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 (05/11/23 12:30 p.m.)

Town of Ludlow Planning Board
Meeting of May 11, 2023
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

Appointments:

7:00 – PUBLIC HEARING – Special Permit / Home Occupation – Jennifer Wright – 113 Moore Street (Assessors' Map 32, Parcel 16) (telehealth mental health counseling)

7:10 – PUBLIC HEARING – Special Permit / Home Occupation – Margaret Kibugi – 165 Dowd Court (Assessors' Map 32, Parcel 23L) (office for cleaning business)

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Discussion Items:

- Estate Lots
- Maria's Way
- Change of Occupancy – Joshua Y. Levine, Esq. (Ludlow Liquors) 21 Harding Street (from retail flooring store to liquor store)

Mail Items:

27. Reorganization of Safety Committee

28. Notice of Decision from Board of Appeals re: 0 aka 184 Howard Street

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 26. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of February 23, 2023, March 9, 2023, March 23, 2023, April 13, 2023
- APPROVE Change of Occupancies:
  - Antonio Sosa (Sosa's Barbershop) – 118 East Street (from hair salon to barbershop)
  - Kirby Detmers (Detmers Management Services, Inc. dba Griswold Home Care for Hampden and Berkshire Counties) – 360 Sewall Street (existing business – purchased property)
  - Breakaway Retail Enterprises, Inc. – 100 State Street – Stock house #108/208 (from pallet distributing to storage of appliances)
  - Breeanna Sheldon, Emily Murphy (Aura Day Spa) – 485 Holyoke Street (booth rental at existing spa)

- SIGN Special Permits:
  - Mr. Joe Alves – 279 Cady Street (Business in the Agricultural Moderate Density Overlay District)
  - Evan Wurszt – 103 Jerad Drive (office for landscaping business)
  - Crystal & David Williams – 121 Arnold Street (real estate/land transactions, advertising, lead generation, marketing, online sales of goods)
  - Robert D. Bourdeau II – 415 Holyoke Street (2 estate lots)
  - Joaquim & Ana Borges – 198 Stivens Terrace (landscaping & construction business)
  - Brian Foster – 26 Coolidge Avenue (painting business)
  - Dillon Price – 59 Lehigh Street (office for content writing services (consultant))

If for any reason the Planning Board meeting of May 11, 2023 is cancelled, the public hearing(s) will be re-scheduled to May 25, 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.