TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
December 14, 2023

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Absent)
Christopher Coelho – Vice Chairman (Present)
Joseph Queiroga (Present) (7:06 p.m.)
Joshua Carpenter (Present)
Joel Silva (Present)
Kathleen Houle, Associate Member (Absent)

The meeting began at 7:00 p.m. in the Selectmen's Conference Room.

Mr. Coelho acted as Chairman in Mr. Phoenix's absence.

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PUBLIC HEARING – Site Sketch – Paulo M. Dos Santos (CPN & J Realty LLC)
314-330 Sewall Street (Assessors' Map 15B, Parcel 4-1)
(update site plan chart for tattoo shop and relocate dumpster)

SEE SEPARATE MINUTES

ANR – Sarah la Cour (Jeff Daley, President/CEO, Westmass Area Development Corporation)
100 State Street (Assessors' Map 14B, Parcel 130)
(create Parcel A containing stockhouse buildings #166 & 168)

Sarah la Cour was present for the appointment.

Ms. la Cour explained than an ANR was previously done for Lot 1 off of First Avenue (which was sold off) and that the owner of that parcel would like to add "Parcel A" to the existing Lot 1.

Mr. Carpenter: I **MOVE** to endorse the ANR for Sarah la Cour and Westmass Development at 100 State Street.
SECOND Mr. Queiroga.
5-0 in Favor.

Documents included: Master application; Plan of Land Riverside Drive – Ludlow, Mass. Surveyed and mapped for Westmass Area Development Corp. (owner) (12/07/2023)

Weston & Sampson – Jennie Moonan – East Street Revitalization Overlay District Designs & Bylaw Discussion

Jennie Moonan and Manny Silva – Board of Selectman were present for the appointment.

Ms. Moonan explained that she has been working with Doug Stefancik and Marc Strange, Town Administrator on a Community Development Grant that was awarded to the town last year in the amount

of $75,000. She said that the scope of the work is to develop concepts for the East Street Revitalization District Corridor for streetscape improvements such as public safety, parking, and accessibility to make the neighborhood feel more vibrant to encourage business. She remarked that it would also include coming up with some design and development standards with things like benches, pavers, tree planters and outdoor vegetation. Ms. Moonan noted that the last piece is looking at the actual zoning overlay bylaw for the East Street Revitalization District and thinking about whether there needs to be an amendment to it to help facilitate the vision for the business corridor. She said that a public survey was put out and that there was a good response with the results presented to the Board of Selectmen in September. She remarked that the corridor starts at the intersection of State Street and runs up to King Street. Ms. Moonan said that some of the bigger questions on the overlay bylaw include thinking about the goals for the district; to encourage the revitalization of this corridor by promoting walkability, attractiveness, and sound development while preserving character and getting some green space in the corridor. She asked the board if they would be interested in changing the district bounds, and to edit the bylaw text to make it more clear, or to make the area a separate district. She said that she will have the edits ready for the first of the year in hopes of bringing this to spring town meeting. Ms. Moonan questioned taking pet care/veterinary services off the prohibited use list. They also discussed a limit on height of buildings and including design standards for aesthetics for future construction.

Ms. Moonan will come back with the changes to review with the board at the January 11, 2024 meeting.

Documents included: Weston & Sampson East Street Revitalization District Update to Planning Board (December 14, 2023)

CONSENT AGENDA:

The Board approved the Consent Agenda under unanimous consent.

- FILE Mail Item 59. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of November 9, 2023
- APPROVE Change of Occupancy:
  - Gordon L. Goldsmith Jr. (Gordon L. Goldsmith Jr. dba GLG Lux) – 32 Chestnut Street (from insurance company to internet jewelry sales)
- SIGN Special Permit:
  - Heather Chateauneuf – 89 Grimard Street (mental health counseling via telehealth)

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Mr. Coelho: Well, I'll entertain a MOTION to take a five minute recess I guess.
Mr. Carpenter: **SO MOVED.**
SECOND Mr. Silva.
4-0 in Favor.

The Board took a recess from 8:00 p.m. to 8:04 p.m.

PUBLIC HEARING – Special Permit / Home Occupation – Taylor Trask – 732 Fuller Street (Assessors' Map 8, Parcel 16) (cottage bakery)
SEE ATTACHED MINUTES

Patrick Bench, CME/Hecate Energy – Battery Storage Facility Discussion

Patrick Bench – CME Energy, Ransom Cook – CME Energy, Aidan Snyder – Hecate Energy, Michael Holtzman – Hecate Energy, and Manny Silva – Board of Selectmen were present for the appointment.

Mr. Cook remarked that CME/Hecate Energy has the largest battery energy storage pipeline in New England and many projects in development across Massachusetts. Mr. Snyder began by saying Hecate Energy is one of the nation's largest developers of renewable energy. He said that Hecate currently has seven projects across Massachusetts in various stages of development. He said that they are presenting the plan now so that the board can begin thinking about how it would work in the community but wouldn't plan on submitting the full applications for permitting until late 2024 or early 2025.

Mr. Snyder said that they met with Chief Pease of the Ludlow Fire Department last and began introducing the project and plan to continue those conversations as they continue to drive this project forward. He also remarked that they enter into a host community agreement which includes funding that's allocated both for training for the local fire department as well as any equipment they may need.

Mr. Cook stated that the project is proposed to be located at 1102 Center Street at the rear of the property and about 400 feet from the nearest abutter. He said that one of the reasons why they chose the site there is to be adjacent or across the street from a substation, and that the substation on Center Street is a very good substation for their purposes.

Mr. Snyder said that batteries are a complementary resource within the grid in that they don't produce power, and don't necessarily move power around, but instead change the time when the power's available and that they can artificially change the power that's available in the system to make it both more reliable and more resilient, thus reducing the need for new infrastructure.

Mr. Snyder explained the construction process which includes tree removal and minor grading to the area. He commented that the batteries are encased in a 20 x 8 x 8 ½ foot tall container which would installed on concrete pads. He noted that there are three levels of safety features that are built into these which include 24/7 real time monitoring, the ability to shut down each battery if anything were to go wrong, and if that doesn't work, an internal fire suppression system that immediately responds. He also said that fire would not travel from container to container, and they have an emergency fire response plan that would be reviewed by the Ludlow Fire Chief and Fire Marshal. Mr. Snyder mentioned that any leaks would be contained to the individual battery container with no runoff around the site.

Mr. Snyder told the board members that there are three strategies that he's seen local authorities take: 1. Incorporate battery storage into existing solar bylaws; 2. Incorporate into existing zoning bylaws associated with the construction of new substations; and 3. which is the most common, the development of new zoning bylaws specifically related to energy storage. He also commented that they would be targeting commercial operations in early to mid-2027.

Mr. Cook explained that pilot programs in Massachusetts are paid out at $3,500 a megawatt, this being a 500-megawatt project. He said that the premium being paid out would be $5,000 a megawatt, which would be $2.5 million annually, and $88 million over the life of the project. They also discussed other benefits that the town could receive.

Documents included: Center Street Energy Center (BESS) – Project Update – December 2023; GIS Map – 1102 Center Street; Email from Doug Stefancik/Brian Winner re: battery storage facilities (December 13, 2023); Office of the Attorney General - Wendell Annual Town Meeting of June 4, 2022 – Case #10721, Warrant Article #30 (Zoning) (March 1, 2023)

Center Street Overlay District

Mr. Stefancik commented that there is an updated Center Street Overlay map showing 100-, 150-, and 200-feet difference on the setbacks for the properties.

The conversation will be tabled until the next meeting when Mr. Phoenix is present.

Documents included: Town of Ludlow Center Street Overlay Abutters Within 100, 150 & 200 Feet (map)

Mr. Coelho: Alright, seeing no more business in front of this board, I'd be willing to entertain a MOTION to adjourn.
Mr. Carpenter: **SO MOVED.**
SECOND Mr. Queiroga.
4-0 in Favor.

Meeting adjourned at 8:53 p.m.

APPROVED:

Joseph Queiroga, Secretary
1-25-2024

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(All related documents can be viewed at the Planning Board Office during regular business hours.)

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SITE SKETCH
314-330 Sewall Street – Paulo M. Dos Santos (CPN & J Realty LLC)
(update site plan chart for tattoo shop and relocated dumpster)
December 14, 2023

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Absent)
Christopher Coelho – Vice Chairman (Present)
Joseph Queiroga (Present) (7:06 p.m.)
Joshua Carpenter (Present)
Joel Silva (Present)
Kathleen Houle, Associate Member (Absent)

The hearing began at 7:00 p.m. in the Selectmen's Conference Room.

Mr. Coelho acted as Chairman in Mr. Phoenix's absence.

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In attendance: Paulo Dos Santos, Jonathan Cordeiro, attendees

Mr. Coelho read the legal notice, advised the public that the cameras are recording, and gave the applicant a copy of the Turley Publications invoice. The legal notice included the description of: update site plan chart for tattoo shop and relocated dumpster.

Mr. Coelho: We can take action on this without Mr. Queiroga here?

Mr. Stefancik: He's on his way.

Mr. Coelho: Ok, why don't we buy a little time here and describe what's going on, on this site and let us know what you're gonna do. Get it on the record and.

Mr. Dos Santos: So, John Cordeiro here wants to open up a tattoo shop at 326 right, on Sewall Street.

Mr. Cordeiro: Left side.

Mr. Dos Santos: Yeah, left side. The other issue is we moved the dumpster that was near the garage, we moved it over to the back away from the garage, away from the parking where it's not really shown that much.

Mr. Stefancik: And they had to update the chart. The last time we met, the board wanted the chart further updated, and there was some other inaccuracies on the plan that got changed as well. They called out the driving school for the whole entire building, so that got annotated to the proposed tattoo shop and the United Driving School, and then we separated out the spaces for the display spaces for the car center in the front from the total of the number of parking. And that's an old plan. That's the first one. They had the roll of plans, is all the new plans.

Mr. Coelho: Oh, so this is the one. Why did you let me open this one?

Mr. Stefancik: I thought that got thrown out.

Mr. Coelho: Well, so ok. So, we got a little bit more than some highlighted. Looks good to me and now it's clear on the plan. Let me go into what the other boards had to say. Good afternoon, please convey to the Planning Board that Mr. Santos has passed all required inspections, has no open permit, possesses a valid certificate of occupancy for the driving school/tattoo studio and is in good standing with the building department. Leslie Ward, Building Commissioner/Zoning Enforcement Officer. Here's that. Doug Stefancik, the plan meets all site sketch criteria. This is from Fire Safety. Site sketch for 326 Sewall Street has been reviewed for compliance, comments below. Please provide any keys to gain access to the tattoo shop. Keys will then be secured inside the Knox box already in a place which services the driving school. Department of Public Works have no comments. Jim Goodreau, Assistant Town Engineer. Conservation Commission has no wetlands, Penny Lebel. The Board of Health, the proper permits required, body art practitioner permit. I'm sure you're aware of that. Body art regulation followed for shop design and a pre-operation inspection. I can't read her name.

Mr. Cordeiro: Paula or Paulina.

Mr. Coelho: Oh yeah, Paulina, yup.

Mr. Cordeiro: I also spoke to Tim, and we went over basically right after…

Mr. Coelho: --- you're a professional so you probably knew going into it, but they didn't hit you with anything you didn't know already.

Mr. Cordeiro: No, I've been communicating with them a lot so that way I could be on the same with them with everything.

Mr. Coelho: That's pretty smart. Safety Committee has no comments and that's from Brian Shameklis, Safety. This is an applicant's copy. These are the comments. So, there's your copy for your files. Oh, one thing I did forget was the, it's been a while since I've been in this seat, so, the bill for Turley Publications.

Ms. Urban: He already has it.

Mr. Coelho: Oh, he already has it? Ok.

Mr. Dos Santos: Yeah, I already paid it.

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Mr. Coelho: This is from Seth Falconer, Fire (already read). He's ok, we read that. Mr. Queiroga, let me catch you up real quick.

Mr. Queiroga: Yes sir.

Mr. Coelho: Mr. Dos Santos is in here. He straightened out his site plan here as we requested. This is to help put the tattoo shop there. They straightened out some parking spots and the chart here. I read some comments from boards. Largely there weren't any other than maybe a Knox box, keys in the Knox box for fire safety and some permits are gonna be required through the

Board of Health, Department of Health. Those are the only real two glaring comments. Oh, he's also moving the dumpster.

Mr. Queiroga: Ok. Thank you for catching me up.

Mr. Coelho: Doug reviewed it, and it meets all our criteria already, so we're about halfway done down the list here.

Mr. Queiroga: This is Sewall Street, right?

Mr. Coelho: Yeah. That being said, I'm gonna see if anybody on the board has any other questions.

Mr. Silva: Everything's pretty much.

Mr. Carpenter: It's a lot clearer than it was the last time we had this in front of us.

Mr. Coelho: Being a public hearing, I'm gonna open this up to the audience. Anybody here, just state your name and address for the record and know you're being recorded if you have any questions for us or for the applicant through us. Ok, well, hearing none, I lost my handy dandy cheat sheet but I think it's time for a motion?

Mr. Stefancik: Yeah, you acted on the waiver the last time.

Mr. Coelho: Oh no, no, no, that's right. Ok, like I said. It's gonna take me a little, it's gonna take me a couple minutes to get back in the swing of things. So, there is a, Mr. Queiroga.

Mr. Queiroga: Take all the time you need.

Mr. Coelho: Oh, thank you. I appreciate your patience. I know I saw it here a second ago. That's included with the application normally as well or is that always a separate document?

Mr. Stefancik: The waiver request?

Mr. Coelho: Yup.

Mr. Stefancik: You acted on it in November.

Mr. Coelho: Oh, we acted on it already, oh.

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Mr. Stefancik: Because you made them do the public hearing, but you waived the site plan for a site sketch.

Mr. Coelho: Ok. Well, if that's the case, then we're ready for a motion.

Mr. Stefancik: Yeah, you can approve or…

Mr. Carpenter: Mr. Chairman.

Mr. Coelho: Mr. Carpenter.

Mr. Carpenter: I **MOVE** to approve and sign the site sketch for Paulo M. Dos Santos at 314-330 Sewall Street.
SECOND Mr. Queiroga.
4-0 in Favor.

Mr. Carpenter: Mr. Chairman, **MOTION** to close the public hearing.
SECOND Mr. Silva.
4-0 in Favor.

The public hearing ended at 7:10 p.m.

APPROVED:

Joseph Queiroga, Secretary

su 1-25-2024

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Documents: Master application; Site Plan – 314-330 Sewall Street Ludlow, MA – Owned by CPN & J Realty, LLC (August 4, 2020)

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION
732 Fuller Street – Taylor Trask
(cottage bakery)
December 14, 2023

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Absent)
Christopher Coelho – Vice Chairman (Present)
Joseph Queiroga (Present)
Joshua Carpenter (Present)
Joel Silva (Present)
Kathleen Houle, Associate Member (Absent)

The hearing began at 8:05 p.m. in the Selectmen's Conference Room.

Mr. Coelho acted as Chairman in Mr. Phoenix's absence.

In attendance: Taylor Trask, Michael Duffey, Carrianne Duffey, attendees

Mr. Coelho read the legal notice, advised the public that the cameras are recording, and gave the applicant a copy of the Turley Publications invoice. The legal notice included the description of: cottage bakery.

Mr. Coelho: Why don't you give me a quick idea of what you guys want to do?

Mr. Duffey: We have a residential kitchen. She's a baker. And just selling cookies and cupcakes.

Ms. Duffey: Cakes.

Mr. Duffey: And cakes, excuse me.

Mr. Coelho: And your people aren't gonna be coming to the house?

Mr. Duffey: The pickups are done at the house.

Mr. Coelho: The pickups are done at the house?

Mr. Duffey: Right.

Mr. Coelho: Ok, do you anticipate a lot of pickups, or I mean, it's just?

Mr. Duffey: A couple a week.

Mr. Coelho: A couple a week?

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Ms. Trask: Yeah.

Mr. Coelho: And you're not gonna have any vehicles over 10,000 GVW to deliver the cookies?

Mr. Duffey: No orders that big yet.

Mr. Coelho: No signs on the outside of the house? I mean, you're allowed to have a two-square-foot sign that says the business's name, but.

Mr. Duffey: Correct, we do have that on the tree at the end of the driveway, that's all.

Mr. Coelho: So, you're allowed to have that, just make sure it's not over the, 'cause two square feet I think is the limit.

Mr. Duffey: It's approximately 18 inches.

Mr. Coelho: How about employees? You gonna have employees coming into the house?

Mr. Duffey: No.

Mr. Coelho: No employees? And you're not gonna be storing any buoyant materials? I have to ask that one. It's part of the list so.

Mr. Duffey: You want to clarify what a buoyant material is?

Mr. Coelho: Anything that floats. You're not gonna have a tremendous amount of floating stuff that could float down the road in a flood?

Mr. Duffey: Nope. We're good there.

Mr. Coelho: Alright, well I don't think I have any more questions. Anybody else from the board have any more questions?

Mr. Carpenter: That sign's already up, right?

Mr. Duffey: That is correct, yes.

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Mr. Coelho: Ok, now we got comments from other boards to go through.

Mr. Silva: As far as deliveries, you don't expect any big deliveries either, right?

Mr. Coelho: Good question.

Mr. Duffey: Usually Amazon deliveries as normal. Most of the stuff is picked up at Restaurant Depot for supplies by us.

Mr. Silva: --- just regular vehicles --- supplies.

Mr. Duffey: Right, correct.

Mr. Coelho: A much better question than my buoyant materials question.

Mr. Duffey: I understood that one.

Mr. Coelho: I'm not seeing anything from other boards. Typically we don't get those. We do have a waiver request from a site plan to a site sketch with pictures and here is the site sketch with pictures if you guys want to look at it. I suppose we need to hear that. We need to get a motion on that waiver.

Mr. Carpenter: Mr. Chairman, real quick. You said there was nothing from any of the other town boards?

Mr. Coelho: No.

Mr. Carpenter: I just think Board of Health would've had something to say, that's all.

Mr. Coelho: Well, that's good. That's their board and…

Mr. Duffey: They've actually came in and approved the location.

Mr. Coelho: Ok.

Mr. Carpenter: That was where I was going with that.

Mr. Duffey: Yeah, so they came prior to all of this and we already received a certificate from them.

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Mr. Coelho: Ok, so if I could get a MOTION on the waiver from the site plan down to a sketch and the pictures provided.

Mr. Carpenter: **SO MOVED**.
SECOND Mr. Silva.
4-0 in Favor.
Roll call vote: Mr. Silva – yes; Mr. Carpenter – yes; Mr. Queiroga – yes; Mr. Coelho – yes.

Mr. Coelho: And now we need a waiver on the special permit and home occupation, not a waiver, a motion.

Mr. Stefancik: A finding. You need to do a finding too.

Mr. Coelho: Oh, first we need to do a finding, right. It's been a while since I did this. We need a finding that this is suitable, and we need to make the motion.

Mr. Carpenter: Mr. Chairman, I **MOVE** to find that a cottage bakery as described by Taylor Trask is a suitable home occupation under the bylaw.
SECOND Mr. Queiroga.
4-0 in Favor.
Roll call vote: Mr. Silva – yes; Mr. Carpenter – yes; Mr. Queiroga – yes; Mr. Coelho – yes.

Mr. Coelho: Oh, I have to open it up to the public. Anybody from the public like to speak on this matter?

Mr. Carpenter: ---

Mr. Coelho: I got it. I remembered.

Mr. Carpenter: Mr. Chairman hearing nothing, I **MOVE** to approve the special permit in the standard form.
SECOND Mr. Queiroga.
4-0 in Favor.
Roll call vote: Mr. Silva – yes; Mr. Carpenter – yes; Mr. Queiroga – yes; Mr. Coelho – yes.

Mr. Carpenter: Mr. Chairman, **MOTION** to close the public hearing.
SECOND Mr. Queiroga.
4-0 in Favor.
Roll call vote: Mr. Silva – yes; Mr. Carpenter – yes; Mr. Queiroga – yes; Mr. Coelho – yes.

The public hearing ended at 8:10 p.m.

APPROVED:

Joseph Queiroga, Secretary
1-25-2024

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Documents: Master application

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).