TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
October 13, 2022

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PLANNING BOARD MEMBERS

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

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

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)

SEE ATTACHED MINUTES

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

Paul Adzima was present for the appointment.

Mr. Adzima explained that he's creating a building lot on the corner of Center and Miller Street.

Mr. Phoenix and Mr. Stefancik agreed that the plan met all of the criteria.

Mr. Phoenix: I'll make a **MOTION** in the standard form to endorse the ANR as submitted.
SECOND Mr. Carpenter.
4-0 in Favor.
Roll call vote: Mr. Phoenix – yes; Mr. Coelho – yes; Mr. Carpenter – yes; Mr. Queiroga – yes.

Documents included: Master application; Subdivision Approval not Required Plan and Estate Lot Plan, Center Street, Miller Street, Ludlow, MA – Owned by Miller Gap, LLC (September 5, 2022)

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

SEE ATTACHED MINUTES

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

Pete Kielbasa was present for the appointment.

Mr. Kielbasa said that he's cutting out the house out of the property to sell and will be keeping the remainder of the land.

Mr. Phoenix commented that the three property lines going around the edge of the larger parcel has the distance noted, but not the directionality. He also argued that either the smaller parcel or the larger parcel could be considered the "remaining land" on the plan.

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Mr. Coelho: I **MOVE** to endorse the ANR for Mr. Pete Kielbasa at 1385 Lyon Street, Assessors' Map 20, Parcel 3.
SECOND Mr. Carpenter.
3-0-1 (Mr. Phoenix) in Favor.
Roll call vote: Mr. Phoenix – abstain; Mr. Coelho – yes; Mr. Carpenter – yes; Mr. Queiroga – yes.

Documents included: Master application; Plan of Land in Ludlow, Massachusetts, Surveyed and Mapped For (owner) Chester Kielbasa Trustee, The Lyons Street Trust (9-29-2022)

Mr. Carpenter: I make a **MOTION** to go into executive session at 7:44 p.m. and to return to open session when we are finished.
SECOND Mr. Phoenix.
Mr. Queiroga: All those in favor?
Mr. Phoenix: Oh, we missed one piece of that motion. We didn't say why, I don't think. Did you say pending litigation?
Mr. Carpenter: No, I can rescind my motion if you want. I will rescind my motion and I will make a new **MOTION** to go into executive session for the discussion of pending litigation and to return to open session when we are done at 7:45 p.m.
SECOND Mr. Coelho.
4-0 in Favor.
Roll call vote: Mr. Phoenix – yes; Mr. Coelho – yes; Mr. Carpenter – yes; Mr. Queiroga – yes.

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

Zoning Bylaws (Adult Use Marijuana Establishments and Medical Marijuana Treatment Centers Bylaw C Requirements)

Mr. Phoenix remarked that there were some grammatical and punctuation errors in the draft bylaw. He also said that on 6.11.7 a "by date" such as 90-days would be useful.

The Board agreed that on 6.11.8 the phrase "due to the unique status of the subject product" should be omitted.

Mr. Stefancik said that these changes should be ready for the May 2023 town meeting, with a public hearing held in January.

The Board discussed the sample parking requirements provided by Mr. Stefancik for the self-storage facilities and agreed to adopt "one parking space for each 2,000 square feet of gross floor area".

Documents included: Draft Zoning Bylaw Changes May 2023 Town Meeting; Draft 6.11 Adult Use Marijuana/Cannabis Establishments and Medical Marijuana Treatment Centers

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Pickleball Courts

Mr. Stefancik said that he sent Recreation, DPW, Town Administrator, The Boys and Girls Club and the schools an email regarding pickleball courts. He mentioned that he got a response back from the Boys and Girls Club stating that they are planning to enhance the baseball field with miscellaneous improvements, add a sports court in back of building, two pickleball courts, and other improvements. Mr. Stefancik remarked that they will be coming in for site plan approval for these projects. He also noted that they are adding a few basketball hoops at the Harris Brook Elementary School and that a site sketch will be submitted for that.

Mail item #44 – Letter from Stephen Santos, Chairman, Board of Public Works re: Riverside Drive Road Acceptance

Mr. Queiroga read the letter which stated that the Board of Public Works is not recommending acceptance of the roadway until outstanding items are completed. Mr. Queiroga also said that they did end up accepting Riverside Drive at town meeting, but with caveats.

CONSENT AGENDA:

The Board approved the Consent Agenda under unanimous consent.

- 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)

File Mail item #42 – Legal Notice – Ludlow Zoning Board of Appeals – 170-172 (aka 158) Munsing Street

File Mail item #43 – Notice of Civil Action re: JLL Real Estate, LLC v. Planning Board of the Town of Ludlow, et al.

Mr. Phoenix asked if whether an appeal was filed regarding the trailer at the produce store on White Street. Mr. Stefancik remarked that they have to do a registered site plan in order to file with the ZBA,

but that they do not have that yet. He also said that the Building Department has knowledge of the appeal. Mr. Phoenix said that when this comes in for appeal, he would like to be kept in the loop regarding this as thoroughly and completely as possible because he wants to know their reasoning why a storage trailer should be allowed at that property and not at any other location in town.

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Mr. Phoenix: I will make a **MOTION** to adjourn.
SECOND Mr. Carpenter.
5-0 in Favor.
Roll call vote: Mr. Phoenix – yes; Mr. da Silva – yes; Mr. Coelho – yes; Mr. Carpenter – yes; Mr. Queiroga – yes.

Meeting adjourned at 8:45 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.)

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION
1623 Center Street – Joshua Thomson-Hansen
(Use of kitchen for making dried fruit leather)
October 13, 2022

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PLANNING BOARD MEMBERS

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

The hearing began at 7:01 p.m. in the Selectmen's Conference Room.

In attendance: Joshua Thomson-Hansen, attendees

Mr. Queiroga read the legal notice and gave the applicant a copy of the Turley Publications invoice. The legal notice included the description of: use of kitchen for making dried fruit leather.

Mr. Thomson-Hansen: Yes.

Mr. Queiroga: What is, I'm curious, what is dried fruit leather?

Mr. Phoenix: Is that the whole legal notice?

Mr. Queiroga: No, there's other things.

Mr. Thomson-Hansen: It's like a fruit roll up, but it's just fruit.

Mr. Queiroga: Ok, it's the leather that confused me.

Mr. Phoenix: Joe, do you want to finish reading the legal notice? It should be right on the front.

Mr. da Silva: Can I see that please? Can I see that?

Mr. Thomson-Hansen: The leather?

Mr. da Silva: Yes.

Mr. Stefancik: Just read the note, please be advised.

Mr. Thomson-Hansen: It's not the way the label's gonna be.

Mr. Queiroga finished reading the legal notice.

Mr. Queiroga: Ok, why don't you tell us what's involved here, and what do you want to do?

Mr. Thomson-Hansen: What's involved?

Mr. Queiroga: Yes.

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Mr. Thomson-Hansen: Well, I get the fruit, either frozen or fresh, and usually I just blend it up and spread it on my dehydrator trays, and then when it's just the right moisture level, I'll peel it and roll it, bag it. And I'm planning to get the wholesale permits with the state so that I don't have to sell directly, 'cause in 2014 and 15 when I was living with my parents in Brimfield, I was selling them at farmer's markets, but I'd rather do wholesale, so, you know, --- wholesale.

Mr. Queiroga: Do you have any, do you expect to have any employees?

Mr. Thomson-Hansen: No.

Mr. Queiroga: And the house is owned by?

Mr. Thomson-Hansen: Me.

Mr. Queiroga: By you?

Mr. Thomson-Hansen: Yes.

Mr. Queiroga: Questions from members of the board?

Mr. Phoenix: I've got a couple, but before I do that, just to kind of go through the supplement that we have for home occupations. What we're showing here is that you're looking to use 350 square feet out of approximately 2,000. As you mentioned, no nonresident employees. You're not looking to have any signage at the property advertising the business.

Mr. Thomson-Hansen: Nope.

Mr. Phoenix: No customers coming to the house, no deliveries unlike a normal residence, and no changes to the property that would make it look less residential, and also no commercial vehicle in connection with the business. That's all, correct?

Mr. Thomson-Hansen: Yeah, no I don't have any vehicle so.

Mr. Phoenix: Ok.

Mr. Thomson-Hansen: I'm gonna have to get fruit, but it's not gonna be like tractor trailers or anything like that. I'm not dealing with huge quantities because of the labor involved, so.

Mr. Phoenix: So, I think that actually covers most of my questions. I would also mention that we do have the waiver request signed by the applicant here for when that comes up, I would assume fairly soon.

Mr. Coelho: Mr. Phoenix.

Mr. Phoenix: Mr. Coelho.

Mr. Coelho: I do have a couple questions. Is there waste generated through this process and how is it managed? So, are you gonna have piles of peels rotting somewhere, you know?

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Mr. Thomson-Hansen: I mean, I might, usually I do a lot of like frozen fruit that's already, just no waste from that, but yeah sometimes, like I just got some quince from a local orchard, and I don't know. I could get a, yeah, if I start having a lot, I should probably get a compost bin. I haven't been composting food waste and stuff until now.

Mr. Coelho: You're just throwing it away when there is a little bit that you generate?

Mr. Thomson-Hansen: Yeah.

Mr. Coelho: Ok. And the process itself, it's a low heat?

Mr. Thomson-Hansen: No, yeah, I mean, when I have all of them running it definitely raises the temperature in the house, but.

Mr. Coelho: With the process in general, it's not like a thousand-degree drying process?

Mr. Thomson-Hansen: No, it's like a 130 or 140.

Mr. Coelho: That's low heat, ok.

Mr. Queiroga: Ok, just giving you some information. There are cameras recording, and also there's no comments from anybody on town boards which is not surprising. Did you say, you didn't take care of any waivers yet?

Mr. Phoenix: We haven't done them yet, but I would say that the type of business that he's talking about for doing as a home occupation certainly seems to be a suitable one under the bylaw, so I will make a **MOTION**, number one, to find that it is, at least, a suitable home occupation under the bylaw, and also to grant the waiver of the full registered site plan in favor of a sketch and photos as has been prepared by the applicant.
SECOND Mr. Carpenter.
5-0 in Favor.
Roll call vote: Mr. da Silva – yes; Mr. Phoenix – yes; Mr. Coelho – yes; Mr. Carpenter – yes; Mr. Queiroga – yes.

Mr. Queiroga: Does anybody in the audience have any questions or comments as to this applicant's wish to do?

Mr. Phoenix: Hearing nothing, I'll make a **MOTION** in the standard form to approve the special permit home occupation and then to close the public hearing.
SECOND Mr. Carpenter.
5-0 in Favor.
Roll call vote: Mr. da Silva – yes; Mr. Phoenix – yes; Mr. Coelho – yes; Mr. Carpenter – yes; Mr. Queiroga – yes.

Hearing ended 7:08 p.m.

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APPROVED:

Kathleen J. Houle
Kathleen Houle, Secretary

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Documents: Master application

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

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT / ESTATE LOT
0 Miller Street – Paul Adzima
(Estate lot)
October 13, 2022

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PLANNING BOARD MEMBERS

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

The hearing began at 7:15 p.m. in the Selectmen's Conference Room.

In attendance: Paul Adzima, attendees

Mr. Queiroga read the legal notice and gave the applicant a copy of the Turley Publications invoice. The legal notice included the description of: Estate lot.

Mr. Queiroga: Ludlow Planning Board: no comments. Board of Health: no comments. Ludlow Fire Department: Special Permit for Mr. Adzima, to whom it may concern, the Ludlow Fire Department has no comments for this special permit application. Please feel free to contact this office if you have any questions or concerns regarding this matter. Building Department: Driveway shall be marked clearly during construction as 629 Miller Street, from the Building Commissioner. Conservation Commission: Applicant needs to file not with Conservation.

Mr. Phoenix: Not, not, NOI, Notice of Intent.

Mr. Queiroga: Ok.

Mr. Coelho: You're aware of that?

Mr. Adzima: Yes.

Mr. Queiroga: You know the requirements for an estate lot?

Mr. Adzima: Yes.

Mr. Queiroga: Should I read these into the record?

Mr. Coelho: No, this is Doug's review of them and if there's a black check mark it means it met the, correct Doug? I don't want to speak for you.

Mr. Doug: Correct, yeah.

Mr. Coelho: If you see a red check mark or…

Mr. Stefancik: If it's red or highlighted.

Mr. Coelho: …if it's red or highlighted then it means Doug found this.

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Mr. Phoenix: I would think if people have questions about what the requirements are we could certainly go over those, but I think we should find out what's going on and have our discussion and see where that leads us.

Mr. Queiroga: Ok, do we open it up to the town, to the audience at this time?

Mr. Phoenix: But we didn't even find out what's going on yet.

Mr. Queiroga: Why don't you tell us what your plans are?

Mr. Adzima: Ok, well, I mean, we just approved an ANR for a single-family home building lot and due to the configuration of the lot being only 50 feet of road frontage, it requires an estate lot permit through special permit. I know it's been reviewed. It meets all the criteria for the special permit. So basically, the idea is to create a single-family home building lot based on the estate lot criteria in the zoning bylaws.

Mr. Queiroga: Questions from, any other questions from the members of the board?

Mr. Phoenix: Not yet.

Mr. Queiroga: I think I'm all set here, so I'm opening it up to members of the audience who are interested. Would you give your name and address?

Mr. Bourcier: Dave Bourcier, and my wife and I own 625-627 Miller Street which is immediately in front or east of this estate lot, proposed estate lot. I don't know if I should go up there or if you can blow it up.

Mr. Queiroga: Yeah, I can see it.

Mr. Bourcier: Yes, that's my wife and I, and I have two, one is a question and another one is a comment. The question is, if this is a Miller Street address, 629 Miller Street address as I heard, does that mean that the frontage requirement of 40-foot setback applies to the back line of my lot to the closest that they can construct the building? Yes, is that the answer?

Mr. Coelho: Yeah, it's indicated on the drawing.

Mr. Bourcier: I can't see that far.

Mr. Coelho: Right there, 40-foot.

Mr. Phoenix: If you want to come up, we can.

Mr. Coelho: You're more than welcome to look at a paper copy as well.

Mr. Bourcier: I'm an engineer so.

Mr. Coelho: So, you know what you're looking at.

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Mr. Bourcier: I know about drawings. Ok, 40-foot natural buffer, and does that include retaining the trees that are there for a visual buffer?

Mr. Coelho: The natural buffer, I'm assuming, means it will remain untouched for that 40-feet.

Mr. Bourcier: Well, the reason I bring this up is that between my duplex there and the back line of my lot, I have zero trees. So, my son, I'm sorry, my daughter lives on one side and my grandson lives on the other side, would look straight out to this new lot and unless that natural buffer is retained undisturbed, they'll be looking right out at this house, and I don't think the people that live in that house want to be looking at the back of my house either. So, is that something that we can put in as a whatever you technically call it, a provision for this granting of an estate lot, that that natural buffer be retained?

Mr. Phoenix: Normally on this type of plan we don't have individual things like individual trees, shrubs, all that, called out specifically, but we do have the notation about the intention there for a natural buffer where they worded it. Let's ask, what's the intention for that 40-foot strip between the back of the property and the building envelope?

Mr. Adzima: Ok, so, all I can say is, I mean, I do not have a problem with that. The only thing I know, I don't recall exactly where the perc location is on that property, and it is in front of the house at the moment and not that that's etched in stone, but that was perc-ed five years ago, I guess, and obviously that would have to go through the whole approval process to for a building permit. I mean, at the moment we're approving the estate lot for it. So, I don't know exactly where the perc is based on this drawing.

Mr. Bourcier: I do. I do.

Mr. Adzima: Ok.

Mr. Bourcier: It's approximately 20-feet from my lot line. So that white, there's a single white pipe sticking out. Which I found unusual because the perc requires now that you have two separate perc locations in the eventuality that a replacement leach field has to be installed. So that's the current perc requirements. So, there's only one there. It's only good for two years, so it's expired. So, I would ask that any new perc be done beyond this 40-foot buffer. There's plenty, in fact it goes up, you know, it's elevated so there shouldn't be any problem anyway. And so that way there this, if they put the leach field in this area, obviously they're gonna have to cut the trees down. And that's, I'm just trying to maintain a…

Mr. Coelho: Sure.

Mr. Bourcier: …you know, a wooded view from our house to this lot. And where you're proposing to put the building is way beyond 40 feet. So, you know, I think it should work out.

Mr. Coelho: My opinion as to a natural buffer would indicate that you wouldn't be able to put a leach field there. It's like a wetland buffer, you can't touch within 25 feet of the wetland.

Mr. Bourcier: Well, I…

Mr. Coelho: You know?

Mr. Bourcier: …that's my understanding, but I'm trying to make sure that that's your understanding as well.

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Mr. Phoenix: We can, I mean, ultimately, what we're talking about is a special permit for the estate lot. If we feel it's appropriate, we can certainly just make it conditional that any work that's done is outside of that, and that the vegetative buffer is maintained. That can be part of that special permit. If that's something that we're looking to do.

Mr. Queiroga: Is that something you'd entertain?

Mr. Adzima: Yeah, I mean, again, I'm not, he's saying it's 20-feet away. I know there's more than one perc location, and again, it's been a few years, so I don't recall. But, not, definitely not opposed to it, and I guess my other question, yeah there is trees on that property. It's been basically untouched for a long time. I mean, shrubs grow big too, I guess is what I'm trying to say. I know the lot meets the criteria. I'm not opposed to it, I'm just not sure exactly where the perc is. I mean, if that's something you want to condition, then I certainly can't argue with you on that. I'm looking to just get the estate lot approved. The criteria of the board, and/or you know, what the board wants to do to approve it, so.

Mr. Queiroga: Kind of…

Mr. Coelho: Yeah, the envelope, the construction envelope here is outside of that natural buffer. That's the intent of the buffer.

Mr. da Silva: Correct.

Mr. Coelho: So, there really can't be, I don't know if we can make that a special condition or not. Maybe we should, just to clarify it, but this is their construction envelope, is in here. Everything around within the buffer isn't part of the construction envelope.

Mr. Bourcier: Is a leach field considered part of the construction envelope?

Mr. Coelho: Why would that not be construction?

Mr. da Silva: That's part of the construction.

Mr. Bourcier: Fine with me.

Mr. Coelho: --- that's construction.

Mr. Phoenix: Well, more importantly, is leach field natural buffer?

Mr. Coelho: No. You got to dig up the ground to put a leach field in. ---

Mr. Phoenix: Then it's on the plan saying natural buffer, and a leach field is not natural buffer then it would seem to me that a leach field doesn't belong in the section labeled natural buffer.

Mr. Coelho: Right, so I think natural buffer is by definition, it's a buffer. It's like a wetland buffer. His construction limits are this envelope with the driveway of course because he needs to put a driveway in, right?

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Mr. Phoenix: Then obviously there are other things to, where you can get closer on some circumstances, but.

Mr. Adzima: Question, the building envelope, I think, is shown, and I know it's 40, I know the side is 20, I guess the question is in the estate lot approval criteria, and I'd have to open it up, does it say that there is a natural buffer required. Because that's basically just saying here is my setback. And I'm gonna just look at the list to see.

Mr. Coelho: I mean, the drawing we're approving is this drawing.

Mr. Adzima: Absolutely.

Mr. Coelho: --- natural buffer ---.

Mr. Adzima: Understood.

Mr. da Silva: What is your plan for that area? --- You have a plan for that area?

Mr. Stefancik: The Planning Board may require that there be maintained or kept a naturally occurring or a planted vegetated buffer strip between estate lot(s) and adjacent lots to provide effective visual screening between the buildings at grade level.

Mr. Adzima: Ok, nope, if that's what it says then that's what it says, absolutely. I don't disagree.

Mr. Bourcier: With that addressed, I only had two concerns. You addressed the first one. Thank you very much.

Mr. Queiroga: What is the second?

Mr. Bourcier: The second one is this 50-foot-wide driveway shown. What is not shown is that there is line of arborvitaes that screens my house from the adjacent house which is the original old farmhouse, and that screen is sort of important because otherwise you're just again looking out. And the tenant that's renting this other house, they've got all junk cars there, unregistered cars, in violation of town bylaws and on and on and on. And I know there's nothing you can do about that and I'm not asking you to, all I'm asking is that this line of arborvitaes which is existing, it was planted by the previous owners of all of this property. They did it in order to not look at the side of my house, and it's on the side of the driveway. All I'm asking is that that be preserved. And I don't see any problem with it to be honest with you because it's on the side of where you would put your main driveway.

Mr. Adzima: As long as there's room to make the driveway work...

Mr. Bourcier: Absolutely.

Mr. Adzima: …then not a problem.

Mr. Bourcier: It's right along the border. Some of it might be on your property quote unquote, but it's very close to the line. So, if you're ok with that, then that'll be great.

Mr. Adzima: As long as the driveway will fit, absolutely.

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Mr. Bourcier: Yup, and I'm fine with everything else.

Mr. Queiroga: Thank you Dave.

Mr. Bourcier: Thank you.

Mr. Queiroga: Any other questions or comments from the board?

Mr. Coelho: No, you need to ask the rest of the public. That was just one person.

Mr. Queiroga: Ok, anybody else would like to, just give us your name and address.

Mr. Ramos: --- I just bought the house over here.

Mr. Queiroga: Which one is that?

Mr. Ramos: 928 Center Street. I abut right to it.

Mr. Coelho: Right here.

Mr. Ramos: I just want to know what size house you're putting in or is this gonna be a business or a house?

Mr. Adzima: It's a house.

Mr. Ramos: It's gonna be 14, --- square feet?

Mr. Adzima: Undetermined at this point. I mean, it'll meet the building code criteria. I'm not exactly sure. It's gonna be a single-family home.

Mr. Ramos: Ok, I just didn't want to put a duplex or apartment back there, you know what I mean?

Mr. Adzima: Nope.

Mr. Ramos: I don't want a lot of traffic going back there.

Mr. Coelho: I don't think it's zoned for…

Mr. Stefancik: Single family house.

Mr. Coelho: It's only zoned for a single-family house ---.

Mr. Ramos: I know I got wetlands on my side. He's got wetlands on his side.

Mr. Coelho: And the wetlands he's filed a notice of intent with the Conservation Commission, so they will handle that.

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Mr. Ramos: Yeah, yeah, yeah.

Mr. Coelho: He couldn't put anything other than a single family there.

Mr. Ramos: Ok. That's all I wanted to know.

Mr. Queiroga: Can I have your address?

Mr. Ramos: 928 Center Street.

Mr. Queiroga: And your name?

Mr. Ramos: Miguel Ramos.

Mr. Queiroga: Thank you sir.

Mr. Ramos: Thank you. I appreciate it, thank you. Good luck. You guys have a good night.

Mr. Coelho: You too. You still have two more people here. I don't know if they're here for this or not, but.

Mr. Phoenix: I don't know that we have extras on hand tonight, but once it's approved, we can certainly get you a copy.

Mr. Carpenter: He might be here for the other ANR.

Mr. Coelho: We can't speak for him ---.

Mr. Queiroga: Anyone else want to comment on this applicant's? I guess not. We can move on. So, what's next on our, any additional questions or comments before we take to a vote?

Mr. Coelho: Mr. Chairman.

Mr. Queiroga: Mr. Coelho.

Mr. Coelho: I **MOVE** to approve the special permit for estate lot 0 Miller Street, Assessors Map 25, Parcel 48A, Paul Adzima, for an estate lot under 7.0.4 a-m with the condition that the special permit will run with the property and not with the applicant.
SECOND Mr. Carpenter.
5-0 in Favor.
Roll call vote: Mr. da Silva – yes; Mr. Phoenix – yes; Mr. Coelho – yes; Mr. Carpenter – yes; Mr. Queiroga – yes.

Mr. Phoenix: **MOVE** to close the public hearing.
SECOND Mr. Coelho.

10-28-2022

5-0 in Favor.
Roll call vote: Mr. da Silva – yes; Mr. Phoenix – yes; Mr. Coelho – yes; Mr. Carpenter – yes; Mr. Queiroga – yes.

Hearing ended 7:32 p.m.

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APPROVED:

Kathleen J Houle
Kathleen Houle, Secretary

su

Documents: Master application; Subdivision Approval not Required Plan and Estate Lot Plan, Center Street, Miller Street, Ludlow, MA – Owned by Miller Gap, LLC (September 5, 2022); Comments from Town Departments

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