**Please be advised that by Order of the Governor's March 10, 2020 order titled "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, § 20" which limits public access – Please feel free to view this meeting via cable television as this meeting is broadcast live or via live stream. Instructions are on the town's website. You can also access the meeting by audio by calling 1-617-758-8793.

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AGENDA - REVISED (02/25/21 3:00 p.m.)

Town of Ludlow Planning Board
Meeting of February 25, 2021
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room- Via Telephonically

Appointments:

7:00 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 99 Edgewood Road (Assessors' Map 25A, Parcel 25) Kaitlin Greener (tutoring/test prep)
(Request to withdraw application included)

7:05 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 7 Nash Hill Road (Assessors' Map 9, Parcel 77) Deanna Szczepanek-Bingham (e-commerce business)

7:10 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 150 Ridgeview Circle (Assessors' Map 27B, Parcel 6) Marcio Duarte (contracting business)

7:20 – ANR – Knollwood Drive / Bondsville Road (Map 39, Parcels 56-59, 23E & 23F) Matt Cloutier (combine 6 existing parcels into 2 new parcels)

7:25 – ANR – 0 Pine Glen Drive / 0 Center Street (Map 24, Parcels 73D & 72) John A. O'Keefe, Jr. (subdivide 68' wide lot on Center Street to be merged with 1084 Center Street. Merge existing lot on Pine Glen Drive with remaining land on Center Street to form one lot.)

Mail Items:

07. Articles for the May 10, 2021 Special Town Meeting within the Annual Town Meeting Warrant from Ellie Villano, Town Administrator

08. Letter from Department of Inspectional Services re: 57 Haswell Circle – No permits for Construction/Pool

Consent Agenda:

The following items will be adopted by unanimous consent upon announcement by the Chairman unless a board member objects at that time. Any member may also request that an item be removed from the consent agenda for separate consideration. (Circulate documents for signatures)

- FILE Mail Item 06. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of January 14, 2021
- SIGN Special Permits:
  - Joseph M. Scurti – 299 Fuller Street (real estate brokerage)

♦ APPROVE Change of Occupancies:
- Theodore E. Metayer Jr. (Heavenly Inspirations Flowers & Gifts) 64 East Street (change of ownership)
- Lydia Chagnon (The East Street Coffee Company) 135 East Street (from prepared food service to coffee shop)

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Discussion:

APPROVE Change of Occupancies:
- Jomary Morales (Waves Energy & Wellness) 44 Sewall Street, Suite 2 (from Ludlow Printing to smoothie shop)
- Nicole Afonso (Hair Haven) 44 Sewall Street, Unit 3 (from hair school to hair salon)
- Michelle LaRocque (Is Makes Scents by Michelle) 44 Sewall Street, Suite 4 (from hair school to gift shop)

***If the Planning Board meeting of February 25, 2021 is cancelled due to inclement weather, the public hearings will be re-scheduled to the same corresponding times on March 11, 2021.**

All applicable paperwork is on file at the Planning Board Office during regular working hours. Not all topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the Chairman reasonably expects will be discussed as of the date of this notice.