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 - REVISED (09/08/22 3:30 p.m.)

Town of Ludlow Planning Board
Meeting of September 8, 2022
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

Appointments:

7:00 – PUBLIC HEARING – Special Permit / Home Occupation – 79 Jerad Drive
(Assessors' Map 41, Parcel 26F) Brenda Sanderson
(bake organic dog treats and sell at fairs & online)

7:05 – PUBLIC HEARING – Site Plan / Special Permit – 235-237 East Street
(Assessors' Map 14B, Parcel 50) Gama Investments LLC
(turn store front into a one-bedroom apartment)

7:15 – PRELIMINARY SUBDIVISION (continued from 8/25/22) – 0 & 694 Chapin Street
(Chapin Heights) (Assessors' Map 11D, Parcel 97, and Map 16B, Parcel 1-1)
VDS Properties, LLC c/o Mr. Joe Alves (Proposed eight (8) lot residential subdivision)

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Discussion Items:

- Vote on 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)
- Letter from neighbors re: On street parking and increased business activity around 421-423 East St., 437-439 East St., and 15-17, & 16 Kirkland Avenue
- Timeline for Bylaw Revisions
- Site Plan Roundtable (response from Marc Strange)
- 4-8 White Street (trailer in parking lot)

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 38. - Legal Notices from surrounding communities
- ♦ APPROVE/SIGN Minutes of August 25, 2022
- ♦ SIGN Special Permits:
  - Daniel B. Moore – 77 Yale Street (selling roasted coffee beans)

♦ APPROVE Change of Occupancy – Omar Martinez - Body Shop – 860My & Detailscars1 Collision – 37 Letourneau Lane – Industrial C (add body shop to used car sales)

If for any reason the Planning Board meeting of September 8, 2022 is cancelled, the public hearing(s) will be re-scheduled to the same corresponding time(s) on September 22, 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.

