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 January 13, 2022
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 – 657 Fuller Street (Assessors' Map 8, Parcel 46) Michael Spera (contracting business)

7:10 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 715 West Street (Assessors' Map 8, Parcel 1L) Dan Gerasimchuk (home improvement business)

7:20 – PUBLIC HEARING – SPECIAL PERMIT / ACCESSORY APARTMENT – 186 Lyon Street (Assessors' Map 24, Parcel 38) Matthew & Stephanie Nay (change of ownership for existing accessory apartment)

7:30 – PUBLIC HEARING – ZONE CHANGE – 244 Hubbard Street (Assessors' Map 14B, Parcel 41) Jorge Laires (Residence B to Business B) *(Mail Item #05 included)*

7:40 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 41 Berkshire Street (Assessors' Map 14B, Parcel 146) Steffanie Rodrigues (real estate appraisal)

7:50 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 38 Harris Lane (Assessors' Map 11C, Parcel 113K) Braidy Miarecki (cottage bakery)

8:00 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 82 Minechoag Heights (Assessors' Map 32, Parcel 31J) Alyssa Almeida and Brianna Almeida (telehealth physical therapy)

8:10 – CHANGE OF OCCUPANCY - Ali Bulut (Interproduce) 4-8 White Street (Assessors' Map 15B, Parcel 39)

8:20 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 31 Nash Hill Road (Assessors' Map 9, Parcel 79D) Christopher Pelletier (website/software management)

8:30 – SITE SKETCH – 1709 Center Street (Assessors' Map 38, Parcel 5) Dish Wireless (Darryl Gresham, Agent) (collocation of antennas and equipment on existing tower and ground equipment will be installed in existing lease area)

Discussion Items:

Annual Town Report

Mail Items:

02. Excessive number of unregistered vehicles/updated site plan needed – John Quill Automotive – 542 Holyoke Street – from Ellie Villano, Town Administrator

03. Excessive number of vehicles/site plan needed/impeded site view – Roy's Auto Service – 935 Center Street – from Ellie Villano, Town Administrator

04. Articles for the May 9, 2022 Annual Town Meeting Warrant and the Annual Town Report – from Ellie Villano, Town Administrator

05. Letter of support for Zone Change at 244 Hubbard Street from Tiago A. Leal *(included in 7:30 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 01. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of December 9, 2021
- APPROVE Change of Occupancies:
  - Legacy Counsellors, P.C. (Legacy Title & Escrow) – 358 Sewall Street (from law office to same)
  - Alisa Feliberty (Designer Obsessions) – 289 East Street (from DIY Brewing Supply (retail) to retail store)
- SIGN Special Permits:
  - Town of Ludlow – 0 Center Street (communications tower)
  - Samantha Walsh – 51 Libby Street (photography business)
  - Tanya Szafranski – 14 Lillian Street (telehealth business)

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If for any reason the Planning Board meeting of January 13, 2022 is cancelled, the public hearing(s) will be re-scheduled to the same corresponding time(s) on January 27, 2022

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.