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 (01/26/23 3:00 p.m.)

Town of Ludlow Planning Board
Meeting of January 26, 2023
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

Appointments:

7:00 – PUBLIC HEARING – Special Permit / Home Occupation – Ceciley Fenno – 173 Winsor Street (Assessors' Map 14B, Parcel 58) (mobile massage business)

7:10 – PUBLIC HEARING – Special Permit / Home Occupation – Jennifer Molina – 155 Tower Road (Assessors' Map 31, Parcel 27) (telehealth therapy)

7:15 – SITE SKETCH - 91 Claudia's Way (Assessors Map 26, Parcel 1B) - Ludlow Boys & Girls Club (Baseball field enhancements to include building a new concession stand, two (2) ADA compliant bathrooms, and installation of a new sport court to contain two (2) pickle ball courts & basketball hoops)

Discussion Items:

- Approve final draft – Marijuana / Cannabis Zoning Bylaws *(continued from 1/12/23)*
- Review / Approve 2022 Annual Report *(continued from 1/12/23)*
- Sidewalk extension for basketball court at Harris Brook Elementary School

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Mail Items:

07. Pioneer Valley Planning Commission 2024 to 2028 Transportation Improvement Program

08. Notice of Intent / Right of First Refusal – Lot 13 Lyon Street (Assessors' Map 19, Parcel 3B)

09. Letter to Thomas L Engwer III (1211 Lyon Street) from Leslie Ward, Building Commissioner re: Curb Cut Permits – only one entry per single family dwelling is allowed onto a public way.

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 06. - Legal Notices from surrounding communities
- ♦ APPROVE/SIGN Minutes of January 12, 2023

- APPROVE Change of Occupancies:
  - Eleanore Noonan (McBee Enterprises LLC d/b/a Boston Pizza) 862 East Street (Mass Pike Eastbound) (addition of Boston Pizza to Ludlow Service Plaza)
  - Richard Rodriguez (Smooth Innovators) 242 East Street (from pawn shop to barbershop/salon)
  - Luis Teixeira / Marcel Nunes (The Lighthouse / Tin Cup Facilities) 108 Sewall Street (The Lighthouse - change in ownership)

If for any reason the Planning Board meeting of January 26, 2023 is cancelled, the public hearing(s) will be re-scheduled to the same corresponding time(s) on February 9, 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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