AGENDA

Town of Ludlow Planning Board
Meeting of June 22, 2023
Time: 7:00 p.m.
Ludlow Town Hall – Selectmen's Conference Room

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Appointments:

7:00 – CONTINUED 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 – CONTINUED PUBLIC HEARING – Special Permit / Home Occupation – Lenna Andre – 137 Vienna Avenue (Assessors' Map 11A, Parcel 168) (office for cleaning service business)

7:20 – CONTINUED 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 items # 30 & 33 included)*

7:50 – ANR – Joan Foster – 0 Loopley Street (Assessors' Map 11D, Parcels 78D-F, 79, 79A-E) (combine parcels into two lots; Lot C & Lot D)
ANR – Joan Foster – 0 Swan Avenue (Assessors' Map 16A, Parcels 7 & 8) (combine parcels into two lots; Lot A & Lot B)

7:55 – ANR – Jeffrey Daley, Westmass Area Development Corporation – 105 First Ave / 0 State Street (Assessors' Map 14C, Parcels 105 & 106) (propose to transact certain portions of adjacent parcels 14C-105 & 14C-106)

8:00 – PUBLIC HEARING – Definitive Subdivision - Jeffrey Daley, Westmass Area Development Corporation – 0 State Street (Assessors' Map 14C, Parcel 106) (for the subdivision of the undeveloped portion of the Ludlow Mills Phase IV site for commercial and industrial development. An 1,800 linear foot (+/-) roadway with utilities will be constructed to service four building lots on the site.)

Mail Items:

33. Revised letter from Abutters and Community Residents re: Public Hearing for 590-596 Center Street *(included in public hearing)*
34. Reorganization of Ludlow Recreation Commission
35. Request for meeting with the Planning Board re: Construction of independent free-standing structure @ 66 Stivens Drive from Walter & Sally Trusz
36. Legal Notice – Ludlow Zoning Board of Appeals – 51 Chapin Circle

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 32. - Legal Notices from surrounding communities

- APPROVE/SIGN Minutes of May 25, 2023; and Executive Session Minutes of April 13, 2023, May 11, 2023, May 25, 2023
- APPROVE Change of Occupancies:
  - Jeremy Valentin (Trippys) – 348 West Ave. (from Artistic Interiors Kitchen Design to novelty store/retail)
  - Marco Vieira (Grit 24 Fitness) – 56 East Street (change of ownership of existing gym)
  - Tia Fortier (Nails by Tia Lynn) – 120 East Street (from day spa / Blanco Electric to manicure shop)
  - Samantha Cranham (Fluff 'n Mutt) – 85 East Street (from barbershop to dog grooming)
  - Michael A Martin (Martin Geo Environmental LLC) – 411 West Street (from new building (empty) to storage)
  - Eric Smola (B.C. Gate Co. LLC) – 409B West Street (from environmental testing storage to gate storage)
- SIGN Special Permits:
  - Jennifer Wright – 113 Moore Street (telehealth mental health counseling)
  - Margaret Kibugi – 165 Dowd Court (cleaning business)

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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