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

Town of Ludlow Planning Board
Meeting of April 13, 2023
Time: 6:30 p.m.
Ludlow Town Hall – Selectmen's Conference Room

RECEIVED
TOWN CLERK'S OFFICE
2023 APR 11 P 3:08
TOWN OF LUDLOW

- **Board to Reorganize / Appoint Kathleen Houle as Associate Member**

Appointments:

6:35 – EXECUTIVE SESSION – Pending Litigation – Attorney Brian Winner –
- JLL Real Estate, LLC v. Planning Board of the Town of Ludlow, et al.
- Cameron Coast, LLC v. Planning Board of the Town of Ludlow, et al.

7:00 – CONTINUED PUBLIC HEARING – Zone Change – Manuel D. Silva & Joao Silva – 0 Russell Street (Assessors' Map 1A, Parcel 20J) (Residential B to Industrial A)

7:15 – PUBLIC HEARING – Special Permit / Home Occupation – Evan Wurszt – 103 Jerad Drive (Assessors' Map 41, Parcel 26G) (office for landscaping business)

7:25 – PUBLIC HEARING – Special Permit / Home Occupation – Crystal & David Williams – 121 Arnold Street (Assessors' Map 11B, Parcel 52) (real estate/land transactions, advertising, lead generation, marketing, online sales of goods)

7:30 – PUBLIC HEARING – Proposed Zoning Bylaw Amendments (SECTION III: GENERAL USE REGULATIONS, 3.2.2 TABLE OF PRINCIPAL USES add to land use classification "Self-Service Storage Facilities" in the BUSINESS USES row. SECTION VI: SPECIAL LAND USE REGULATIONS. 6.4 Parking Requirements Section. 6.4.2. Parking Guidelines by adding the following: Self-Service Storage Facility: 1 parking space for each 2,000 square feet of gross floor area. SECTION X: DEFINITIONS add SELF-SERVICE STORAGE FACILITIES)

7:40 – ANR – Robert D. Bourdeau II – 415 Holyoke Street (Assessors' Map 11B, Parcel 29) (divide property into 3 parcels to create 2 estate lots)

7:45 – PUBLIC HEARING – Special Permit / Estate Lot – Robert D. Bourdeau II – 415 Holyoke Street (Assessors' Map 11B, Parcel 29) (2 estate lots)

7:55 – PUBLIC HEARING – Special Permit / Home Occupation – Joaquim & Ana Borges – 198 Stivens Terrace (Assessors' Map 15B, Parcel 161) (office for landscaping & construction business)

8:05 – PUBLIC HEARING – Special Permit / Home Occupation – Brian Foster – 26 Coolidge Avenue (Assessors' Map 2C, Parcel 137) (office for painting business)

8:15 – PUBLIC HEARING – Special Permit / Home Occupation – Dillon Price – 59 Lehigh Street (Assessors' Map 15D, Parcel 52) (office for content writing services (consultant))

Discussion Items:

- Committee Assignments
- Payroll/AP Designation Form
- Town maintaining detention basins & lighting
- Violations at 4-8 White Street *(Mail Item #25 included)*

Mail Items:

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2023 APR 11 P 2:00
TOWN OF LUDLOW

21. Reorganizations of Town Boards
22. Legal Notice – Ludlow Zoning Board of Appeals – 1211 Lyon Street
23. Violation letter from Ludlow Board of Health re: 147 Church Street
24. Demolition of Ludlow Mills eight-story stock house building from Historical Commission
25. Notice of Violations re: 4-8 White Street from Leslie D. Ward, Building Commissioner/ Zoning Enforcement Officer, Department of Inspectional Services *(included in discussion)*

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 20. - Legal Notices from surrounding communities

If for any reason the Planning Board meeting of April 13, 2023 is cancelled, the public hearing(s) will be re-scheduled to April 27, 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.