TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
November 10, 2022

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TOWN OF LUDLOW

PLANNING BOARD MEMBERS

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

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

Due to technical difficulties, the audio/video didn't start recording until approximately 7:15 p.m. (during the site sketch appointment for 653 Moore Street)

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)

SEE ATTACHED MINUTES

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)

Michael Goncalves and Dan O'Brien were present for the appointment.

Mr. Coelho **MOVED** to endorse the ANR for 170-172 (aka 158) Munsing Street for Michael Goncalves.
SECOND Mr. Carpenter.
4-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes; Mr. Queiroga – yes.

Documents included: Master application; Plan of Land – Munsing Street Ludlow, Mass. owned by Leonel Goncalves, Miguel Goncalves & Diane Manicki (Trustees) (July 25, 2022)

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)

Catherine Conklin was present for the appointment via telephone.

Mr. Queiroga read the comments from the town departments.

Ms. Conklin said that this project will not increase any maintenance traffic going to the site.

Mr. Stefancik said that this is the first amendment on the original site plan.

Ms. Houle: I **MOVE** to waive a full site plan in favor of a sketch as there is an approved site plan on file that's less than 25 years old and has not been modified more than twice and doing so is consistent with the purpose and intent of the Zoning Bylaw, and I move to waive the need for a public hearing.
SECOND Mr. Coelho.
4-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes.

Mr. Carpenter: I **MOVE** to approve and sign the site sketch for Catherine Conklin, who is an agent for AT & T, for the parcel located at 653 Moore Street.
SECOND Ms. Houle.
4-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes.

Documents included: Master application; Waiver request; Comments from Town Boards/Departments; Plan: Generator Project 30KW Generac Diesel Generator 200A Generac ATS – Site Name: Overlay – Ludlow Moore Rd (MA1197) FA Location Code: 10071621 (09/28/2022)

Cancel meetings of November 24, 2022 & December 22, 2022

Mr. Coelho: I'm gonna make a **MOTION** to cancel the meetings for November 24 and December 22, 2022.
SECOND Mr. Carpenter.
4-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes.

Final draft – Marijuana / Cannabis Zoning Bylaws

Mr. Stefancik gave the Board a copy of the final draft of the Marijuana/Cannabis Zoning Bylaw. The Board will review the draft and will accept it at the next meeting if everything looks good.

Documents included: Draft 6.11 Adult Use Marijuana/Cannabis Establishments and Medical Marijuana Treatment Centers; Table 1 Ludlow Table of Principal Uses

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Condos 55+

Mr. Carpenter said that he's been in talks with some community members around town, along with some of the Board of Selectmen members, and that they floated the idea of an amendment to a current subdivision bylaw to add more over 55 subdivisions in town. He said that it would be good for the tax base with no additional children being added to the school systems. Mr. Carpenter noted that a lot of the residents over age 55 are moving out of town due to the lack of condos available in town.

Mr. Stefancik said that Belchertown has a 55 and over on their residential uses which is allowed through site plan / special permit. He said that maybe the housing production plan can also piggyback up into

this with included affordable housing. Mr. Coelho said fi we can find a way for it to count towards the housing production plan with a special bylaw, that would make sense.

Mr. Carpenter commented that new economic development bill that just passed through the statehouse last week, there was a mention of a new smart zoning called 40Y. Mr. Stefancik said that he could ask PVPC to come to talk to the Board about that.

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

Mr. Carpenter: I make a **MOTION** to accept the withdrawal without prejudice for the application for the site sketch of the basketball hoops at 209 Fuller Street that was submitted by Mike Bertini and the Ludlow Public Schools.
SECOND Mr. Coelho.
4-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes.

CONSENT AGENDA:

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The Board approved the Consent Agenda under unanimous consent.

- 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)

Mr. Carpenter: I make a **MOTION** to adjourn at 7:36 p.m.
SECOND Mr. Coelho.
4-0 in Favor.

Meeting adjourned at 7:36 p.m.

APPROVED:

Kathleen J. Houle
Kathleen Houle, Secretary

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(All related documents can be viewed at the Planning Board Office during regular business hours.)

TOWN OF LUDLOW PLANNING BOARD
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.)
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Joseph Queiroga – Chairman (Present)
Raymond Phoenix – Vice Chairman (Absent)
Christopher Coelho (Present)
Kathleen Houle (Present)
Joshua Carpenter (Present)
Joel da Silva, Associate Member (Absent)

The hearing began at 7:02 p.m. in the Selectmen's Conference Room.

Due to technical difficulties, the audio/video didn't start recording until after the public hearing was closed.

In attendance: Michael Goncalves, Dan O'Brien

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

Mr. Queiroga read the comments from the Building Department, Fire Department, Assessors, DPW, and the Conservation Commission.

Mr. Coelho advised the public that the hearing is being recorded.

Mr. Goncalves explained that there are two houses and a business on one parcel and that they need to separate out one of the houses along the fence line.

Mr. Queiroga read the justification for the waiver as noted on the application:

1. How would the requested waiver be in the public interest? Granting of the waiver would allow for the home located at #158 Munsing Street to sit on its own lot, enclosed by existing chain link fence and be separated from the current construction related activities on the remaining portion of the premises.
2. How can such a waiver be granted without deviating from the intent or purpose of the subdivision control law? Under Section 4.0.4 of the Zoning Bylaw and also Chapter 40A, Section 6 of the Massachusetts General Laws, provision is made for the division of a parcel of land on which more than one house exists.

Mr. Coelho **MOVED** to approve the Waiver of Frontage for Michael Goncalves at 170-172 (aka 158) Munsing Street because it is in the public interest and consistent with the purpose and intent of the Subdivision Control Law for the reasons stated in the application 1 & 2.
SECOND Mr. Carpenter.
4-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes.

Mr. Carpenter **MOVED** to close the public hearing.
SECOND Mr. Coelho.
4-0 in Favor.
Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes.

Hearing ended 7:14 p.m.

APPROVED:

Kathleen J. Houle
Kathleen Houle, Secretary

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Documents: Master application; Comments from Town Departments/Boards; Plan of Land – Munsing Street Ludlow, Mass. owned by Leonel Goncalves, Miguel Goncalves & Diane Manicki (Trustees) (July 25, 2022)

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