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

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AGENDA

Town of Ludlow Planning Board
Meeting of January 12, 2023
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) Michael Bertini (Harris Brook Elementary School) (Add two (2) storage sheds for school equipment at the west end of the property, and construct a proposed basketball court along the north driveway and play fields)

7:15 – PUBLIC HEARING - SITE SKETCH – Ludlow Renewables, LLC – 0 East Street (Assessors' Map 27, Parcels 26, 27, 28, 29, 30, 31) (Gravel access road only for entrance into previously approved 4-Megawatt (MW) ground-mounted solar array at 0 East Street)

7:30 – ANR – Stefanie Millner – 42 Newbury Street (Assessors' Map 15A, Parcels 238 & 239) (Combine two parcels into one new parcel)

Discussion Items:

- Approve final draft – Marijuana / Cannabis Zoning Bylaws
- Review / Approve 2022 Annual Report
- Kirkland Avenue – 90-day follow up
- Planning Board fees

Mail Items:

02. Memo from Marc Strange, Town Administrator re: Annual Town Report
03. Legal Notice & Notice of Decision - Ludlow Zoning Board of Appeals – 308 Woodland Circle
04. Notice of Decision - Ludlow Zoning Board of Appeals – 0 (AKA Lot 7) Center Street
05. Memo from Marc Strange, Town Administrator re: Articles for the May 8, 2023 Annual Town Meeting Warrant

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 01. - Legal Notices from surrounding communities
- ♦ APPROVE/SIGN Minutes of December 8, 2022

- APPROVE Change of Occupancies:
  - Sheetal Patel (Jaymaharaj LLC) (The Laundry Room) 265 Fuller Street (change of ownership of laundromat)
  - Sheetal Patel (Shreekrupa LLC) (Meadowbrook Plaza) 257-265 Fuller Street (change of ownership of entire plaza)
  - Lorie Miller (Balance Staffing) 44 Sewall Street, Suite 4 (from retail store to office)

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- SIGN Special Permits:
  - Jose Lucas – 35 Barton Street (catering business)
  - Jasmine S. & Andre M.M. Queiroga –15 Barrett Street (office for general contractor)

If for any reason the Planning Board meeting of January 12, 2023 is cancelled, the public hearing(s) will be re-scheduled to the same corresponding time(s) on January 26, 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.