**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.

AGENDA

Town of Ludlow Planning Board
Meeting of June 10, 2021
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room- Via Telephonically

RECEIVED
TOWN CLERK'S OFFICE
2021 JUN -8 P 3:00
TOWN OF LUDLOW

Appointments:

7:00 – PUBLIC HEARING – SPECIAL PERMIT / ESTATE LOT – 125 Munsing Street
(Assessor's Map 18, Parcel 36) – Mary Rarogiewicz (estate lot)

7:10 – CONTINUED 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)

7:15 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 264B Fuller Street
(Assessor's Map 11C, Parcel 35A) – Sandra Auclair (interior design)

7:25 – ANR / SITE SKETCH – 564-570 Holyoke Street (Assessor's Map 3, Parcel 9A)
Judith Chiasson, Estate of Ronald Chiasson (divide existing parcel into Parcel A-1 & A-2, site sketch to show proposed property line change)

7:35 – PUBLIC HEARING – SPECIAL PERMIT / SITE PLAN – 390 West Street
(Assessor's Map 3, Parcel 78) – Annunziata Cardaropoli (convert existing structure into office/call center in Agriculture Moderate Density Overlay District)

7:50 – ANR – 498, 504 Fuller Street (Assessor's Map 9, Parcels 69, 70) Huxley Solar, LLC
(creation of lots to separate the solar array from the residential lots, and creation of an additional conforming residential lot)

8:00 – ANR – 0 West Street (Assessor's Map 8, Parcel 1A) John C. Farr, Executor
(2 single family residential lots)

8:05 – ANR – 0 Miller Street (Assessor's Map 25, Parcel 48A) Paul Adzima
(divide into 2 lots)

Miscellaneous/Discussion:

- Zoning Bylaws & Subdivision Rules and Regs

Mail Items:

26. Reorganization of Finance Committee

27. Notice of Decision – Zoning Board of Appeals – Grant Special Permit for 209/215 Fuller Street

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 25. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of May 13, 2021
- SIGN Special Permits:
  - Mario Ferrero & Norma Theriault – 28 Mountainview Street (mobile motorcycle repair shop)
  - Lupa Development Company, LLC – 615 Fuller Street (estate lot)
- APPROVE Change of Occupancies:
  - Chase Property Services Inc. – 264 Moody Street
    (from pest control business to property management & maintenance company)
  - Gary Pouliot II (Ludlow Barbershop) – 251 Cady Street
    (from salon to barbershop)
- APPROVE/SIGN Bills – Amazon Business (2 invoices) (office supplies)

***If for any reason the Planning Board meeting of June 10, 2021 is cancelled, the public hearings will be rescheduled to the same corresponding times on June 24, 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.

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