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 (12/08/22 3:00 p.m.)

Town of Ludlow Planning Board
Meeting of December 8, 2022
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

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2022 DEC -7 P 1:17
TOWN OF LUDLOW

Appointments:

7:00 – PUBLIC HEARING – Special Permit / Home Occupation – Jose Lucas – 35 Barton Street (Assessors' Map 15C, Parcel 153) (catering business)

7:10 – PUBLIC HEARING – Special Permit / Home Occupation – Jasmine S. & Andre M.M. Queiroga – 15 Barrett Street (Assessors' Map 15B, Parcel 14) (office for general contractor)

7:15 – ANR – Scantic Lands, LLC – 0 Center Street (Assessors' Map 24, Parcel 70A) (Divide Parcel 2 into Parcel 2A and 2B)

7:20 – PRELIMINARY SUBDIVISION – Corner of State Street & First Avenue (Millside Business Park) (Assessors' Map 14C, Parcel 106) Jeffrey Daley, Westmass Area Development Corporation (Subdivision of undeveloped portion of the Phase IV site for commercial and industrial development. An 1,800 linear foot +/- roadway will be constructed to service the future facilities developed on the site)

7:35 – ANR – Jeffrey Daley, President/CEO (Westmass Area Development Corporation) Riverside Drive – Lot H, I & J (Assessors' Map 14B, Parcel 130) (Lots H, I & J are a portion of the Ludlow Mills located in the western section of the mill complex on the north side of Riverside Drive to be subdivided into 3 lots. Lot H is 0.872 acres with 313.44' of frontage and two attached brick buildings (Bldg#46: one-story; #58: two-story); Lot I is 1.047 acres with 151.39' of frontage and includes a two-story brick building (Mill 9); and Lot J is 0.517 acres with 72.55' of frontage with a five-story brick building (Bldg#199).

Discussion Items:

- Approve final draft – Marijuana / Cannabis Zoning Bylaws

Mail Items:

50. Legal Notice – Zoning Board of Appeals – 0 (Lot 7) Center Street
51. Memo from Marc Strange, Town Administrator re: Special Town Meeting
52. Letter from the Commission on Disability – Inclusion in the Town of Ludlow

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 49. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of November 10, 2022
- APPROVE Change of Occupancies:
  - Katie Chicoine (Bare Beauty) 271 East Street (booth rental at existing hair salon)
  - John R. Wrona (John's Corner) 204 ½ Sewall Street (change of owner – existing restaurant)
  - David A. Fields (Avid Auto Sales) 148 Carmelinas Circle (add name to existing auto sales)
  - Joseph DeLiso (Hole Specialists) 42 Perimeter Road (new owner – existing tool mfg. shop)
- SIGN Waiver of Frontage: Michael Goncalves – 170-172 (aka 158) Munsing Street

If for any reason the Planning Board meeting of December 8, 2022 is cancelled, the public hearing(s) will be re-scheduled to the same corresponding time(s) on January 12, 2023

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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