Please be advised that by Order of the Governor: *S 2475. An act relative to extending certain COVID-19 measures adopted during the state of emergency* – 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 may also access the meeting by audio by calling 1-617-758-8793, attending via UberConference, or by attending in person.

RECEIVED
TOWN CLERK'S OFFICE
2021 AUG 10 P 2:30
TOWN OF LUDLOW

AGENDA

Town of Ludlow Planning Board
Meeting of August 12, 2021
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

Appointments:

7:00 – PUBLIC HEARING – SITE PLAN – 0 Center Street (Assessors' Map 33, Parcel 1A) – Town of Ludlow (construct town cemetery)

7:15 – PUBLIC HEARING – SITE PLAN – 327 Moody Street (Assessors' Map 4, Parcel 2) – MMWEC (Jason Viadero, Project Manager) (Stonybrook Solar) (approximately 6.9-MW solar photovoltaic generation system on MMWEC Ludlow campus) (*Request for continuance and mail items #32 & 33 included)*

Miscellaneous/Discussion:

- Zoning Bylaws & Subdivision Rules and Regs
- Expanding Mixed Use Zoning to Select Properties

Mail Items:

30. No permit for renovations violation – 68 Franklin Street – from Justin Larivee, Building Commissioner
31. Warrant for October 4, 2021 Special Town Meeting – from Ellie Villano, Town Administrator
32. Review Comments on the Environmental Notification Form (ENF) for the Stony Brook Solar Project in Ludlow, MA, EEA #16405 – from Pioneer Valley Planning Commission *(included in MMWEC public hearing)*
33. Westover Air Force Base (ARB) review of plans for MMWEC solar project *(included in MMWEC public hearing)*

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 29. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of July 8, 2021

- SIGN Special Permits:
  - Rebecca Kozaczka – 66 Mountainview Street (pest control)
  - Maria Suzana Machado – 38 Franklin Street (cleaning business)

- APPROVE Change of Occupancies:
  - Asimah Qayyum MD (Psych Care Associates, PC) 185 West Ave, Suites 301, 302, 303, 304, 102, 104, & ½ of 101 (change of ownership)
  - Marsia Nogueira (The Beauty Studio Boutique) 393 East Street (add microblading to salon)
  - Tricia Herring (The Beauty Studio Boutique) 393 East Street (add microblading to salon)

***If for any reason the Planning Board meeting of August 12, 2021 is cancelled, the public hearing(s) will be re-scheduled to the same corresponding time(s) on August 26, 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.

RECEIVED
TOWN CLERK'S OFFICE
2021 AUG 10 P 2:30
TOWN OF LUDLOW