NOTICE OF PLANNING BOARD HEARING
Relative to
PROPOSED ZONING BYLAW AMENDMENTS
Pursuant to G.L. c. 40A, § 5

LEGAL NOTICE – ZONING BYLAW

The Planning Board of the Town of Ludlow will hold a public hearing to discuss proposed amendments to the town's zoning bylaw. The public hearing will be held as follows:

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TOWN OF LUDLOW

Place:	Ludlow Town Hall, Selectmen's Conference Room, 3rd fl.
Date:	Thursday, September 9, 2021*
Time:	7:00 PM
Applicant:	Planning Board
Location:	488 Chapin Street, Ludlow, MA

*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*

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, September 23, 2021 @ 7:00PM.

The subject matter of the proposed amendments is as indicated below. The complete text relative to the proposed amendments is available for inspection on the Planning Board web site: www.ludlow.ma.us/html/planning and in the Planning Department Office and Town Clerk's Office during regular business hours. Proposed zoning bylaw revisions are in draft form and are subject to change.

Proposed zoning bylaw revisions to include the following: SECTION II: ZONING DISTRICTS 2.0 CLASSIFICATION OF DISTRICTS, removing Industrial B (IB). SECTION III: GENERAL USE REGULATIONS 3.0 GENERAL REGULATIONS 3.0.1 Use of Buildings, Structures, and Land, by changing Building Inspector to Building Commissioner, and striking out and replacing Building Inspector/Building Official/ Inspector of Buildings with Building Commissioner in the entire zoning bylaw. Add to 3.0.3 Obstruction at Street Intersections, "See Diagram #3." Add to 3.0.4 Fences, "For the purpose of property separation on residential property, fencing must be made of wood, vinyl, chain-link, metal and/or aluminum materials. Barbed wire and similar wire type fencing, to include chicken wire, shall not be allowed for residential property separation." Remove Industrial B from 3.0.4 Fences. 3.0.6 Mobile Homes add verbiage about mobile home replacement in mobile home parks. Remove from 3.2.2 TABLE OF PRINCIPAL USES reference to Industrial B. SECTION IV: DIMENSIONAL AND DENSITY REGULATIONS 4.1

SPECIFIC DISTRICT DIMENSIONAL REQUIREMENTS remove 4.1.3 Industrial B Districts. 4.4 MILL REDEVELOPMENT DISTRICT (MRD) Bylaw 4.4.10 b. Site Plan Approval Process, change five members to six members. SECTION VI: SPECIAL LAND USE REGULATIONS 6.4 PARKING REQUIREMENTS 6.4.2 Parking Guidelines add e. For proposed uses not listed in the parking guidelines an adequate number of parking spaces will need to be provided to accommodate visitors, staff, and the general public. Final determination of parking adequacy to be determined by the Planning Board, with input from the Board of Public Works and the Safety Committee. Remove Industrial B from 6.4.5 a. Parking Area Location. Add 6.13 CONSERVATION DEVELOPMENT BYLAW. SECTION VII: SITE PLAN APPROVAL 7.1.5 Required Site Plan Contents m.2. remove "2e." Section 3.2.2 TABLE 1 LULDOW TABLE OF PRINCIPAL USES add Site Plan Approval from the Planning Board to already permitted zones under Earth Removal. Under LAND USE CLASSIFICATION MIXED USE add Site Plan Approval and Special Permit Approval from the Planning Board in Business A and B. Under LAND USE CLASSIFICATION RESIDENTIAL USES add Apartment by Site Plan Approval and Special Permit from the Planning Board under Residential B, Business A and Business B. SECTION X: DEFINITIONS add Mixed Use Development and Apartment.

Christopher Coelho
Chairman

Register - Please publish as a legal notice in the 8/25/21 & 9/1/21 editions.

CC: Town Clerk – Please post,
PVPC, Surrounding Communities, DHCD
Assessors, Board of Health, Board of Selectmen, Building Department
Conservation Commission, DPW, Fire Department, Safety Committee

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