TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
May 13, 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 (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 – SITE SKETCH & CHANGE OF OCCUPANCY –
14 Chestnut Place (Assessors' Map 13C, Parcel 54)
Peter F. Morris (Everest Recovery Center – Massachusetts, LLC)
(update site plan to establish an opioid treatment program)

SEE ATTACHED MINUTES

ANR – 615 Fuller Street (Assessor's Map 9, Parcel 54) – Lupa Development Company, LLC
(to form a new estate lot parcel)

Mike Pietras – Engineering & Land Solutions was present for the appointment.

Mr. Pietras explained that the parcel is a piece of land at 615 Fuller Street, and that the rear lot would become an estate lot. He also noted that during the perc test on the estate lot, the holes were completely saturated due to a rain storm a few days prior, so the testing was discontinued (one hole passed, the other two were discontinued), but that another perc test will be done in the future.

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

Mr. Queiroga: I would make a **MOTION** for approval of the ANR in the usual manner.
SECOND Ms. Houle.
3-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

Documents included: Master application; Plan of Land in Ludlow, MA, Scale: 60 Feet to an Inch, being a Subdivision of Lot 7 Shown on L.C. Plan No. 18038 E, Creating 2 Lots, Cert. No. 36758 for Lupa Development Company LLC (June 3, 2019)

PUBLIC HEARING – SPECIAL PERMIT / ESTATE LOT – 615 Fuller Street
(Assessors' Map 9, Parcel 54) – Lupa Development Company, LLC (estate lot)

SEE ATTACHED MINUTES

ANR – 125 Munsing Street (Assessor's Map 18, Parcel 36) – Mary Rarogiewicz (subdivide parcel into 2 lots)

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Don Frydryk – Sherman & Frydryk was present for the appointment.

Mr. Frydryk commented that they are looking for approval of the division of Lot 1A and Lot 2B, with Lot 2B becoming a proposed estate lot pending future approval from the Planning Board.

Mr. Stefancik said that the plan met all of the ANR criteria.

Mr. Queiroga: Mr. Chairman, I'll make a **MOTION** to approve the ANR Assessors' Map 18, Parcel 36 for Mary, and what's the last name?

Ms. Houle: I guess it's Rarogiewicz.

Mr. Queiroga: Subdivide the parcel into two lots and to approve as I said, that'd be it.
SECOND Ms. Houle.
3-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

Documents included: Master application; Lot Division Plan – Munsing Street (04/30/2021)

Cancel Planning Board meeting of May 27, 2021

Mr. Stefancik suggested that the Planning Board meeting of May 27, 2021 be canceled due to the fact that the High School graduation is taking place that night, and that there will not be any parking available for those attending the meeting. He also said that there are no public hearings scheduled for that night.

Ms. Houle: Mr. Chairman, I make a **MOTION** to cancel the meeting of May 27, 2021.
SECOND Mr. Queiroga.
3-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

Zoning Bylaws & Subdivision Rules and Regs

Mr. Coelho explained that he had a discussion with Mr. Stefancik about fixing and streamlining some things such as bonding versus covenants. Mr. Stefancik mentioned that in order to be granted a covenant the developer should have to give proof that they have successfully taken a project from beginning to completion with no problems, whether it be with the Town of Ludlow or from another town.

Mr. Stefancik said that there are a few other areas in the Subdivision Rules and Regs that can be updated and gave the board members a copy of the model subdivision rules and regs that he had worked on with the Planning Commission and several other area towns. He noted that maybe some of it can be instituted in the Town of Ludlow Rules and Regs.

Mr. Coelho asked that Mr. Stefancik give his assessment of the model rules and regs as to what would be applicable and what would not be needed, and the reasoning why.

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Mr. Stefancik commented that a possibility would be a Center Street business district overlay as it falls in conjunction with the zone change (193 Center Street) that was recently passed at Town Meeting. He said that this is a nonconforming parcel due to insufficient square footage and questioned whether they are going to be able to do anything without having the extra amount of square footage, and that they will never meet the current zoning. Mr. Stefancik said that it could be like the East Street Overlay District with certain areas perhaps between Winsor Street and West Ave and Arch Street to have that as a defined business district with certain uses allowed. Mr. Coelho remarked that maybe the East Street and Center Street Districts could be combined into a downtown district.

Mr. Stefancik explained that he would like to review the Conservation Development Bylaw again for possible acceptance, which is development with the purpose of preservation of most of the land as opposed to developing every square inch.

Mr. Coelho said that he would like to see weekly progress on this with discussion on these four items at future meetings.

Mr. Coelho: So, this is what I'd like to see on the agenda. I'd like to see these four items called out under discussion, and for the first meeting, our next meeting, I'd like five minutes dedicated to each one where Doug can present us a timeline on what we need to do and by when we need to do it, and potential speed bumps he might see in implementing any of these. We'll start with a plan of action: timelines; what we want to do, just a brief sentence on each item; and challenges.

Mr. Queiroga: As stated so eloquently by our Chairman, I'd like to make a **MOTION** to get this started within what period of time, Chris?

Mr. Coelho: As much time as we need to get it done.

Mr. Queiroga: No, I mean the first one.

Mr. Coelho: Oh, next meeting.

Mr. Stefancik: June 10th.

Mr. Coelho: June 10th.

Mr. Queiroga: Ok, so we start on our next meeting.
SECOND Ms. Houle.
3-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mail Item #24 – Letter from Elizabeth Babinski re: upkeep & safety at Miller Street trailer park

The Planning Board agreed that this issue falls under the jurisdiction of the Board of Health or the Zoning Enforcement Officer.

Ms. Houle: Mr. Chairman, I make a **MOTION** that we send a letter to the building official to take action on this.
SECOND Mr. Queiroga.
3-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

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Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- FILE Mail Item 23. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of April 22, 2021
- APPROVE Change of Occupancies:
  - Samantha Runshaw (Strength by Sami) 297 East Street
    (add private desk to meet with clients by appointment for nutrition advice at Granby Carpet & Vinyl)
- APPROVE/SIGN Bills – W.B. Mason (office supplies)

Mr. Stefancik informed the Board that Mr. Scurti of Fuller Street wants to add an additional business to his special permit for his home occupation. He asked the Board if Mr. Scurti would need to apply for a new special permit for this additional business.

The Board agreed that he will need to apply for a new special permit.

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

Meeting adjourned at 8:08 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 – SITE SKETCH
14 Chestnut Place (Assessors' Map 13C, Parcel 54)
Peter F. Morris (Everest Recovery Center – Massachusetts, LLC)
(update site plan to establish an opioid treatment program)
May 13, 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 (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 via telephonically: Peter Morris – Everest Recovery Center, Scott Anderson – Verrill Dana LLP

Mr. Coelho read the legal notice and reviewed the application. The legal notice included the description of: update site plan to establish an opioid treatment program.

Mr. Coelho: Ok, so, Mr. Morris, I understand, let me ask this again, is anybody else from the Planning Board arrived during that time that I've read that? Mr. Queiroga's still the only one on the line?

Mr. Queiroga: Yes.

Mr. Coelho: So, Mr. Morris, I understand you prepared a presentation for us. Maybe that will be a good place for us to start this hearing. If you want to take us through that. Mr. Morris? And we've lost the applicant.

Mr. Morris: I'm here. I put myself on mute, so I wouldn't interrupt you ---.

Mr. Coelho: That's very considerate of you. Thank you.

Mr. Morris: Mr. Chairman, you have a copy of the presentation in front of you?

Mr. Coelho: Yes sir. We have one both electronically and paper copies in front of us.

Mr. Morris: Alright. I just thought it'd be helpful ---. I won't read it verbatim because I know you guys know how to read. --- giving you some of the highlights and ---. So, first off, thank you Mr. Chairman and the rest of the Board for taking the time to meet with us. I certainly understand with these times of COVID and gatherings are a little more challenging, so again I appreciate your time. --- to introductions myself, Peter Morris, which I'll go into more detail

after. I'm the CEO of Everest Recovery Centers. On the call with me is Mr. Scott Anderson. He's a partner with Verrill Dana LLP, and he's assisted me with several of our sights in the New England area.

Mr. Coelho: And is Verrill Dana LLP, is that an architectural firm or something?

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Mr. Morris: It's a law firm. ---

Mr. Coelho: Law, law, ok.

Mr. Anderson: My goal, Mr. Chairman, my goal as a lawyer, of course, --- is to say as little as possible 'cause Peter's got this covered, so I'm gonna keep my mouth shut ---.

Mr. Coelho: We appreciate that attitude from lawyers, thank you.

Mr. Morris: So, ok, so next slide, general operations. Everest Recovery is defined by the federal government as OTP, which is opioid treatment program that provides medication assisted treatment to those suffering from opioid use disorder. So, medication assisted treatment uses one of three medications which is either methadone, ----, along with counseling and behavioral health therapy to help folks who are struggling with opioid use disorder. Medication assisted treatment's been around since, over 50 plus years. It really is the gold standard of treatment for folks who are struggling with opioid use disorder. The ultimate goal is to really improve patient's survival, really decrease the illicit opioid use and criminal activity that goes along with that and really increase patient's ability to gain employment. You know, really just get back into mainstream society reconnect with their families and lead a stable and productive life. Next slide, kind of meeting the critical community need. The crisis has been going on for some time both nationally and in Massachusetts. It certainly worsened, unfortunately, over the last 15 months or so with COVID along with the isolation and other fears that go along with some of the lockdowns and things of that nature, have really exasperated the problem and, unfortunately, it's gotten much worse. So, you know, it's a critical tool --- the crisis, medication assisted treatment. Right now, the closest clinics are in Holyoke and downtown Springfield where folks ---. So, it meets the locally needs, and it's really addressing the critical public health and public safety crisis. Next slide, just a quick bio. I'm not gonna read it verbatim, ---, if you look at my history, I have 28 years in the field. Worked with a small start-up company in the early 90's called the Discovery House which grew to 19 clinics in four states. Back in 2015, we sold to a company in Tennessee called Arcadia Health Care and we had up to 127 clinics in 32 states. And I left there about a year ago, that was a very large corporation. And what's been going on in our industry in general, if you've done any research, --- looked around, is a lot of consolidation. And I'm not saying that's a bad thing, but whether it's large or mega corporations or large private equity firms, they're gobbling up clinics, buying them, consolidating them. --- out of state, authorities and regulators and it has its pros and cons. You're literally just looking to bring a little, do a start up network of clinics, and our first one opening in Saco Maine. That'll be opening at some point the end of this month, early next month. And this'll be out second clinic here in Ludlow Mass. So, we're also looking at other areas here in Mass. and Maine, as well as other areas in the northeast. Kind of really looking at it, --- Ludlow --- clinic that's gonna work really closely with the community. Again, it's one of the cons of some of these large mega corporations --- regulators --- communities feeling a little out of touch with the decision makers at these clinics. So, I'm really hoping to work really closely with the communities both at the town level and the state level to really collaborate ---. We'll also be employing roughly 15 employees in the first 24 months of operations. The next slide's really more informational. The

key aspects of proposed use. You know, it's really, it really is one of the most heavily regulated forms of health care, regulated by the federal government --- at the state level ---. And we're also licensed by DEA because we do dispense a controlled substance. Hours of operation would generally be 5:30 a.m. to 11:00 a.m. is when the bulk of our clients come to the clinic. So, it's really an early morning program where folks come in, receive their medication. And days they're not receiving clinical services, they come in and get their medication and they leave. It's really, the hours of operation really coincide with the standard 8:00 to 5:00 or 9:00 to 5:00 --- businesses. You know, a lot of times I like to stress --- the two things that go hand in hand. If you look at the site sketch update, the site has 127 existing parking spaces, and all the additional --- will bring up to 92 required spaces. So, parking will not be an issue. There's plenty of parking in this area to handle our operation. ---

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Mr. Coelho: Mr. Morris: I hate to interrupt you, but I always do this. I need to inform everybody that we're being recorded both audio and visual for posterity sake and history. Just so everybody knows, you're being recorded. I'm sorry about that. I, for some reason, always forget to tell everybody that until it's too late, but.

Mr. Morris: No problem.

Mr. Coelho: Good, I'm glad it's not a problem. I just wanted to get that out of the way with. Ok, go ahead. Slide four or seven.

Mr. Morris: Well, we have the traffic slide, you know, again, the facility, it's really the bulk of our population comes in at 5:30 – 7:30 a.m., so again, it's before standard business hours. We're closed, our office hours close by 2:00 p.m. And the traffic from 11:00 a.m. to 2:00 p.m. is very light, it's just folks receiving clinical services, so there's really a small amount of traffic flow. Patients, --- come to the program, they receive, they have to come into the clinic every day, seven days a week. And usually after about 90 days, once they start presenting, you know, they're attending other counseling sessions, and they're presenting negative UA's, urinalysis', which means they're progressing in treatment, then they start earning take home. Then they start coming in, say, three or four days a week getting take homes ---. Last slide, closing statement really, you know, --- serving an important community need. You know, it's a low intensity use, it complies with Ludlow Zoning Code. And, you know, just respectfully request the Board's support --- work with all of you to help the community, so. I willing to take any questions or comments from here.

Mr. Coelho: I'm gonna have some questions. I think we'll start with questions from the Board. Has anybody else from the Planning Board come on the line yet, Ray or Rafael? Ok, we're still down to three here, and for that I do apologize. But, we're gonna get as much done as we can tonight. My questions start with how do the patients go about getting your treatment? Is it a voluntary, I'm looking for help, can you help me, or is it primarily court mandated?

Mr. Morris: It's, really at this point, 100% voluntary. --- patients, --- and I've seen this over my 28 years, you have patients who are in their 40's, 50's who are just sick of being sick, of using for 20 plus years, who want to get better. You have, unfortunately, for the last 15 years or so have with the pills, --- you know, sad situations that turned to success stories when you have a 19 or 20-year old whose parents are --- got hooked on some pain pills or things of that nature. But, it is 100% voluntary.

Mr. Coelho: Ok, and in your experience, this is gonna be kind of a rounded question because people have certain stigmas related to this type of industry or facility, but how do you feel your need for security is in, I understand you only have one facility now, but over your breadth of experience, I mean, do you find yourself needing more security than a regular doctor's office?

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Mr. Morris: Yeah, we have, what we do is, we, again as I described earlier, the bulk, you'd be surprised if you go to a clinic, even a clinic with 500 or 600 patients, as you go by there ---, it's kind of like a ghost town, which there's not much going on. We do have security guards who we do have on site for when we open in the morning to when we close the --- usually 5:30 a.m. to about 11:00 a.m. The purpose of the security guard, I take a lot of pride in this type of facility, patients --- get better, so the security's main job is making sure our patients aren't coming in, receiving their treatment, but not loitering in the parking lot. There's nothing else going in the parking lot. So, it's really about them, you know, monitoring the flow and making sure patients are coming, and when they're done they leave, and they leave the area. So, security is something, I think, is important. It's not the typical, it's not the security guard with the gun on his back with a very stoic look, --- security that's like a fatherly figure --- that person who's kind of looking ---. So, yes, security's gonna be there --- to help and make sure there's no loitering in the general area and inside the business.

Mr. Coelho: Ok, now let's talk about your stance or your position on involvement with the town. Naturally, an organization like yours coming to the community, I think the community probably, I don't want to say deserves, because that sounds entitled, but it seems to me that it suits you guys to be active within the community. Do you have any plans on engaging with our local Board of Health to, I don't know, I really don't know what you guys would do, but we have several town type fairs and the Board of Health hosts, from what I understand, occasional informationals and just, what kind of policy do you have on public engagement, and how aggressive are you with that policy?

Mr. Morris: We got a community, we have a community outreach policy, --- every state has a program director who oversees the operations, and a key component of their job is community outreach. That includes holding, you know, regularly scheduled, twice a year, once a year --- open houses so community members, everyone from the public including officials like yourself come in and tour our facility to see what it looks like and how it works. We get very active on all types of boards from a business side, chamber of commerce and things of that nature, but also with the --- agreements with the local ER's --- 'cause we want to connect our patients because our patients have other needs, --- other health care needs, --- providers collaborating with --- and collaborating with the local government officials --- very important ---.

Mr. Coelho: Ok. Well I think that's about all for me. I'm gonna go ahead and provide the opportunity to give my fellow board members the opportunity to present any questions they may have right now. I have sitting next to me right here Kathy Houle. Kathy, do you have any questions? Kathy doesn't have any questions.

Ms. Houle: You covered quite a few.

Mr. Coelho: Thank you. Mr. Queiroga, do you have any questions for the applicant?

Mr. Queiroga: Just one or two. What's gonna be the capacity of the site?

Mr. Morris: Yeah, I mean, the facility itself, I would say in the first 24 to 36 months we'll probably have about 250 patients. Closer to when we get to five years --- facility and the parking and looking at the size of other clinics, you know, clinics in Springfield have over 1,000 patients. We won't get that big. I mean, we're looking to help the folks in your area and beyond who are driving all the way to Springfield, so we're realistically, you know, 250 the first 36 months, and then --- up to 400 in the year 5 or 6 possibly. So that's kind of the general, and it's 100% outpatient. I know I probably didn't say that in my delivery, but it's 100% outpatient. There's no beds or inpatient activity.

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Mr. Coelho: Ok. Any more questions?

Mr. Queiroga: Ok. I assume if we approve it you'll make contact with the police department and let them know that you're gonna be there, give them a little briefing?

Mr. Morris: Yeah, my first call after your approval was gonna be with the police chief. --- collaborate with law enforcement and working closely with them, so just kind of first on my list --- connect with next 'cause I work with the state. So, you work with local officials like yourself ---.

Mr. Queiroga: Ok, and one last thing which I think you've already answered. There'll be nobody sleeping on the property, right?

Mr. Morris: Nope, it'll be 100% outpatient, again 5:30 to 11:00 the bulk of the patient flow. People coming in from 11:00 to 2:00 will just be for some counseling, but very light, and then after that we're closed, from 2:30 on we're closed until the next morning and there's no one on site.

Mr. Queiroga: Ok, thank you Mr. Morris. That's all I got.

Mr. Morris: Ok, thank you sir.

Mr. Coelho: Ok, has Ray or Rafael joined us at this point? Ok, we do have our alternate member here, although he's not compelled to vote on any of these matters, he's still part of the Board. Josh do you have any questions?

Mr. Carpenter: I do have one Mr. Chairman. What is the success rate of a treatment program like this?

Mr. Morris: Yeah, that's a good question. I mean, success is, you know, and I don't want to give you a wishy-washy answer. It depends on how you define success. So, if you ask a health professional, a doctor --- what's success, it's gonna be getting --- stabilize on a --- dose of medication --- interim behavioral health therapy, and then getting them engaged in all facets of society, whether it's employment, it's, you know, with their families, etcetera. So, if they do that, sometimes you have patients who --- long term. Some folks receive treatment --- this isn't my opinion, this is the federal government and medical doctors. It's a disease. It's a disease really, honestly, no different than a diabetic who's getting insulin or a person with high cholesterol who's getting a statin. So, some folks are --- long term and then after many years at some point decide they're gonna try to get off program, get off the medication. So, success rate is defined --- stop taking the medication. --- I don't want to repeat myself, but --- connected with their families --- employment --- contribute to society. And it's relapse-able, you know, some

folks come in, they're doing great. Opioid abuse disorder has two parts; there's the physical withdrawals that someone's experiencing ---, they come in, they receive the medication --- dose. --- but, there's still some, there's still a whole host of behavioral issues ---. --- because they feel great and I know how to ---. And, unfortunately, they leave after a month, two months, three months, and they end up back because they --- relapse, and so. There is documentation if they can make it by day 90 they have a great chance of being more successful in the long term. Does that answer your question? I wasn't sure ---.

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Mr. Carpenter: Yes.

Mr. Morris: I didn't want to, ok.

Mr. Coelho: Ok, right now I'm gonna move on to the comments from other town boards and departments. Safety Committee doesn't, indicates that there aren't any safety issues. The Department of Public Works doesn't have any comments. The Planning Board here, Doug, says that the plan meets the criteria for a site sketch. The Board of Health has no comments. The Fire Department, Captain Seth Falconer, sent a letter in basically indicating that you guys need to know that you need to comply with 527.CMR 1.00 Massachusetts Comprehensive Fire Safety Code. So, just be aware that they'll be looking to dot those i's and cross those t's for the Fire Department.

Mr. Morris: Sure.

Mr. Coelho: So that's pretty good. We only having three members aren't capable of voting on any waivers right now. We do have a waiver request here for a full site plan in favor of a site sketch that we can't address tonight. So, I'm gonna have to skip by that one for now, unless one of our other members have come on the line, Ray or Rafael. No? Ok, read any checklists. We don't really do much on the way of checklists anymore.

Mr. Stefancik: No, everything's on the chart.

Mr. Coelho: So, you guys, I have a signed application here. You guys have read that application, and by signing it you understand the contents of it correct?

Mr. Morris: Correct.

Mr. Coelho: Ok.

Mr. Queiroga: Mr. Chairman?

Mr. Coelho: Mr. Queiroga.

Mr. Queiroga: Just on that procedural thing. We obviously, 'cause we don't have four permanent members, we can't, as you mentioned, we can't vote on the waivers, but we can vote on the up or down on the program, right?

Mr. Stefancik: Change of Occupancy.

Mr. Coelho: We can do the Change of Occupancy. Is that site sketch? Yes, so…

Mr. Queiroga: And also, the site sketch we can't because we don't have four permanent members, but we can vote on the up or down on the program itself.

Mr. Coelho: Yes, on the Change of Occupancy.

Mr. Queiroga: Yes.

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Mr. Coelho: Yeah, we can do that. Now I got to take a minute to open this up to the general public being a public hearing. Is there anybody on the line looking to ask questions of the developer? If so, please do so through the chairman and please state your name and address for the record. Is there anybody on the line? I'm gonna call…

Mr. Frydryk: Hi. Don Frydryk is here.

Ms. Houle: Yeah that's…

Mr. Stefancik: He's for 7:30.

Mr. Coelho: Don, are you here for the 7:00 public hearing?

Mr. Frydryk: No, I'm sorry. I thought you were up to 7:30, sorry about that.

Mr. Coelho: Oh no, we're running a little behind. We have a pretty complicated issue in front of us right now that we're working our way through, so have a little patience with us Don. Anybody else…

Mr. Frydryk: ---

Mr. Coelho: …anybody else from the public have any questions? Hearing nothing, I am going to call on a motion to approve the Change of Occupancy and maybe at the same time we can continue the hearing until…

Mr. Stefancik: June 10th at…

Mr. Coelho: …June 10th so we address the site sketch and waivers.

Mr. Stefancik: …7:10.

Mr. Coelho: June 10 at 7:10. Yes, I'd love a motion.

Mr. Queiroga: Ok, Mr. Chairman, I'd like to make a motion to approve the request from Everest Recovery Center for property located at 14 Chestnut Place in the usual format.

Mr. Coelho: So, just to clarify, this is to approve the Change of Occupancy?

Mr. Queiroga: Yes.

Mr. Coelho: Ok. And to continue the hearing to June 10th at 7:10?

Mr. Queiroga: Correct.

Mr. Coelho: Ok, great. We have a motion. Do we have a second?
SECOND Ms. Houle.
3-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Ms. Houle – yes; Mr. Coelho – yes.

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The public hearing was continued to June 10, 2021 at 7:10 p.m.

APPROVED:

Kathleen J Houle
Kathleen Houle, Secretary

su

Documents: Master application; Waiver request; Comments from Town Departments; Everest Recovery literature (May 13, 2021); Site Plan – Mid America Properties, LLC, 14 Chestnut Place Ludlow, MA (10.11.2018 Revision 4/22/2021 Changes to Tenant/Occupancy Data)

(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 / ESTATE LOT
615 Fuller Street (Assessors' Map 9, Parcel 54)
Lupa Development Company, LLC
(estate lot)
May 13, 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 (Absent)
Joshua Carpenter, Associate Member (Present)

The hearing began at 7:37 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: Mike Pietras – Engineering & Land Solutions

Mr. Coelho read the legal notice, reviewed the application, and advised the applicant and public that the meeting is being recorded. The legal notice included the description of: estate lot.

Mr. Coelho: So, once again, for the record, why don't you just give us a brief description of what's going on here, for this?

Mr. Pietras: Sure, yup. The Lupa's are proposing to construct a single-family house. They plan on keeping it within the family, and the parcel meets the zoning standards or, you know, dimensional standards set forth. The Title V testing has to still be secured, we're halfway there, but we expect that when groundwater, we'll probably be retesting I would assume after the first mowing. Because Wally planted the field, if anyone's familiar with it, and he's hoping to get some hay out of it for the animals at the zoo. So, once that's done we'll probably be retesting it in the fall, late summer, early fall. And then I would expect that it would pass at that point. We already have one passing hole, we just need one more.

Mr. Coelho: Okey-dokey, and again, this is for an estate lot residential. I'm gonna go through here and read any comments from other boards. Safety has no comments, no safety issues. No comments from the Department of Public Works, Jim Goodreau, Assistant Engineer. From the Board of Health: On 5/10/2021 Mike and did perc testing, this new lot. Yeah, I can't read this handwriting and at the time it's not buildable. So that was Andrea the Health Agent. And that's something you guys are gonna have to work through. Memo from the Planning, from Doug here, says the site plan meets all requirements for an estate lot. Fire Department, again from Captain Seth Falconer (has no comments). So, that's good news. We got the comments from the boards. Is there any waivers or findings we need for this?

Mr. Stefancik: No.

Mr. Coelho: That's great. And as far as checklists go, Doug's had the opportunity to. Everybody else on the Board here had the opportunity to review these plans?

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Mr. Queiroga: Yes.

Mr. Coelho: Any questions or comments? Ok hearing none, I'm gonna move on to opening the meeting for public comment. Is there anybody from the general public on the line right now that would like to speak to this matter? Please address any questions through the Chairman and state your name and address for the record. Once again, anybody from the general public who would have any questions for the developer. Well, hearing none, I'm willing to entertain a motion.

Ms. Houle: Mr. Chairman?

Mr. Queiroga: Mr. Chairman?

Mr. Coelho: Miss Phoenix.

Ms. Houle: Miss Phoenix? Mrs. Houle?

Mr. Coelho: Mrs. Houle. Holy moly.

Ms. Houle: Changed my name.

Mr. Coelho: Stop laughing at me everybody.

Ms. Houle: I **MOVE** to approve the special permit for Lupa Development Company, LLC at 615 Fuller Street, Assessors' Map 9, Parcel 54, for estate lot under 7.0.4 a-m with the condition that the permit runs with the property and not with the applicant.
SECOND Mr. Carpenter.
4-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Ms. Houle – yes; Mr. Carpenter – yes; Mr. Coelho – yes.

Mr. Coelho: Motion to close the public hearing?

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

Hearing ended 7:15 p.m.

APPROVED:

Kathleen D. Houle

Kathleen Houle, Secretary

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Documents: Master application; Comments from Town Departments; Estate Lot Plan – Fuller Street Ludlow, MA – Owned by Lupa Development Company, LLC (November 4, 2020)

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