AGENDA - REVISED (05/25/23 2:30 p.m.)

Town of Ludlow Planning Board
Meeting of May 25, 2023
Time: 6:30 p.m.
Ludlow Town Hall – Selectmen's Conference Room

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TOWN OF LUDLOW

Appointments:

6:30 – EXECUTIVE SESSION – Attorney Matt Provencher – discuss 590-596 (0) Center Street

7:00 – PUBLIC HEARING – Special Permit / Home Occupation – Charlene L. Cavanaugh – 55 Stevens Street (Assessors' Map 15D, Parcel 74) (conversion of single garage to hair/nail salon)

7:10 – PUBLIC HEARING – Special Permit / Home Occupation – Lenna Andre – 137 Vienna Avenue (Assessors' Map 11A, Parcel 168) (office for cleaning service business)

7:15 – ANR – JLL Real Estate, LLC – 590-596 (0) Center Street (Assessors' Map 16B, Parcels 116 & 116A) (perimeter plan of land)

7:20 – PUBLIC HEARING in accordance with the Remand Order issued by the Hampden County Superior Court – Special Permit / Site Plan – 590-596 (0) Center Street (Assessors' Map 16B, Parcels 116 & 116A) JLL Real Estate, LLC (redevelopment of site into a self-storage facility in an Agricultural Moderate Density Overlay District) *(Mail item # 30 included)*

8:00 – ANR – Randy Pascale – 96 Prospect Gardens (Assessors' Map 1A, Parcel 6) (subdivide property into 3 lots)

Mail Items:

30. Letter from Abutters and Community Residents re: Public Hearing for 590-596 Center Street *(included in public hearing)*

31. Legal Notice – Zoning Board of Appeals – Thomas Engwer - 1211 Lyon 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 29. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of Executive Session October 13, 2022, May 11, 2023
- APPROVE Change of Occupancies:
  - Asbel Rivera (Import Wholesale LLC) – 37 Letourneau Street #3 (from body shop to body shop)
  - Dave Barrow, Director of US Operations (Unitech Services Group) – 100 State Street, Building 110 (from medical supplies distributer to warehousing)
  - Naveed Zafar (dba UPS Store / Xpress Services Inc.) – 192 East Street (from Basics Mini Mart to UPS Store)
  - Truong Nguyen – 346 West Avenue (from smoke shop to nail salon)

If for any reason the Planning Board meeting of May 25, 2023 is cancelled, the public hearing(s) will be re-scheduled to June 8, 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.