AGENDA - REVISED (07/27/23 3:00 p.m.)

Town of Ludlow Planning Board
Meeting of July 27, 2023
Time: 6:45 p.m.
Ludlow Town Hall – Selectmen's Conference Room

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Appointments:

6:45 – Discussion/Decision – 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)

7:00 – Leslie Ward, Building Commissioner and Marc Strange, Town Administrator – Discuss Change of Occupancy, Zoning Bylaw language clarification, and Mail Item #35 - Request for meeting with the Planning Board re: Construction of independent free-standing structure @ 66 Stivens Drive from Walter & Sally Trusz *(from 6/22/23)*

7:25 – ANR – HP Rum, LLC c/o Marc Murphy – 83, 95 & 97 Winsor Street
(Assessors' Map 13C, Parcel 23) (subdivide existing parcel into new Lots A & B)

7:30 – PUBLIC HEARING – Special Permit / Accessory Apartment – 10 Turning Leaf Road
(Assessors' Map 31, Parcel 113) Laura James Scibelli (784 sq ft accessory apartment)

7:45 – PUBLIC HEARING – Site Plan – 355 East Street (Assessors' Map 15A, Parcel 337)
CRC Communications, LLC, d/b/a GoNetSpeed (Install fiber distribution equipment; replace existing "smoking tent" with gazebo)

8:15 – Eversource – Aimee Henderson, Community Relations Specialist – Greater Springfield Reliability Project Update - Substation Upgrades, Center Street

8:45 – Attorney Neil Phillips – 4-6 White Street – Military Foundation Discussion

Mail Items:

43. Approval of Warrant Articles # 27, 28, and 29 (Zoning), and Warrant Articles # 3 and 31 (General) from Office of the Attorney General

44. Notice of Decision – Zoning Board of Appeals – 1211 Lyon Street

45. Notice of Decision – 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 42. - Legal Notices from surrounding communities
- APPROVE Change of Occupancies:
  - Cameron Shalkowski – 1 Moody Street (add autism services to existing medical building)
  - Gabriel Sanchez – 194 East Street (from Ludlow Nutrition (retail) to jewelry store)

- SIGN Special Permits:
  - Charlene L. Cavanaugh – 55 Stevens Street (convert single car garage to hair/nail salon)
  - Lenna Andre – 137 Vienna Avenue (cleaning service 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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