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 October 27, 2022
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

Appointments:

7:00 – SITE SKETCH – 209 Fuller Street (Assessors' Map 11C, Parcel 49) Ludlow Public Schools (Michael Bertini) (Installation of basketball hoops at Harris Brook Elementary School)

7:15 – ANR – 125 Simonds Street & 137 Vienna Avenue (Assessors' Map 11A, Parcels 163A & 163) Russell Cable (Create new parcels C & D as shown on plan)

7:20 – ANR – Riverside Drive, Lot A (Assessors' Map 14B, Parcel 130) Jeff Daley, CEO, Westmass Area Development Corporation (Subdivide proposed 1.44-acre lot with 50.30' of frontage and 1-story brick building) (Waiver request for setback requirements)

ANR – Riverside Drive, Lots B-1 & B-2 (Assessors' Map 14B, Parcel 130) Jeff Daley, CEO, Westmass Area Development Corporation (Subdivide proposed Lot B-2: 2.7 acres with 442' of frontage, and 2-story 12,000 SF brick building; and Lot B-1: 40,495 SF with 303' of frontage)

ANR – Riverside Drive, Lot C (Assessors' Map 14B, Parcel 130) Jeff Daley, CEO, Westmass Area Development Corporation (Subdivide proposed 42,989 SF lot with 245' of frontage and three 6,000 SF stockhouse buildings) (Waiver request for setback requirements)

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Discussion Items:

- Zoning Bylaws (Marijuana / Cannabis Uses to be added to the Table of Principal Uses)

Mail Items:

46. Special Permit Granted from Zoning Board of Appeals – 170-172 (aka 158) Munsing Street

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 45. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of September 22, 2022 and October 13, 2022
- APPROVE Change of Occupancy:
  Robert Holmes (Bobs Bins) 71 East Street (from print shop to retail store)

If for any reason the Planning Board meeting of October 27, 2022 is cancelled, the public hearing(s) will be re-scheduled to the same corresponding time(s) on November 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.