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TOWN OF LUDLOW

NOTICE OF PLANNING BOARD HEARING
Relative to
PROPOSED ZONING BYLAW AMENDMENTS
Pursuant to G.L. c. 40A, § 5

LEGAL NOTICE – ZONING BYLAW

The Planning Board of the Town of Ludlow will hold a public hearing to discuss proposed amendments to the town's zoning bylaw. The public hearing will be held as follows:

Place:	Ludlow Town Hall, Selectmen's Conference Room, 3rd fl.
Date:	Thursday, September 14, 2023, *
Time:	8:00 PM
Applicant:	Planning Board
Location:	488 Chapin Street, Ludlow, MA

*If for any reason this hearing is cancelled, it will be rescheduled to the Thursday, September 28, 2023 Planning Board meeting, as the last hearing.

The subject matter of the proposed amendments is as indicated below. The complete text relative to the proposed amendments is available for inspection on the Planning Board web site: https://www.ludlow.ma.us/243/Documents-for-Review and in the Planning Department Office and Town Clerk's Office during regular business hours. Proposed zoning bylaw revisions are in draft form and are subject to change.

Proposed zoning bylaw revisions to include the following: SECTION III: GENERAL USE REGULATIONS 3.0 GENERAL REGULATIONS delete 3.0.2 Existing Uses Not Affected. Delete 3.0.3 Obstruction at Street Intersection and replace with Visibility at Street Intersections and Driveways Street Entries with new text and Figure 1. Amend 3.0.4 Fences, adding in "excluding shrubs/shrubbery" and "All chain link or cyclone fences shall be installed with the barbed edge face down" and deleting crossed out text. SECTION IV: DIMENSIONAL AND DENSITY REGULATIONS: 4.0 GENERAL DIMENSIONAL REQUIREMENTS by adding "*For further clarification see Definitions Section X." Add Diagram 4.0.1and Diagram 4.0.1.1 to Section 4.0.1. Add Diagram 4.0.7 and Diagram 4.0.7.1 to Section 4.0.7. Add Diagram 4.0.8 to Section 4.0.8. 4.4 MILL REDEVELOPMENT DISTRICT (MRD) Bylaw 4.4.10 Site Plan Approval Process by deleting from a.1. "and one member" and "of the Board of Public Works." SECTION VI: SPECIAL LAND USE REGULATIONS, 6.12 SINGLE-FAMILY DWELLINGS ON ESTATE LOTS 11. Estate Lot Example by deleting existing Diagram and replace with new Diagram. SECTION VII: LAND USE REVIEW METHODS: 7.1 SITE PLAN APPROVAL 7.1.3 Exemptions From Site Plan Approval c. by changing "use" to "occupancy" and adding in "The application will require a sign-off from the Building Commissioner, to ensure that the change will comply with the Massachusetts State Building Code." SECTION VIII: ADMINISTRATION: 8.1 ENFORCEMENT 8.1.1 remove "Inspector" replace with

"Commissioner or their designee, hereafter referred to as the Building Official." Remove "He" replace with "The Building Official" remove "of which" replace with "that" and remove "all respects in." Section 8.1.3 remove "Inspector" replace with "Official." 8.2 CONDITIONS OF CONSTRUCTION. 8.2.1 and 8.2.2 Remove and replace entire sections. Remove DIAGRAMS from BACK OF BOOK: TABLE OF CONTENTS: And remove DIAGRAMS 1, 2, 3, 4 and 5 in back on the Zoning Bylaw. SECTION X: DEFINITIONS delete the existing Diagram references from FRONT YARD, FRONTAGE, LOT WIDTH, REAR YARD and SIDE YARD and replacing with new Diagram section numbers. Add SECTION XI: Moratorium on Large-Scale Solar Battery Storage and Large-Scale Battery Storage.

Raymond Phoenix
Chairman

Register - Please publish as a legal notice in the 8/30/23 & 9/6/23 editions.

CC: Town Clerk – Please post,
PVPC, Surrounding Communities, DHCD,
Assessors, Board of Health, Board of Selectmen, Building Department, Conservation Commission, DPW, Fire Department & Safety Committee

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