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 (11/10/22 3:30 p.m.)

Town of Ludlow Planning Board
Meeting of November 10, 2022
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

Appointments:

7:00 – PUBLIC HEARING – WAIVER OF FRONTAGE – 170-172 (aka 158) Munsing Street (Assessors' Map 18, Parcel 34) Michael Goncalves
(Divide an existing 4.37 acre parcel into two new lots, each containing an existing residential structure, as per submitted plans. Lot 1 will require a waiver of frontage from 140 to 110 feet)

7:10 – ANR – 170-172 (aka 158) Munsing Street (Assessors' Map 18, Parcel 34) Michael Goncalves (Divide an existing 4.37 acre parcel into two new lots, each containing an existing residential structure, as per submitted plans)

7:15 – SITE SKETCH – 653 Moore Street (Assessors' Map 33, Parcel 52A) Catherine Conklin / Agent for AT & T (Install back-up self-contained 30kw diesel generator and 4' x 10' concrete pad)

Discussion Items:

- Cancel meetings of November 24, 2022 & December 22, 2022
- Final draft – Marijuana / Cannabis Zoning Bylaws
- Condos 55+

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Mail Items:

48. Application withdrawal request for 209 Fuller Street (basketball hoops at Harris Brook Elementary School) from Mike Bertini

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 47. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of October 27, 2022
- APPROVE Change of Occupancy:
  Dinis Baltazar, Manager of Pauldin, LLC (Pauldin, LLC d/b/a Complete Storage) 148 Carmelinas Circle (change of ownership of self-storage business)

- SIGN Special Permits:
  - Joshua Thomson-Hansen – 1623 Center Street (use kitchen for making dried fruit leather)
  - Paul Adzima – 0 Miller Street (estate lot)

If for any reason the Planning Board meeting of November 10, 2022 is cancelled, the public hearing(s) will be re-scheduled to the same corresponding time(s) on December 8, 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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