapin Street. Ok, I know this project's gonna go through one way or the other, however, I have a question on Lot 6 and Lot 2. Those two lots, the backyards are either in the swamp or in the pond. As far as putting up --- I say that they have to put up a privacy fence all along from Chapin Street to the point --- because there's water and a pond. Those ponds belong to us. So, some kid goes in that pond and drowns, I'm liable. So, I want a fence, a privacy fence all the way from Chapin Street to Mrs. Lapierre's. From Mrs. Lapierre's they should have a privacy fence from Holyoke Street to the back of the church there, the Jehovah Witness. This will stop kids from running through the back property where you're not building but they still can get out there and they can run to the property on Mrs. Lapierre and ---. Another thing that I want to say is about this circle in the middle thing. Why can't you leave it just wild and put a couple of benches in there, so it'll be like a little park and people can go sit there. Leave the trees alone. I know you're gonna build. There's nothing I can do to stop you, but I am talking about Lot 2 and Lot 6. They don't have --- backyard. They'll be right in the pond or the ---. I don't think that's fair to people who would buy that lot. Also, you said that this is all gonna be not sewer, right? It's gonna be septic tanks?

Mr. Coelho: No, it can't be septic.

Mr. Levesque: Mr. Chairman, I can answer that for the young lady.

Mr. Coelho: Mr. Levesque.

Mr. Levesque: Mrs. Lavoie I think it is, is that correct?

Ms. Lavoie-Fuller: Yup.

Mr. Levesque: How are you? It's nice to talk to you tonight.

Ms. Lavoie-Fuller: Good.

Mr. Levesque: Yeah, so just a couple things. So, first of all, the project is going to be serviced by sewer. So, they'll be tying into the town sewer, so that is definitely sewer. The next item, I think I understand your concerns regarding fences and whatnot, but actually your thought is something that the Conservation Commission would likely have issue with. In my experience, we've done a lot of land development over the last 25 years. What happens is, these are wetland resource areas that are protected by the adjacent wetlands and ponds that you're talking about. So, what happens is they don't want us to cut off wildlife, you know, any more than we need to. Obviously, for the development of the property we have certain performance standards that we have to meet. One of those, is to try to minimize and mitigate any impacts that we have. By putting a fence along the perimeter of these wetlands or along the perimeter of the property line, it would cut off the travel of wildlife back and forth through the subdivision. Now, you can

imagine, obviously during construction, there'll be impacts, and you know there will be a little displacement of just general wildlife, but as we go forward, wildlife will be able to traverse back and forth across this neighborhood to those two resource areas. So, we will certainly not want to do any fencing that would cut off those resource areas and ---. As far as liability, the, it's an existing pond that's there. You know, there's certainly the chance of school age children playing in these yards, and I know that's an attractive nuisance, but the wetland itself, the emergent wetland that exists, on the east side, is on the property of Lot 4. Lot 2 specifically, I think you had mentioned, has a wetland in the back, but again, it's a reasonable slope, and again, down to the pond, same thing, there's a reasonable slope there. So, I mean, it could certainly, the property line could be posted if you wish to have people obviously not go onto your property. But, I anticipate that through the conservation process, they're not going to be too interested in a fence along that perimeter as you've requested, so I think that's probably where it'll end up. Certainly, there will be monumentation to let people know that those areas are resource areas. So, any impact that could potentially happen in those areas will be limited and people would be notified through the conservation process and through the monumentation of the conservation areas.

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Ms. Lavoie-Fuller: You're saying that all I have to do is put up no trespassing signs which they will tear them down as fast as you put them up. I have no problem with the kids going skating on my pond. I want them to come to me first. I don't want to be running around after kids running around in my backyard. And my backyard goes all the way over to Mrs. Lapierre's. ---

Mr. Levesque: Understood, and I understand, through the Chair, I understand the enforcement issue related to that. And obviously, the Planning Board does their best to plan these things with us, but I would extend an olive branch. Mr. Capua has developed in town before. He will be intimately involved in this project, and I think we'll make an offer that communicate with you, and as people are moving in, perhaps you can make an introduction and if there's children or something like that, you know, that they find out the lay of the land of the neighborhood and you relay any concerns that you may have about folks trespassing on your property.

Mr. Coelho: Ok, anybody.

Ms. Lavoie-Fuller: If I were a kid, I'd be the first one to run down to the pond and chase around the baby ducks ---.

Mr. Coelho: Ok, now we're repeating ourselves. Ms. Lavoie I'm sorry, we're on a tight, do you have any other different questions?

Ms. Lavoie-Fuller: That's ok.

Mr. Coelho: Ok, thank you.

Ms. Lavoie-Fuller: Ok. You're welcome.

Mr. Coelho: Do we have anybody else?

Ms. Lapierre: Yes.

Mr. Coelho: Name and address for the record please.

Ms. Lapierre: I'm Joan Lapierre. I live at 280 Holyoke Street. I share the longest property line with Mr. Capua's property.

Mr. Coelho: Ok.

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Ms. Lapierre: I have a few questions. I'll try to combine them all because I know you're limited for time. I'm wondering if Ralph is going to be building these homes, and I didn't, when I look at the plot plan I didn't see any fencing, and you just answered a couple of questions. I wanted to tell you about the fencing. It's very important for the survival of the vegetation in those wetlands. When those kids get out --- on there, it can make a heck of a mess. As far as the animals coming through, trust me, they don't all come through the back. They come across from Evergreen Street, from that pond, and they come right across Holyoke Street, right up my driveway. Here they come. So, that is not the only way that they can come through the back. That fencing is so important for those children. You don't know the depths of some of this wetland and it's really scary when you see little kids out there going on that thing.

Mr. Coelho: Once again, I think that's gonna be more of a personal responsibility issue.

Ms. Lapierre: I'm sorry I didn't, I know somebody's talking but I can't here.

Mr. Coelho: Yeah that's me, Chis Coelho, Chairman. I think when you're talking about kids playing in water, that's a personal responsibility issue. I don't know that fences are gonna stop that and…

Ms. Lapierre: --- wetlands, the wetlands all abut this property, but anyway.

Mr. Coelho: I understand that.

Ms. Lapierre: Another thing is when the excavation starts, there'll be a change in the water flow and the worry for myself and a lot of the other neighbors is that we are a lower level than what Ralph's property is. So, we're wondering, we're sloped lower than those homes, and we're wondering if we're gonna find water in our basement. You've got five rain gardens, a catch basin and --- to divert water, is that gonna be enough to stop any water from the Santini Drive project coming up into our basement? And another major thing is, who's gonna maintain those water gardens from getting clogged up? Is that the homeowners association?

Mr. Levesque: ---.

Mr. Coelho: Ok, Mr. Levesque, you want to go ahead?

Mr. Levesque: Thank you Mr. Coelho. Yeah, so, that's a great question about stormwater. We get that quite a bit. Just generally speaking, the way that stormwater regulations work these days because, as you can imagine, they've been building these neighborhoods for years and they refined their process, so what happens is we have to, we're required to meet predevelopment conditions with any runoff. So, what that means is when we build the roadway, there's impervious surface, right, there's asphalt, and then there's a sidewalk, and then there's driveways to the houses, and then there's the houses themselves. And then anything else that would change the flow of wetlands water, is analyzed. We have a very specific program that's industry standard that's called ---cad, and we do a model, a very conservative model, based on USGS information USDA Soil Conservation Service information and other very, we'll call conservative

engineering practices. And all those --- CAD model that models the predevelopment conditions and the post development conditions. So, in the post development condition, after it's constructed, we cannot release any more water or create any downstream flooding on any of the adjacent properties. So, that analysis has been provided to the town. It's been reviewed by the town engineer, and there were no issues or comments related to that. Our civil engineer in our office does the same thing, obviously, before we submit. There's a very specific, probably about a two-inch thick stormwater report that is all part of this design. As far as the maintenance of the rain gardens in the back yards, it's a good question. It was raised by Mr. Pietras and the Conservation Commission review, and in that review, they've requested information on how those would be maintained. We have since added to the plan a very specific drainage restrictions, so that no one can put a shed over the top of that, no one can fill it in, so that those areas will be there in order to maintain correct flow paths and the correct retention and or, infiltration that's required to meet the standards. So, it's looked at really closely. Obviously, there's a lot of liability if it doesn't work right, so it's a very conservative model, and that's what's required by not only our office and the subdivision regulations, but also in the review with the town. So, I think you can rest easy that these houses will not be contributing any additional water to your area.

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Ms. Lapierre: So, you don't feel that the construction will put any of the water in our basements that are sloped below them?

Mr. Levesque: That is correct. Obviously, if you have ground water issues now or, you know, if you had them in the past, they won't subside or go away, but…

Ms. Lapierre: ---

Mr. Levesque: …certainly as long as you don't have any groundwater issues now or haven't had them in the last decade or so, I wouldn't anticipate any change to those conditions.

Ms. Lapierre: The homeowners association, they'll be responsible, once the houses are all built, they are now responsible for everything that goes on at community or that development?

Mr. Levesque: So, not exactly, but I can explain. So, Mr. Chairman, you ok with me doing this, keep going here?

Mr. Coelho: Yeah. Knock it out of the park.

Mr. Levesque: Ok. So, the proposed roadway, in the end, we will request that the town take it over. It needs to be built to construction, to subdivision standards. The roadway and the maintenance thereof, would be taken over by the town.

Ms. Lapierre: Ok.

Mr. Levesque: However, stormwater basins are typically required to be handled by the homeowner's association, I believe, and Mr. Stefancik could probably help, but I believe there's a bond that's required for insurance purposes to make sure that those are handled properly. But, generally speaking, anything that's common, that is not taken over by the town, would absolutely be maintained by homeowner's association as necessary.

Ms. Lapierre: Ok, and is Ralph going to be the builder?

Mr. Levesque: Yes, that's my understanding, not to say he wouldn't sell a lot or two, but my understanding is that is the approach.

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Ms. Lapierre: Ok, and my last one, --- I guess I'm about finished here. I thought I had one more question for you here, but I guess.

Mr. Coelho: Ok, but I guess we really reached the end of time anyways, so we need to move on to other people.

Ms. Lapierre: That's fine. I appreciate the time. Thank you, Mr. Levesque.

Mr. Coelho: Thank you. Is there anybody else on the line?

Mr. Serra: Yes, my name is James Serra.

Mr. Coelho: Ok, hold on, how many other people are out there? I got to divide up some time here. James?

Mr. Serra: Yes.

Mr. Coelho: Is there anybody else other than James? Ok good. James you got two minutes.

Mr. Serra: Thank you.

Mr. Coelho: You're welcome.

Mr. Serra: James Serra, 283 Holyoke Street. I'm with Mrs. Lapierre. I'm in the same boat. I just have a real big concern with the rain gardens and I understood everything he said, but what happens when the rain garden gets clogged and nobody catches it for a long period of time. I've heard some horror stories where, you know, people's basements get flooded, you know, there's bad drainage, and by that time everybody's gone, developer's gone, there's a homeowner in there and it ends up being something that the rest of the neighbors have to deal with, me being one of them. So, I know that it all sounds good when we're saying it, but we've lived here a long time and never had any issues and now there's a possibility that we could have an issue.

Mr. Coelho: Who's the deeded owner of these rain gardens?

Mr. Levesque: That's a good question. I think I can answer this gentleman's question as well. So, these rain gardens are gonna be owned in fee by the owner of the lot, so these are on the lot specifically, ok? So, as far as maintenance, these would get maintained just as the rest of their lawn gets maintained. It would basically be a turf area, not turf, but grass area, right?

Mr. Serra: ----?

Mr. Levesque: No, they're very subtle grading, and they're not deep. I think you're envisioning like a big stormwater basin. There is a stormwater basin in the front of our site. That will be maintained by the homeowner's association. However, the rain gardens in the backyards are fairly shallow, we're talking a few feet. So, when, when these are constructed and get maintained just as lawn, it's pretty straight forward. What happens in a storm event, this is,

you're talking about water in your basements, so generally what you're talking about is ground water. So, we're not going to be increasing, yeah, so the overland flow here, these are just to catch overland flow from the backyard. All of the water from the roadway and all the other impervious surfaces is picked up in our stormwater system independent of these rain gardens. These rain gardens are just placed there to match the backyard flows that existed when it was forested. So, there will be no new water, and if you look at where they're actually located, in the event that there was ever a catastrophic event, you know, say we're talking under water, the flow from those little rain gardens goes directly into the adjacent wetland. So, there would be no downstream or adjacent issues for property owners, it would just literally overflow, and this is in the event of a storm, a 100-year storm, just to give you some perspective on that. A 100-year storm in our area, it's 6.5 inches in a 24-hour period --- hurricane kind of thing.

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Mr. Serra: The problem with that is I live across the street from the pond, so I'm literally the house right in front of the pond that abuts Mrs. Lapierre and Mrs. Lavoie.

Mr. Levesque: Yup.

Mr. Serra: So, that's why I have this big concern.

Mr. Levesque: ---

Mr. Serra: --- all that water makes the pond rise and it's, you know, overflowing at some point and there's a big issue, guess who's getting it.

Mr. Levesque: Yeah, so, I mean, I could definitely, you know, if you really had specific questions, I have no concern of that at all. You know, the elevation of the pond is well below the elevation of the subdivision and below the elevation of Chapin Street. So, yeah, so you, I know it sounds, you know, we've really looked at these things hard, I can tell you, you should, really should have no concern of that ever happening. There's absolutely no way that the subdivision is going to cause that subdivision is going to cause that type of problem at all, even in catastrophic events.

Mr. Coelho: If we get that much rain, we'll be coming by in the ark to pick you up.

Mr. Levesque: Exactly, yeah, exactly.

Mr. Coelho: Ok, that being said, it seems that we've heard from everybody in the call-in audience at this point. We've reviewed these drawings. I'm willing to entertain motions on these waiver requests. Once again, I mixed everything up so darn good I lost it all. Oh Doug, thanks. So, we have a waiver of Section B.2, to waive the requirement of the scale to plan be 1" to 40'. Anybody like to make a motion on that waiver?

Mr. Queiroga: Mr. Chairman?

Mr. Coelho: Mr. Queiroga.

Mr. Queiroga: Yes, I make a request to approve the waiver of Section II.B.2, to waive the requirement that the plan scale be 1" = 40'.
SECOND Ms. Houle.
4-0 in Favor.

Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho - yes.

Mr. Coelho: And we have a request for a waiver of Section II.B.2.f, to waive the requirement that all perimeter monuments be set prior to submission of the Definitive Plan.

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Ms. Houle: Mr. Chairman, I **MOVE** to…

Mr. Queiroga: Mr. Chairman?

Mr. Coelho: Ms. Houle.

Ms. Houle: Mr. Chairman, I **MOVE** to grant the waiver of Section II.B.2.f as requested by the applicant.
SECOND Mr. Queiroga.
4-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho - yes.

Mr. Coelho: We have a waiver request for Section III.A.4.b, to waive the requirement for center island.

Mr. Queiroga: Mr. Chairman.

Mr. Coelho: Mr. Queiroga.

Mr. Queiroga: I make a **MOTION** to waive the requirement of the center island shall be installed with the diameter of 70 feet, and this item will help in the concerns that the Fire Department had.
SECOND Ms. Houle.
4-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho - yes.

Mr. Coelho: Ok, and I lost my checklist too.

Ms. Houle: The last one.

Mr. Coelho: Oh, we need a waiver of Section III.D to waive the requirements to locate large trees greater than 8" diameter breast height.

Ms. Houle: Mr. Chairman I **MOVE** we waive Section III.D as requested by the applicant.
SECOND Mr. Quiterio.
4-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho - yes.

Mr. Coelho: Ok, so now we're at, we need a motion here to approve this.

Ms. Houle: Definitive.

Mr. Coelho: This isn't a final?

Mr. Stefancik: Definitive.

Ms. Houle: Definitive.

Mr. Coelho: Oh, this is definitive, I'm sorry.

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Mr. Queiroga: Mr. Coelho?

Mr. Coelho: Mr. Queiroga.

Mr. Queiroga: I would gladly make the motion but my sheet on the motions I have lost that particular section, but if somebody could.

Ms. Houle: I could make it.

Mr. Queiroga: If you make the motion, I will second it.

Mr. Coelho: Ms. Houle.

Ms. Houle: Mr. Chairman I **MOVE** to approve the definitive subdivision for SODI Inc., Map 11D, Parcel 115, Santina Drive.
SECOND Mr. Quiterio.
4-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho - yes.

Mr. Coelho: MOTION to close please.

Mr. Queiroga: **SO MOVED** Mr. Chairman.
SECOND Ms. Houle.
4-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho - yes.

The public hearing closed at 8:22 p.m.

APPROVED:

Kathleen J Houle
Kathleen Houle, Secretary

su

Documents: Master Application/Definitive Subdivision Application – Santina Drive (November 23, 2020); Stormwater Drainage Report – Santina Drive Proposed Eight-Lot Subdivision 0 Chapin Street, Ludlow (November 23, 2020); Definitive Subdivision Plans – Santina Drive – 0 Chapin Street (Parcel ID 11D-3650-115-0) Ludlow, MA as prepared for SODI, Inc. c/o Ralph Capua (November 23, 2020 Revised: 1/13/21); Request for waivers; Comments from Town Departments: Safety Committee; Comments from Ludlow DPW – Engineering Division (January 4, 2021); Letter from Captain Seth M. Falconer, Ludlow Fire Department re: Definitive Subdivision Plan (Santina Drive) (December 15, 2020); Email from Mike Pietras to Penny Lebel re: Santina Drive – initial review (December 16, 2020); Comment response letter from Jessica Allan, R. Levesque Associates, Inc. (January 13, 2021)

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

TOWN OF LUDLOW PLANNING BOARD
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)
January 14, 2021

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PLANNING BOARD MEMBERS

Christopher Coelho – Chairman (Present)
Joseph Queiroga – Vice Chairman (Present)
Raymond Phoenix (Present)
Kathleen Houle (Present)
Rafael Quiterio (Absent)
Joshua Carpenter, Associate Member (Present)

ADMINISTRATIVE REVIEW COMMITTEE

Douglas Stefancik – Chairman (Present)
Joseph Queiroga – Vice Chairman (Present)
Christopher Coelho (Present)
Michael Suprenant (Present)
Barry Linton (Present)
Justin Larivee (Absent)
Captain Seth Falboner (Present)
Chief Daniel Valadas (Present)
Angela Tierney (Absent)
Betty Kibbe (Absent)

The hearing began at 8:23 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)

The public hearing was continued from December 10, 2020.

In attendance: Lauren Canepari - Winn Development; Rich Whitehouse – VHB; Tom Reidy – Bacon Wilson

Mr. Coelho: So, let's start where we left off. Doug, you want to get us up to speed here?

Mr. Stefancik: We needed to have the rest of the DPW comments in particular to stormwater. and we did have responses from the VHB Group about all the requests that were made through DPW about stormwater, what they were gonna do.

Mr. Coelho: Ok, and VHB your responses to this clearly are understood. Barry, are you on the line?

Mr. Linton: Yup.

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Mr. Coelho: Did the DPW have any input on their updates?

Mr. Linton: Jimmy met with VHB last week and they went over the stormwater and they seemed to satisfy everything and satisfy the sewer permit that was gonna be forthcoming and I guess they had like an hour meeting and they're pretty well all set with what VHB's gonna do.

Mr. Coelho: Ok, that sounds good for me.

Mr. Linton: Yup.

Mr. Coelho: What's next on the checklist?

Mr. Stefancik: We can go over the comments, VHB can go over all the responses.

Mr. Coelho: VHB's gonna go over all the responses to the stormwater comments?

Mr. Stefancik: Yes. They gave us an updated letter for January 11th.

Mr. Whitehouse: Good evening everyone. This is Rich Whitehouse with VHB. Happy to walk through the latest comment letter.

Mr. Coelho: Straighten us out.

Mr. Whitehouse: I'm sorry?

Mr. Coelho: Straighten us out Rich.

Mr. Whitehouse: All right, we'll see what we can do. So, since the initial, our initial meeting with you guys on December 10th, we had been provided comment letters from various town departments. So, the initial comment letter that we had supplied, or comment response letter I should say, that we had provided was from December 17th. So, that addressed a lot of, kind of formalized the response to the comments we had discussed on the 10th. And since that time, we had received additional comments, or a revised comment letter from DPW. We had received two comments from the Administrative Review Committee, specifically the Historic Commission and Conservation Commission Representatives, and then a couple of additional comments from the Town Planner. So, I can, there's not too many of them, I can quickly run through them all. Certainly, stop me if there's anything that anyone would like to discuss further. First up is the DPW comments. The first comment that was provided in that letter reads contractor must obtain a Construction within the Public Way permit for all work within the public way including, but not limited to the roadway entrance, underground utilities within the public way including but not limited to sanitary sewer, storm drainage, water and gas service. A sanitary sewer connection fee shall be established by the Board of Public Works. Square footage of the building x .50 SF = Total Fee, plus $50 dollars for inspection fee. That comment's acknowledged. That was discussed at the initial site walk we had with the Town Planner, the Town Engineer as well, so everyone's ok with that and as the project moves towards

construction the contractor will certainly be working with the city and the design team to apply for those necessary permits.

Comment #2 pertains to, what we've touched on, stormwater infrastructure needs to be discussed further after conversations with the applicant's engineer, there are further things that need to be examined and agreed to. I should elaborate too, these comments that I'm reading from DPW are the same comments that were issued in the December 17th letter, but the more recent letter had trimmed down to remove the comments that had already been addressed at that time. So, this is a little bit of recap with some new information for the stormwater related comments. So, our response, just to read it from the letter for those who can't see it or don't have it is: It is VHB's understanding that the Town Engineer's concerns relative to stormwater are first, the detention of roof runoff prior to discharge to the town drainage infrastructure and coordination, flow, and pretreatment relative to the proposed connections to town drainage infrastructure. VHB has further reviewed the stormwater approach with the town engineer and believes to have addressed the town engineer's concerns to the extent practicable at this point in the project. So, it's kind of, you know, what was already confirmed that we work with Jim to make sure that he's comfortable with our approach to stormwater and will continue to do so as the project moves forward to make sure that everything is fully coordinated with the improvements to Riverside Drive and the stormwater permit application is completed and submitted in a way that's satisfactory to the Town. In response to the first item, the concern over detention or previous lack of detention for roof runoff prior to discharge to the town infrastructure, we've added a detention basin off the west end of the Mill 8 building to detain stormwater runoff from the roof and a reasonable sized portion of ground surface area, none of it vehicular. So, there's some lawn area and some hardscape areas. The majority of the runoff is from the roof, but it's now routed through that basin prior to being discharged to the existing town drainage infrastructure that crosses the northwest corner of our site. There's a 60-inch pipe over there that we're gonna tie the overflow from that basin into. So, that's providing some detention. The project does still propose a 15 or a 17,000 square foot reduction in impervious area. So, in each of the four design storm events we're reducing, or the project is reducing --- runoff from the site.

Third comment addresses the second concern from the Town Engineer that was just read. The third comment is connections: The site stormwater infrastructure to the Town of Ludlow stormwater infrastructure needs to be discussed. So, we've, as I mentioned, we've had discussion with Jim. Jim was able to talk to Wright-Pierce, the engineer for Riverside Drive. We've since supplied the Town Engineer with the data relative to those three connections from the Mill 8 site to either the existing or the proposed Riverside Drive drainage. He's reviewed, I don't think the technical specificity, but reviewed the approach for those three connections with Wright-Pierce, --- technically the two connections for the proposed system with Wright-Pierce. There were no concerns from Wright-Pierce. It sounded like they just wanted to make sure the proper pretreatment was in place on the Mill 8 site prior to discharging to their system, to be the town system, and it is, and it sounded like Jim was in agreement with all that and thus he was kind of able to issue his comfort with the stormwater approach there.

Comment #4: The applicant shall provide a copy of US EPA General Permit as required under the NPDES Stormwater Program. This is another step, standard process for any site to disturb over an acre of land --- project, and specifically the contractor would apply for a construction general permit through the EPA NPDES Program. So, that's something that we've acknowledged, definitely something that would be part of the process anyway. It's documented as well in the stormwater memo as well as on the site plan that needs to be done. So, the appropriate time for that to happen is as the project's moving toward construction, so we're happy to provide a copy of that once it's complete.

Comment #5: The applicant needs to submit the Town of Ludlow stormwater permit along with required information. As I mentioned before, as part of doing the analysis that we've done to

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work this basin, the detention basin into the design and all the other things that go along with that, we've got a good chunk taken out of that stormwater permit application, some final steps and final pieces of information that we're working on collecting through VHB and through the geotechnical engineer for the project. Since we have all that, we'll compile it, review with Jim and whoever else is interested with the town and then be submitting that in the very near future.

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Comment #6: It does not appear the 48,000 square foot of commercial space on the first floor is accounted for on the parking spaces calculation. Where will the additional spaces be located? We've kind of covered this at the December 10th meeting. The application that we're talking about really only pertains to the residential use within Mill 8. Certain pieces of information have been provided on the commercial use just to make it clear that it is part of the ultimate future use or mix of uses for the building. But, this application is just, in fact, for the residential use. And the project --- attorney Bacon Wilson has submitted a letter withdrawing formally the commercial use from this application as well. So, all that said, when the time comes for the commercial use to be permitted, the associated site improvements would be permitted through the Planning Board and whatever other processes that are required at that time for that use. So, that concludes the DPW's comments.

Next up in the letter were comments from the Administrative Review Committee. The first one specifically related or coming from, I think, the ConCom representative. Her comment was: This project has a very ambitious stormwater management design, but there is no mention that I could find as to who is responsible for its implementation. I hope the intent is not to turn that over to DPW. DPW is already stretched and if this maintenance schedule is not kept it could result in negative impact to the riverfront and river. This is totally understandable. It's, you know, documented in here, our response, that the applicant intends to purchase these properties. They usually purchase, rehab, and in many cases, operate. So, the stormwater management system would be part of that where, you know, the construction of the project is responsible for the construction of the stormwater, or the installation of the stormwater management system, and then the operator of the site will then be responsible for its operation and maintenance in accordance with the stormwater operation and maintenance manuals is included in this part of the stormwater memo, and will update it as the project evolves and ultimately provide it to the operator or to the owner for the purposes of tracking the operation and maintenance of that system.

Mr. Coelho: In this case, the operator is who?

Mr. Whitehouse: It would end up being, yeah.

Mr. Coelho: Who?

Mr. Whitehouse: Winn Development. So, no intent to put the maintenance back on the town is the short answer to that comment. Comment #2 from a, I'm sorry go ahead.

Ms. Canepari: Oh no, go ahead Rich.

Mr. Whitehouse: Comment #2 was more from a historic perspective from the Administrative Review Committee. There's no mention of historic preservation and restoration work for the Clock Tower. I thought there was grant money earmarked for that, if that's included in the renovation of Mill 8, it ought to be specified. So, the rehabilitation of the building is intended to be a rehabilitation of the entire building and done so in accordance with historical specifications set forth by the National Park Service. So, that includes windows, façade, the exterior, and the masonry, all the interior work, and the clock tower. Just to further document that, we added a

note to the plan which describes essentially what I just said but, describes what the redevelopment of the building actually means in this case.
Moving on to the Town Planner's comments. Essentially this is similar to what DPW had provided, a little bit of a trimmed down list of leftover comments from the first go around earlier in December. First comment: All site plans shall be prepared by a person or persons registered under the Massachusetts General Laws of the Commonwealth of Massachusetts to practice architecture and/or engineering and land surveying and shall show the seals of the architect and/or engineer and surveyor. The response stayed the same as the last time, basically, you know, the site plans been stamped by the civil engineer, the landscape architect and the electrical engineer and land surveyor as applicable depending on which sheet you're looking at. Additionally, since we've last met, the applicant has engaged Heritage Surveys to begin the ANR Subdivision Plan process so that's in the works as well. That will obviously be stamped by a registered land surveyor, and further, once we have Planning Boards' approval, there's more confidence in the proposed property line, that ANR plan will be finalized and ultimately submitted to the Planning Board for signature. So, that'll be forthcoming soon. Related comment, the location and type of monumentation at all property corners shall be shown and maintained. Similarly, Heritage Surveys will be showing the proposed monumentation or any existing monumentation to be maintained on that ANR plan, so I think that comment will be addressed through that same plan once it's provided. Provide the maximum number of employees in regard to the residential use of the project. That was information left as to be determined on the last issuance of the plans. Since then the site plan summary on Sheet C2.01, the Layout Materials Plan, has just been updated to add that there are three employees for the residential use. And finally, as mentioned already once, the applicant would need to ask to withdraw the commercial use for consideration by the Planning Board since there is no parking provided at this time. The commercial usage would need to come back for approval in the future. So, as I said before, the attorney has submitted a letter formally withdrawing the commercial use from this application, and when that portion of the redevelopment of this building moves forward, the appropriate application will be back before the Planning Board and whoever else, the Administrative Review Committee and whoever else may need to provide approvals on that part of the project. And that was it for the latest comments since our last meeting.

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Mr. Coelho: Ok. Does anybody on the Administrative Review Committee got anything else to add to this? No? How about the Planning Board?

Mr. Queiroga: Not on my part, Chris.

Mr. Coelho: Ok. Now this is a hearing, I do have to open it up to the public, yeah?

Mr. Stefancik: Yes.

Mr. Coelho: Is there anybody in the general public that have called in on this with any questions for the developer? Doug, we got anybody on…

Mr. Stefancik: Someone did today, and Sue talked to them.

Mr. Coelho: I see that. Is there anybody currently on the line?

Mr. Stefancik: No.

Mr. Coelho: Ok, we do have one electronic communication, I believe, from a Mr. Fernando Soares of 21 Bristol Street. He called this morning and would like to know if Winn Development/Westmass can exterminate the buildings for rats before doing any future work. He said that the last time work was done on the old Mill building, the surrounding neighborhood was infested with large rats. Do your construction specs typically have some sort of pest management section in them, VHB? Hello?

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Mr. Whitehouse: On VHB's front, we don't necessarily get into that, but Lauren, I mean, do you guys typically see that from the architectural side maybe you have something that could be included ---?

Ms. Canepari: Yeah, we have an extermination budget in there, so that would be something that could be taken care of during construction.

Mr. Coelho: Yeah, make sure it's specified or it's at least, you know, let's make sure it's at least, we got our eyes on it, you know, I mean.

Ms. Canepari: Yeah, that's a good idea. We also, we have an exterminating contract at Mill 10 Apartments next door, and they verify weekly, so we can also provide assistance with that, --- owned and operated under the same name, so.

Mr. Coelho: We don't need Ben running around State Street. That must be too old of a joke for her. I got nothing else on this side I don't think. I think at this point we're ready to make some motions here?

Mr. Stefancik: And one is just to accept the application of the request of the withdraw of the 48,000 commercial square foot.

Mr. Coelho: Ok, we need to make a motion to accept withdrawal of the commercial portion of this project until they decide what they're gonna do for parking for that, so if we want to…

Mr. Queiroga: Mr. Chairman, I'll make that **MOTION**.

Mr. Coelho: Ok.

SECOND Ms. Houle.

Mr. Queiroga: I'll make a **MOTION**...

Mr. Coelho: Go ahead, clarify please.

Mr. Queiroga: I'll make the **MOTION** to eliminate the commercial portion for now, in order for the project to proceed in the usual permit.

Mr. Coelho: As requested by the applicant's attorney, correct?

Mr. Queiroga: As requested by the applicant's attorney, yes sir.
SECOND Mr. Quiterio.
4-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Quiterio – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Coelho: Next?

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Ms. Houle: Site plan?

Mr. Stefancik: Approval of the project as a Smart Growth Zoning District Project and site plan project in the Mill Redevelopment District with the Administrative Review Committee. So, we're looking for two.

Mr. Coelho: So, who's in charge of the…

Mr. Stefancik: I'm the Chairman of the Administrative Review Committee.

Mr. Coelho: Call the motion. Administrative Review Committee pay attention.

Mr. Stefancik: I'd like to hear a motion about the Administrative Review Committee to approve the project for the Ludlow Mills under the Mill Redevelopment District.

Mr. Linton: **SO MOVED**, Barry Linton.
SECOND Mike Suprenant.
7-0 in Favor.
Roll call vote: Mr. Suprenant – yes; Mr. Linton – yes; Mr. Queiroga – yes; Mr. Coelho – yes; Captain Falconer – yes; Chief Valadas – yes; Mr. Stefancik – yes.

Mr. Coelho: And I'm willing to accept a motion form the Planning Board?

Mr. Stefancik: Correct.

Mr. Coelho: Willing to accept the site plan in the standard form, right?

Mr. Stefancik: Yes, for the Smart Growth Zoning District.

Mr. Coelho: Smart Growth.

Ms. Houle: Mr. Chairman, I **MOVE** to accept the site plan for Winn Development, 1 State Street, Map 14B, Parcel 130, which falls within the Smart Growth Project, Smart Growth Area.
SECOND Mr. Quiterio.
4-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Quiterio – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Coelho: I'd love to have a motion to close.

Ms. Houle: **MOTION** to close the public hearing.
SECOND Mr. Queiroga.
4-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

The public hearing ended at 8:46 p.m.

APPROVED:

Kathleen J. Houle

Kathleen Houle, Secretary

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Documents: Master application; Site Plan Submission Packet (November 16, 2020); Stormwater Memorandum (November 13, 2020); Abutters list; Comments from Town Departments/Boards; Letters of Support; Site Plan – Mill #8 Adaptive Reuse – 1 State Street Ludlow, Massachusetts (January 11, 2021); Comment from Fernando Soares re: rats (January 14, 2021); Response to Town Planner, Town Engineer, Board of Health, and Fire Department Site Plan Approval Comments from Richard Whitehouse – VHB (December 17, 2020 & January 11, 2020);

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).