TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
April 8, 2021

RECEIVED
TOWN CLERK'S OFFICE
2021 APR 23 P 12:25
TOWN OF LUDLOW

PLANNING BOARD MEMBERS

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

ANR – 286 & 336 Poole Street (Map 31, Parcels 108 & 107) Joseph Deponte (divide off small parcel of land to be conveyed to abutter at 286 Poole Street)

Dan O'Brien – Smith Associates was present for the appointment.

Mr. O'Brien explained that the neighbor at 286 Poole Street has a carport (which they want to enclose) and a corner of a shed that are over the property line of 336 Poole Street, so Mr. Deponte is conveying a parcel of land to allow the owners of 286 Poole Street to do that project and to conform with the side yard setback.

Mr. Stefancik noted that everything on the plan appeared to meet the ANR criteria.

Mr. Phoenix: Ok, so if everything's there, I'm gonna make a **MOTION** in the standard form to endorse the ANR as submitted.
SECOND Ms. Houle.
4-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Coelho – yes.

Documents included: Master application; Plan of Land – Poole Street Ludlow, Mass. – owned by Joseph Deponte Realty, Inc. + Bartlomiej + Beata Alina Orzol (March 26, 2021)

File Mail Item #17 – Reorganization of Board of Public Works

File Mail Item #18 – Reorganization of Zoning Board of Appeals

---

File Mail Item #19 – Notice of Intent to Sell – Lot 59 Stevens Street from Antonio E. Dos Santos, Attorney for Ludlow Country Club, Inc.

Mr. Phoenix: I would make a **MOTION** to notify the Board of Selectmen that we don't have interest in this parcel at this time especially since we have no funds to acquire it anyway.

RECEIVED
TOWN CLERK'S OFFICE
2021 APR 23 P 12:25
TOWN OF LUDLOW

Mr. Coelho: And that's why we were being forwarded this?

Ms. Houle: Yup.

Mr. Stefancik: Yeah.

SECOND Ms. Houle.
4-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Coelho – yes.

Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- FILE Mail Item 16. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of March 11, 2021

Mr. Phoenix: And Mr. Chairman I'm gonna make a **MOTION** to adjourn.

Mr. Coelho: That motion's always in order and not debatable.

SECOND Ms. Houle.
4-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Coelho – yes.

Meeting adjourned at 7:10 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.)