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

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AGENDA

Town of Ludlow Planning Board
Meeting of October 13, 2022
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

Appointments:

7:00 – PUBLIC HEARING – Special Permit / Home Occupation – 1623 Center Street
(Assessors' Map 38, Parcel 1G) Joshua Thomson-Hansen
(Use of kitchen for making dried fruit leather)

7:05 – ANR – 0 Miller Street (Assessors' Map 25, Parcel 48A) Paul Adzima
(Estate building lot)

7:10 – PUBLIC HEARING – Special Permit / Estate Lot – 0 Miller Street (Assessors' Map 25, Parcel 48A)
Paul Adzima (Estate lot)

7:20 – ANR – 1385 Lyon Street (Assessors' Map 20, Parcel 3) Pete Kielbasa
(To create one lot around existing home at 1385 Lyon Street)

7:25 – EXECUTIVE SESSION – Pending Litigation – Attorney Jesse Belcher-Timme –
re: JLL Real Estate, LLC v. Planning Board of the Town of Ludlow, et al.

Discussion Items:

- Zoning Bylaws (Adult Use Marijuana Establishments and Medical Marijuana Treatment Centers Bylaw C Requirements) & Self-Service Storage Facilities Parking Requirements
- Pickleball courts

Mail Items:

42. Legal Notice – Ludlow Zoning Board of Appeals – 170-172 (aka 158) Munsing Street
43. Notice of Civil Action re: JLL Real Estate, LLC v. Planning Board of the Town of Ludlow, et al.
44. Letter from Stephen Santos, Chairman, Board of Public Works re: Riverside Drive Road Acceptance

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 41. - Legal Notices from surrounding communities

- SIGN Special Permits:
  - Brenda Sanderson – 79 Jerad Drive (bake organic dog treats)
  - Gama Investments, LLC – 235-237 East Street (store front to one-bedroom apartment)

- APPROVE Change of Occupancies:
  - Fausto Marta – 56-62 Hubbard Street, Suite 1A (from real estate office to same)
  - Shiva Vadivel – 433 Center Street, Suite 13 (change of ownership – existing hair salon)
  - Brian Miller – 100 State Street, Building 218 (from limo service to indoor gym)
  - Crystal Jimenez – 194 East Street (change of ownership - nutrition/shakes)

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

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