TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
January 28, 2021

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2021 FEB 12 P 2:30
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PLANNING BOARD MEMBERS

Christopher Coelho – Chairman (Present)
Joseph Queiroga – Vice Chairman (Present)(7:07 p.m.)
Raymond Phoenix (Present)
Kathleen Houle (Present)
Rafael Quiterio (Absent)
Joshua Carpenter, Associate Member (Present)

The meeting 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)

PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 299 Fuller Street Joseph M Scurti (real estate brokerage)

SEE ATTACHED MINUTES

SITE SKETCH – 257 East Street (Assessors' Map 14B, Parcel 46) – Jorge Laires (Primavera Restaurant) (proposed permanent outdoor seating)

Jorge Laires was present for the appointment.

Mr. Laires explained that he added outdoor seating to the restaurant last year due to COVID, and that people really loved it, so he would like to continue the outdoor seating on a permanent basis.

Mr. Phoenix mentioned that there looks to be a decrease of one parking spot on the plan, but that his concern is that it does increase the seating capacity, and that there would be an increase in traffic for that area. Mr. Coelho said that there is a parking situation on East Street and that the Town does need to move forward at looking at something a little more sustainable. Mr. Phoenix remarked that with the proposed addition of seven tables, equaling thirty-five people, could result in an additional seven cars. He said that he thinks that the Planning Board needs to have a conversation with possibly some of the other boards in town about managing the parking situation in that East Street area. Mr. Queiroga mentioned that the outdoor seating would probably only be utilized from May thru September during the warmer months.

Mr. Coelho read the comments from the Ludlow Fire Department.

Mr. Queiroga: If it's not too early, I'd like to make a **MOTION** to request of the waiver of the public hearing and of the site plan as requested by the owner.
SECOND Ms. Houle.
4-0 in Favor.
Roll call vote: Mr. Phoenix – yes; Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Phoenix: I'll make a **MOTION** in the standard form to approve the site sketch as submitted.
SECOND Ms. Houle.
4-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Coelho – yes.

Documents included: Master application; Request for waivers; Comments from Town Departments/Boards; Site Sketch – 257-259 East Street Ludlow, MA – owned by Jorge Laires (January 18, 2021)

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Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- APPROVE/SIGN Minutes of December 10, 2020

Mr. Coelho: Ok, hearing nothing, I'm looking for a MOTION to adjourn.
Ms. Houle: **SO MOVED.**
SECOND Mr. Queiroga.
5-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Phoenix – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

Meeting adjourned at 7:25 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.)

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION
299 Fuller Street – Joseph M Scurti
(real estate brokerage)
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PLANNING BOARD MEMBERS

Christopher Coelho – Chairman (Present)
Joseph Queiroga – Vice Chairman (Present)(7:07 p.m.)
Raymond Phoenix (Present)
Kathleen Houle (Present)
Rafael Quiterio (Absent)
Joshua Carpenter, Associate Member (Present)

The hearing began at 7:02 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: Joseph Scurti

Mr. Coelho read the legal notice and reviewed the application. The legal notice included the description of: real estate brokerage.

Mr. Coelho: Ok, so this meeting is open. I need to advise the public and anybody that's called in or planning on speaking, you are going to be recorded for the annals of history. Applicants, you guys are taking care of the Turley invoice in alternate ways now a days, I have to assume, so we'll scratch that out. I'm gonna go ahead, Mr. Scurti, and read the comments from any of the other town boards. I'm not seeing anything.

Mr. Stefancik: Yeah, there's no comments.

Mr. Coelho: Ok, there are no comments from other town boards. That's good. Ok, we're at the point now where, Mr. Scurti, why don't you give us a brief description of what you'd like to do at your house.

Mr. Scurti: Sure. First of all, I'm pretty new to the area, to the Ludlow area, and I bought this house back in September and I do have another business which I run out of another business location on the other side of the world down in Kingston Massachusetts, which is next to Plymouth which is an IT consulting company. So, I do computer services for companies all over the state. And, but I've had my brokers license for many years. I actually used to be active in the business, but the IT got extremely lucrative at the time and the real estate wasn't as lucrative at the time, so I kind of made the detour that way, and about a year ago I decided to kind of, you know, get back involved. So, I currently have the real estate company registered at the Kingston location, but I'm not down in that area that much anymore. I'm actually up this area a lot more and I thought it would be convenient if I could, you know, run the business out of my location. There would be virtually probably nobody actually coming to the office. It would just be one room in the house where I would have basically a desk and a phone and I would usually go to

seller's homes or arrange buyers to look at property directly instead of coming to the office, so it wouldn't be that much traffic, if any to the house. But basically, I'd be setting up a brokerage and it would be a really slow ramp up. I just want to, kind of, do it right instead of just starting. So, that's basically it. It would be for residential real estate and I'm fully licensed. I'm with the MLS. I'm registered with the state, although it's very hard these days to update anything with the state because no one seems to be working at the office out here. But, hopefully that will change in the next month or two. So that's basically it. I don't know if I covered what you were looking for ---.

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Mr. Coelho: Yeah, so basically, you're gonna have a computer and get some mail at the house? I don't want to lead you, but that's kind of what I'm understanding.

Mr. Scurti: Yeah, I guess I'm allowed to have a small sign. I don't know if I would do that at first, but I would certainly if I can, it would be within the perimeters of whatever the size can be and whatever the conditions --- where it can be, size and all that kind of stuff.

Mr. Coelho: Yeah, two square feet and not lighted. Ok, and that leads me to my next, there are two checklists in your application that you've signed. Those are gonna be what you're required to, those are guidelines you're required to follow to stay within the lines on this thing. If you violate those, you are, you will be in jeopardy of coming before us again and us possibly revoking it. So, it's important that you know those checklists pretty good, pretty well, I'm sorry. I don't have anything else, is there anything else on this side of the, on the Planning Board that have any questions for Mr. Scurti? Ray? Hello?

Mr. Phoenix: Yup.

Mr. Coelho: I heard an "aaaa".

Mr. Phoenix: Well I thought I heard Joe starting to say something.

Mr. Coelho: Oh, Joe's here? I asked if…

Mr. Stefancik: Yeah, he just popped up.

Mr. Queiroga: Yeah, I'm here, sorry.

Mr. Coelho: Ok Joe, anything?

Mr. Queiroga: No, just, did I miss, does he have any employees or is he working by himself?

Mr. Scurti: Just by myself.

Mr. Queiroga: Just by yourself, ok.

Mr. Scurti: If I do have employees, to be honest they won't be coming to this location because they'll be in a different part of the state, so they'd pretty much be working wherever they are.

Mr. Queiroga: Ok, very good. It certainly falls within the scope of our bylaw.

Mr. Coelho: Ok, so I guess we're to the part…

Mr. Phoenix: With that in mind Mr. Chairman, I was actually gonna make a motion, and I think that sounds like a good time for it.

Mr. Coelho: Great.

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Mr. Phoenix: Based on the description that we've gotten, I will make a **MOTION** in the standard form to find that home occupation as described is a suitable home occupation under the Bylaw.
SECOND Mr. Carpenter.
5-0 in Favor.
Roll call vote: Mr. Phoenix – yes; Mr. Queiroga – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Phoenix: And Mr. Chairman, I believe the applicant has also signed on the application asking for a waiver of the full registered site plan in favor of a sketch and photos that they were able to prepare for us, since this is just a home occupation, I would make a **MOTION** in the standard form to grant that waiver request.
SECOND Ms. Houle.
5-0 in Favor.
Roll call vote: Mr. Phoenix – yes; Mr. Queiroga – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Coelho: Ok…

Mr. Stefancik: Any public comments?

Mr. Coelho: Is there anybody from the public at this time looking to speak to this situation? Once again, anybody from the public on the line? Well, hearing none, I'd be willing to entertain a motion to approve.

Mr. Phoenix: Mr. Chairman, I'll make a **MOTION** in the standard form to approve the Home Occupation as requested.
SECOND Mr. Carpenter.
5-0 in Favor.
Roll call vote: Mr. Phoenix – yes; Mr. Queiroga – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

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

Hearing ended 7:11 p.m.

APPROVED:

Kathleen J. Houle

Kathleen Houle, Secretary

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Documents: Master application; abutters list

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