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 - REVISED (09/09/21 3:00 p.m.)

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2021 SEP -9 P 3:03
TOWN OF LUDLOW

Town of Ludlow Planning Board
Meeting of September 9, 2021
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

Appointments:

7:00 – PUBLIC HEARING – Proposed Zoning Bylaw Revisions – Town of Ludlow Planning Board
Proposed Amendments to the Town's Zoning Bylaw

7:15 – Appointment – Kenneth Fish – 26 Kirkland Ave – re: Auto Repair Use / Change of Occupancy

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*)
- Grant Waivers and Approve Site Plan for 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)
  (*public hearing held on August 26, 2021*)

Mail Items:

36. Letter of concerns re: Wendy's Restaurant from Antonio & Joan Braz
37. Invitation to ribbon cutting ceremony at Harris Brook Elementary School
38. Hubbard Memorial Library Fall 2021 Events for Adults
39. Resignation letter as Planning Board Member from Rafael Quiterio

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 35. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of August 12, 2021
- APPROVE Change of Occupancy:
  - Simply Orthodontics of Ludlow, PLLC – 733 Chapin Street, Suite 300 (change of ownership – dental practice)
  - Joeseph P Alexopoulos (Tree413 Inc.) 279 Cady Street (operation of existing nursery)

- APPROVE Bills:
  - Turley Publications (advertising for Zoning Bylaw Amendments public hearing)

***If for any reason the Planning Board meeting of September 9, 2021 is cancelled, the public hearing(s) will be re-scheduled to the same corresponding time(s) on September 23, 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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