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 February 24, 2022
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

Appointments:

7:00 – ANR – 245 & 0 Moore Street (Assessors' Map 32, Parcels 19&20) SNAB, LLC, Brian McLaughlin (Proposed Lots 1 & 2; Lot 2 is an Estate Lot)

7:05 – PUBLIC HEARING – SPECIAL PERMIT / ESTATE LOT – 245 & 0 Moore Street (Assessors' Map 32, Parcels 19 & 20) SNAB, LLC, Brian McLaughlin (estate lot)

7:15 – ANR – 0 Lyon Street (Assessors' Map 20, Parcel 2 & Map 7, Parcel 25) Thomas L. Engwer, III (to create two Estate Lots from existing 35-acre parcel)

7:20 – PUBLIC HEARING – SPECIAL PERMIT / ESTATE LOT – 0 Lyon Street (Assessors' Map 20, Parcel 2 & Map 7, Parcel 25) Thomas L. Engwer, III (two estate lots)

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Discussion Items:

Cannabis Facilities

Mail Items:

08. Email from Daniel J. DesPlaines re: Dangerous road near Starbucks (forwarded from Ellie Villano)
09. Pioneer Valley Planning Commission (PVPC) 2023 to 2027 Transportation Improvement Program
10. Bridge replacement – Piney Lane over Broad Brook – from Adam P. Zysk, Dewberry Engineers Inc.
11. Articles for the May 9, 2022 Special Town Meeting within the Annual Town Meeting Warrant from Ellie Villano, Town Administrator

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 07. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of January 13, 2022 & January 27, 2022

- APPROVE Change of Occupancies:
  - Chris Pelletier (The Watch Wellness Group, Inc.) – 104 Moody Street (from engineering services to wellness center)
  - Pierre Fradette (Higher Learning Supply Co.) – 592 Center Street (from security/electrical services to business offices)

- SIGN Special Permits:
  - Michael Spera – 657 Fuller Street (contracting business)
  - Dan Gerasimchuk – 715 West Street (home improvement business)
  - Matthew & Stephanie Nay – 186 Lyon Street (Accessory Apartment – 800 S.F.)
  - Steffanie Rodrigues – 41 Berkshire Street (real estate appraisal)
  - Braidy Miarecki – 38 Harris Lane (cottage bakery)
  - Alyssa & Brianna Almeida – 82 Minechoag Heights (telehealth physical therapy)
  - Christopher Pelletier – 31 Nash Hill Road (website/software management)
  - Shawn & Leigh Peabody – 297 West Street (Accessory Apartment – 536 S.F.)

If for any reason the Planning Board meeting of February 24, 2022 is cancelled, the public hearing(s) will be re-scheduled to the same corresponding time(s) on March 10, 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.

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