TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
July 14, 2022

PLANNING BOARD MEMBERS

Joseph Queiroga – Chairman (Absent)
Raymond Phoenix – Vice Chairman (Present)
Christopher Coelho (Absent)
Kathleen Houle (Present)
Joshua Carpenter (Present)
Joel da Silva, Associate Member (Absent)

The meeting began at 7:00 p.m. in the Selectmen's Conference Room.

Mr. Phoenix acted as Chairman.

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ANR – 0 Lyon Street (Assessors' Map 20, Parcel 4C) Christopher Bloom, Agent for JLN Properties LLC / Chocorua Realty Investments LLC (subdivide parcel into four individual lots)

Jim Nawrocki was present for the appointment.

Mr. Phoenix commented that the ANR is to cut out four lots, and that he didn't see anything missing from the plan. Mr. Stefancik said that everything was on the checklist.

Mr. Carpenter: I make a **MOTION** in the standard form to approve the ANR.
SECOND Ms. Houle.
3-0 in Favor.

Documents included: Master application; Plan: "Subdivision Approval Not Required" Plan of Land in Ludlow, Massachusetts, prepared for JLN Properties, LLC (June 28, 2022)

CONSENT AGENDA:

The Board approved the Consent Agenda under unanimous consent.

- FILE Mail Item 30. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of June 23, 2022
- APPROVE Change of Occupancy:
  - Alyssia K Cust (MAD Wings) – 319 East Street
    (from restaurant to wing/sandwich restaurant)
  - Patrick Kubala Home Improvements (Kubala Home Improvements) – 34 Hubbard Street
    (from medical office to home improvement offices/showroom)
- SIGN Special Permits:
  - Rebecca Gaffron – 12 Deponte Drive (remote psychotherapy)
  - Isaac Santana Jr. – 44 Emma Way (frozen beverage business)

♦ APPROVE/SIGN Bills – Amazon (office supplies)

File Mail Item #31 – Certificate of Assessment for the Pioneer Valley Planning Commission (7/1/22-6/30/23)

Draft Marijuana / Cannabis Bylaw

Mr. Stefancik remarked that Jeff (Daley) of Westmass responded to an email that he had sent regarding possible cannabis facilities at the Mills. Mr. Daley answered that they are not interested at this time because it would run counter with their mortgage holder, but also said that it's a possibility in the future. Mr. Stefancik stated that he revised the draft bylaw to not include the Mill Redevelopment District and asked the board if they would like to send the draft out to town counsel for review.

Mr. Carpenter: I make a **MOTION** to send the Draft Cannabis Bylaw to town counsel for review.
SECOND Ms. Houle.
3-0 in Favor.

Documents included: Draft Bylaw: 6.13 Adult Use Marijuana/Cannabis Establishments

Mr. Phoenix: So again, there's nothing else on the agenda for the next several minutes, about seven or eight of them anyway, according to the analog clock in front of us, with that in mind, I will entertain a MOTION to have a brief recess until 7:15 and then start the meeting back up to finish up the evening's activities.
Ms. Houle: **SO MOVED.**
SECOND Mr. Carpenter.
3-0 in Favor.

The Planning Board took a brief recess from 7:08 p.m. to 7:15 p.m.

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CONTINUED PUBLIC HEARING – Special Permit / Site Plan – 590-596 Center Street (Assessors' Map 16B, Parcels 116 & 116A) JLL Real Estate, LLC (redevelopment of site into a self-storage facility in an Agricultural Moderate Density Overlay District)
(Continue to July 28 @ 7:00 p.m.)

SEE ATTACHED MINUTES

Mr. Carpenter: Mr. Chairman, I make a **MOTION** to adjourn at 7:17.
SECOND Ms. Houle.
3-0 in Favor.

Meeting adjourned at 7:17 p.m.

APPROVED:

Kathleen J Houle

Kathleen Houle, Secretary

su

(All related documents can be viewed at the Planning Board Office during regular business hours.)

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TOWN OF LUDLOW PLANNING BOARD
CONTINUED PUBLIC HEARING – SPECIAL PERMIT / SITE PLAN
590-596 Center Street (Assessors' Map 16B, Parcels 116 & 116A)
JLL Real Estate, LLC
(redevelopment of site into a self-storage facility in an Agricultural Moderate Density Overlay District)
July 14, 2022

PLANNING BOARD MEMBERS

Joseph Queiroga – Chairman (Absent)
Raymond Phoenix – Vice Chairman (Present)
Christopher Coelho (Absent)
Kathleen Houle (Present)
Joshua Carpenter (Present)
Joel da Silva, Associate Member (Absent)

The hearing began at 7:03 p.m. in the Selectmen's Conference Room.

The public hearing was continued from June 23, 2022.

Mr. Phoenix acted as Chairman.

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There was nobody from the public present for the public hearing continuance.

The applicant submitted a written request for continuance until July 28, 2022 @ 7:00 p.m.

Mr. Phoenix: The matter in front of us is a continued public hearing. This is for the special permit site plan for 590-596 Center Street for JLL Real Estate, LLC, redevelopment of a site plan into self-storage facility in Agricultural Moderate Density Overlay District. So, this is, as I mentioned, a continuance of a prior session of the hearing. At that session, we had plenty of members present, but unfortunately, we realized between then and today's date that we would not have enough people to be able to act on the special permit present this evening. We have enough to have a meeting, but not to act on a special permit. So, with that in mind, we did reach out to the applicant and we asked for, if they wanted to ask for a continuance. Alternatively, we could have had the meeting and not been able to act on certain things and it would have fallen apart weird. But, they did agree to ask for a continuance. They've asked for July 28th at 7:00 p.m. based on what I'm seeing in front of me here. I know that we did reach out to the people around the town just to let them know if they were here the last session in case they were interested in showing up tonight that we wouldn't really be acting on anything tonight. So, with the request that we have in front of us is there any motion from any of the board members?

Mr. Carpenter: Mr. Chairman, I **MOVE** to continue the public hearing to July 28th…
Ms. Houle: 2022.
Mr. Carpenter: 2022 at 7:00 p.m.
SECOND Ms. Houle.
3-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Ms. Houle – yes; Mr. Phoenix – yes

The public hearing was continued until July 28, 2022 at 7:00 p.m.

APPROVED:

Kathleen J. Houle
Kathleen Houle, Secretary

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Documents included: Special Permit & Site Plan Review Application for JLL Real Estate, LLC (May 2022); Application for Stormwater Permit/Stormwater Pollution Prevention Plan (SWPPP) for JLL, LLC (May 2002); Comments from Town Boards/Depts; Plan Set for JLL Real Estate, LLC (5 Sheets)(Rev 2 - 06/16/2022); Petition from abutters; Request for continuance from Rich Kowalski (June 23, 2022); Traffic Assessment – McMahon Associates (June 17, 2002); Letter of Opposition from Robin Wdowiak (June 21, 2022); Response to Robin Wdowiak from Chief Daniel J. Valadas (June 23, 2022); Request to reschedule the public hearing to July 28 @ 7:00PM from Rich Kowalski (7/6/2022)

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours.)