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.

AGENDA

Town of Ludlow Planning Board
Meeting of August 26, 2021
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

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Appointments:

7:00 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 30 Valley View Drive
(Assessors' Map 10, Parcel 267) – Edyta Kolataj-Ramik (online sales office)

7:05 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 31 Maple Street
(Assessors' Map 12D, Parcel 173) – Eric Pescetta (mobile welding business)

7:15 – CONTINUED 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)
(Mail items #32 & 33 included)

Miscellaneous/Discussion:

- Grant waivers and Approve Site Plan for 0 Center Street (Assessors' Map 33, Parcel 1A) – Town of Ludlow (construct town cemetery) (*public hearing held on August 12, 2021*)
- Zoning Bylaws & Subdivision Rules and Regs

Mail Items:

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) (from 8/12/21 meeting)

33. Westover Air Force Base (ARB) review of plans for MMWEC solar project
(included in MMWEC public hearing) (from 8/12/21 meeting)

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 34. - Legal Notices from surrounding communities
- APPROVE Change of Occupancy -Veleka Cameron & Tameshia Williams
733 Chapin Street - Peace of Mind Quality Home Care -Home health business

♦ APPROVE Change of Occupancy - Catherine Holloway
285 East Street – KH Salon - booth rental in hair salon

***If for any reason the Planning Board meeting of August 26, 2021 is cancelled, the public hearing(s) will be re-scheduled to the same corresponding time(s) on September 9, 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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