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 November 18, 2021
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

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Appointments:

7:00 – PUBLIC HEARING – SPECIAL PERMIT / SITE SKETCH – 185 Miller Street (Assessors' Map 30, Parcel 42) Katherine S. Dias (update site plan to allow hair studio in existing office in an Agricultural Moderate Density Overlay District)
(Request to withdraw application submitted)

7:05 – ANR – Lot 2 First Avenue (Assessor's Map 14B, Parcel 142) Westmass Area Development Corp., Jeff Daley, President/CEO (create new 74,049 SF lot with 220.89' of frontage)

7:10 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 51 Libby Street (Assessors' Map 2C, Parcel 21) Samantha Walsh (home office for wedding & portrait photography business)

7:20 – PUBLIC HEARING – SPECIAL PERMIT / SITE PLAN – 0 Center Street (Assessors' Map 13C, Parcel 11) Town of Ludlow (erection of communications tower for the Town of Ludlow)

7:35 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 14 Lillian Street (Assessors' Map 12A, Parcel 42) Tanya Szafranski (home office for telehealth business)

7:40 – DISCUSSION – Don Cameron – Site Plan/Site Sketch - 291-293 Moody Street (Map 3, Parcel 106A) (storage units, office, and warehousing)

Discussion Items:

Associate Planning Member Position

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 49. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of October 14, 2021 & October 28, 2021
- APPROVE Change of Occupancies:
  - Sewall Street Top Car, LLC by Alaeddine Chalabi – 330 Sewall Street (from used car lot to used car lot & upholstery business)

- Hampden County Sheriff's Office (Christopher Gelonese) – 100 State Street, Bldg. 113/213
  (from R&B Tools to storage of department assets and additional community service offices)
- Nfamara Taal (FT Custom Printing) – 44 Sewall Street #2
  (from wellness/smoothie shop to t-shirt printing shop)

♦ APPROVE/SIGN Bills – Turley Publications (Legal Notice – Associate Member)

If for any reason the Planning Board meeting of November 18, 2021 is cancelled, the public hearing(s) will be re-scheduled to the same corresponding time(s) on December 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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