RECEIVED
TOWN CLERK'S OFFICE
2026 NOV 25 P 12:41
TOWN OF LUDLOW

Town of Ludlow, Massachusetts

Office of the Select Board

AGENDA
SELECT BOARD
Select Board's Conference Room
December 1, 2026
5:30 P.M.

5:00 P.M. – EXECUTIVE SESSION – To consider the purchase, exchange, lease or value of real estate if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body – MMWEC.

To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares – Police Union Negotiations.

To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares – Police Union Grievance.

To discuss the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or individual – Police Officer.

Board to approve and sign minutes from Executive Session meeting of November 3, 2026.

5:30 P.M. – CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to MGL Chapter 30A, section 20(f), after notifying the Select Board chair, any person may record the open session of this Select Board meeting, subject to reasonable requirements of the chair. This meeting is being recorded by Ludlow Community Television. If anyone else is recording, please identify yourself now.

5:30 – 5:45 P.M. – PUBLIC COMMENT

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Office of the Select Board

VISITATION

5:45 P.M. – **PUBLIC HEARING** – STR8UP Towing & Auto Services, LLC – Class II & Class III Car Dealer License – 23 Oregon Avenue.

CORRESPONDENCE

26-176 Planning Board – Appointment of Walter Trusz as the Associate Planning Board Member.

26-177 Robert & Malgorzata Kaflinski – Bartlett Street Repair Complaint.

26-178 Mead, Talerman & Costa, LLC – Rate Increase Effective July 1, 2027.

26-179 Sara McKenna, Legislative Aide, Office of State Representative Aaron Saunders – Minor Edits to the Ludlow Home Rule for Additional Alcohol Licenses.

26-180 Letter of Resignation – Police Officer Quashawn Branch.

NEW BUSINESS

Board to declare old desks at Town Hall that are being replaced by standing desks surplus.

Board to approve and sign two (2) One Day Wine & Malt Permits for Sip and Shop Events at Cottage Melts, 1327 East Street on Saturday and Sunday December 5th and 6th from 10:00 A.M. – 4:00 P.M.

Board to approve and sign Common Victualler license for Wen Ming Café, 52 East Street.

BOARD UPDATES /MISC

Chairman to approve and sign all bills, warrants and abatements. A record of all warrants is in the Select Board's office for perusal until provided to the Town Accountant's office.

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Office of the Select Board

Event Calendar:

Town Hall Closed Tuesday, December 15th from 12:00 P.M. – 2:00 P.M.

Town Hall Closed Thursday, December 24th @ 12:00 P.M. and Friday, December 25th all day.

NEXT MEETING

Tuesday, December 15th

PUBLIC HEARING – Elite Auto Group, LLC – Class II Dealer License – 119 Carmelina's Circle.
PUBLIC HEARING – Eversource Pole Hearing – 122 Lyon Street.
Ahmet Siperoglu – Police Officer Interview.
Alexandra Formejster – Police Officer Interview.
Brendan Nally – Police Officer Interview.
Gavin Berube – Police Officer Interview.

Not all topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the chair reasonably expects will be discussed as of the date of this notice.

Town of Ludlow, Massachusetts

Office of the Select Board

APPLICATION FOR/AND RENEWAL FORM
CLASS I, II OR III LICENSE

Date: 8/17/26

Please complete the following and return it to the Office of the Select Board, 488 Chapin Street, Ludlow, MA 01056 with the $200 check made payable to the Town of Ludlow, the Worker's Compensation Insurance Affidavit form, the declaration page of the worker's comp policy and if Class II license proof of $25,000 bond.

Corporate Name: STR8UP Towing & Auto Services LLC

DBA: _____

On-Site Manager Name & Phone Number: 413-317-9898
(Please list ALL names required for your license)
Business Address: 23 Oregon Ave Ludlow, MA 01056

Email Address: Str8uptowingllc@Gmail.com
Type of License: CLASS II

Additional Information: _____

_____

_____

Signature of Owner/License Holder

99-3207719
Federal ID # or Social Security #

Submit to the Select Board's Office the following:

- Application
- Check for $200 (payable to the Town of Ludlow)
- Workers Compensation Insurance Affidavit (including copy of declaration page of policy)
- Class II Only: Proof of $25,000 Bond

The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
Lafayette City Center
2 Avenue de Lafayette, Boston, MA 02111-1750
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information **Please Print Legibly**

Business/Organization Name: STR8UP TOWING & Auto Services LLC

Address: 23 Oregon Ave Ludlow, MA 01056

City/State/Zip: _____ Phone #: 413-317-9898

Are you an employer? Check the appropriate box:

1. [X] I am a employer with 2 employees (full and/ or part-time).*
2. [ ] I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
3. [ ] We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. [ ] We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. [ ] Retail
6. [ ] Restaurant/Bar/Eating Establishment
7. [X] Office and/or Sales (incl. real estate, auto, etc.)
8. [ ] Non-profit
9. [ ] Entertainment
10. [ ] Manufacturing
11. [ ] Health Care
12. [ ] Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.
**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: Biberk

Insurer's Address: P.O. Box 113247

City/State/Zip: Stamford, CT

Policy # or Self-ins. Lic. # N9WC310117 Expiration Date: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under § 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to $1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to $250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: _____ Date: 8/17/26

Phone #: 413-317-9898

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ **Permit/License #** _____

Issuing Authority (check one):

1. [ ] **Board of Health** **2.** [ ] **Building Department** **3.** [ ] **City/Town Clerk** **4.** [ ] **Licensing Board**
5. [ ] **Selectmen's Office** **6.** [ ] **Other** _____

Contact Person: _____ **Phone #:** _____

Town of Ludlow, Massachusetts

Office of the Select Board

APPLICATION FOR/AND RENEWAL FORM
CLASS I, II OR III LICENSE

Date: 10/27/26

Please complete the following and return it to the Office of the Select Board, 488 Chapin Street, Ludlow, MA 01056 with the $200 check made payable to the Town of Ludlow, the Worker's Compensation Insurance Affidavit form, the declaration page of the worker's comp policy and if Class II license proof of $25,000 bond.

Corporate Name: Str8 up towing & Auto Services LLC

DBA: _____

On-Site Manager Name & Phone Number: _____
(Please list ALL names required for your license)
Business Address: 23 Oregon Ave Ludlow, MA 01056

Email Address: [redacted] Str8uptowingllc@gmail.com
Type of License: Class III Dealer license

Additional Information: _____

_____

_____

Signature of Owner/License Holder

99-320-7719
Federal ID # or Social Security #

Submit to the Select Board's Office the following:

- Application
- Check for $200 (payable to the Town of Ludlow)
- Workers Compensation Insurance Affidavit (including copy of declaration page of policy)
- Class II Only: Proof of $25,000 Bond

The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
Lafayette City Center
2 Avenue de Lafayette, Boston, MA 02111-1750
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information **Please Print Legibly**

Business/Organization Name: Str8 up towing & Auto Services LLC

Address: 23 Oregon Ave Ludlow, MA 01056

City/State/Zip: _____ Phone #: 413-317-9898

Are you an employer? Check the appropriate box:

1. [X] I am a employer with 2 employees (full and/ or part-time).*
2. [ ] I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
3. [ ] We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. [ ] We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. [ ] Retail
6. [ ] Restaurant/Bar/Eating Establishment
7. [X] Office and/or Sales (incl. real estate, auto, etc.)
8. [ ] Non-profit
9. [ ] Entertainment
10. [ ] Manufacturing
11. [ ] Health Care
12. [ ] Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.
**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: Biberk

Insurer's Address: P.O Box 113247

City/State/Zip: Stamford, CT

Policy # or Self-ins. Lic. # N9WC310117 Expiration Date: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under § 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to $1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to $250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: _____ Date: 10/27/26

Phone #: 413-317-9898

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ **Permit/License #** _____

Issuing Authority (check one):

1. [ ] **Board of Health** 2. [ ] **Building Department** 3. [ ] **City/Town Clerk** 4. [ ] **Licensing Board**
5. [ ] **Selectmen's Office** 6. [ ] **Other** _____

Contact Person: _____ **Phone #:** _____

RECEIVED
NOV 16 2026
SELECT BOARD
LUDLOW, MA 01056

Town of Ludlow
Office of the Planning Board

November 16, 2026

Mr. Walter Trusz
66 Stivens Drive
Ludlow, MA 01056

RE: Associate Member Position

Dear Mr. Trusz:

At their meeting of November 12, 2026, the Planning Board voted (4-0) to appoint you as the Associate Planning Board Member. Your appointment will run until March 22, 2027 and you will need to be re-appointed annually if you wish to remain as the Associate Planning Board Member, as this is a 1-year term.

Please remember you must be sworn in by the Town Clerk, before you can act on any Planning Board business.

Our next Planning Board meeting will be December 10, 2026 @ 7:00PM.

Sincerely,

Josh Carpenter
Town Planner

Enclosure

cc: File
Town Clerk
Board of Selectmen

488 Chapin Street
Ludlow, MA 01056
(413) 583-5624 Ext. 1280
TTY (413) 583-5668

Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

November 18, 2026

Carrie Ribeiro
Interim Town Administrator
488 Chapin Street
Ludlow, MA 01056

Re: Rate Increase Effective July 1, 2027 (FY2028)

Dear Carrie:

I appreciate your continued loyalty to me and to all of us at Mead, Talerman & Costa, LLC who assist you with your legal needs. Our clientele is our top priority; and, recognizing that you have a choice of attorneys, we thank you for placing your trust in us.

As do businesses in any industry, we must from time-to-time increase our rates to reflect inflation, the rising costs of operations and regional norms. To continue to provide you with quality legal services, please note that we will adjust the monthly sum you are charged for general municipal services from $9,000 to $9,500 per month, effective for fiscal year 2028 (FY28), i.e. beginning on July 1, 2027. The hourly rate for labor will be increased from $190.00 to $200.00 per hour.

Invoices will continue to be due and payable upon receipt.

I value the Town as a client and I want to continue to serve the Town in the future. If you have questions about the above, please do not hesitate to contact me. Thank you.

Yours truly,

Brian Winner
Town Counsel

cc: File

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054
Phone/Fax 508.376.8400

New Bedford Office
227 Union Street, Suite 606
New Bedford, MA 02740

HOUSE . . . . . No. 5690

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES, October 13, 2026.

The committee on Consumer Protection and Professional Licensure, to whom was referred the petition (accompanied by bill, House, No. 5602) of Aaron L. Saunders (by vote of the town) that the town of Ludlow be authorized to grant an additional license for the sale of all alcoholic beverages to be consumed on premises in said town, reports recommending that the accompanying bill (House, No. 5690) ought to pass [Local Approval Received].

For the committee,

TACKEY CHAN.

FILED ON: 10/8/2026

HOUSE . . . . . No. 5690

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Fourth General Court
(2025-2026)

An Act authorizing the town of Ludlow to grant additional licenses for the sale of all alcoholic beverages to be drunk on the premises.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. (a) Notwithstanding section 17 of chapter 138 of the General Laws, the licensing authority of the town of Ludlow may grant three additional licenses for the sale of all alcoholic beverages to be drunk on the premises pursuant to section 12 of said chapter 138 to establishments located within the town's Proposed DIF District Boundary zone, as defined in subsection (b), upon approval of and under conditions set by the licensing authority for the town of Ludlow. A license granted pursuant to this act shall be clearly marked on its face "DIF District Boundary" and shall be subject to all of said chapter 138 except said section 17.

(b) The licensing authority of the town of Ludlow shall restrict the licenses granted pursuant to this act to establishments located within the Proposed DIF District Boundary zone, as that area is shown on a map titled "State Street / Ludlow Mills Improvement District 2023" and dated August 10, 2026, a copy of which is on file in the office of the town clerk of the town of Ludlow.

(c) A license granted pursuant to this act shall only be exercised in the dining room of a common victualler and in other such public rooms or areas as may be deemed reasonable and appropriate by the licensing authority as certified in writing.

(d) The licensing authority shall not approve the transfer of a license granted pursuant to this act to a location outside of the zoned area as defined in subsection (b), but it may grant a license to a new applicant within such zoned area if the applicant files with the licensing authority a letter from the department of revenue and a letter from the department of unemployment assistance indicating that the license is in good standing with those departments and that all applicable taxes, fees and contributions have been paid.

(e) If the licensee terminates or fails to renew a license granted pursuant to this act or any such license is cancelled, revoked or no longer in use, it shall be returned physically, with all of the legal rights, privileges and restrictions pertaining thereto, to the licensing authority and the licensing authority may then grant the license to a new applicant under the same conditions as specified in this act.

(f) All licenses granted under this act shall be issued within 3 years after the effective date of this act; provided, however, that a license originally granted within that time period may be granted to a new applicant under subsections (d) or (e) thereafter.

SECTION 2. This act shall take effect upon its passage.

[H5602] HD6273
7/21/26
1:14pm
Cpa

Town of Ludlow
Office of the Town Clerk

Kim M. Batista, CMMC, Town Clerk

PROCEEDINGS – MAY 11, 2026, ANNUAL TOWN MEETING

ARTICLE 28: PETITION FOR ADDITIONAL ALCOHOL LICENSES

To see if the Town will vote to authorize the Select Board to file a petition within the General Court for special legislation, substantially as set forth below, authorizing the Town to grant additional alcohol licenses; to authorize the General Court to make clerical and editorial changes of form only to the bill, unless the Select Board approves amendments to the bill before enactment by the General Court; and to authorize the Select Board to approve amendments which shall be within the scope of the general public objectives of the aforesaid petition;

AN ACT AUTHORIZING THE TOWN OF LUDLOW TO GRANT AN ADDITIONAL ALL ALCOHOL LICENSE FOR ON PREMISES CONSUMPTION

SECTION 1. (a) Notwithstanding section 17 of chapter 138 of the General Laws, the licensing authority of the town of Ludlow may grant three (3) additional all-alcohol licenses for on-premises consumption pursuant to section 15 of said chapter 138. The license shall be subject to all of said chapter 138 except said section 17.

(b) Upon its initial issuance, the licensing authority of the town of Ludlow may approve the transfer of the license granted pursuant to this act to any other location and it may grant a license to a new applicant at the same location if the applicant files with the licensing authority a letter from the department of revenue and a letter from the department of unemployment assistance indicating that the license is in good standing with those departments and that all applicable taxes, fees and contributions have been paid.

(c) If the license granted pursuant to this act is cancelled, revoked or no longer in use at the location of original issuance, it shall be returned physically, with all of the legal rights, privileges and restrictions pertaining thereto, to the licensing authority and the licensing authority may then grant the license to a new applicant at the same location under the same conditions as specified in this act.

SECTION 2. This act shall take effect upon its passage.

Pass any vote or take any action relative thereto. Submitted by the Select Board.

488 Chapin Street
Ludlow, MA 01056
(413) 583-5600 Ext. 1
TTY (413) 583-5668

Article 28 Explanation: As the town's downtown area—which is catalyzed by the Ludlow Mills Campus developments—continues to grow, the Town would be well-served to have additional alcohol licenses available for new restaurants that are interested in operating in Ludlow.

ARTICLE 28: Moved and seconded that the Town vote to authorize the Select Board to file a petition within the General Court for Special Legislation, substantially as set forth in the printed Town Meeting warrant, authorizing the town to grant additional alcohol licenses; to authorize the General Court to make clerical and editorial changes of form only to the bill, unless the Select Board approves the amendments to the bill before enactment by the General Court; and to authorize the Select Board to approve amendments which shall be within the scope of the general public objectives of the aforesaid petition.

Article 28 Explanation: As the town's downtown area—which is catalyzed by the Ludlow Mills Campus developments—continues to grow, the Town would be well-served to have additional alcohol licenses available for new restaurants that are interested in operating in Ludlow.

Finance Committee no recommendation.
Motion passes.

Attest: Kim M. Batista 5/18/26
Kim M. Batista, CMMC, Town Clerk

Amy Kurtz

From: McKenna, Sara (HOU) <Sara.McKenna@mahouse.gov>
Sent: Tuesday, November 24, 2026 10:29 AM
To: Marc Strange; sam@mtclawyers.com; brian@mtclawyers.com; pgapro05@gmail.com; Anthony Alves; Amy Kurtz
Subject: EXTERNAL:H5690: Ludlow Select Board Approval Needed
Attachments: H5602_HRP Vote_Ludlow_05.11.2026.pdf; H5690.pdf

EXTERNAL EMAIL WARNING
This email originated from outside your organization. Please verify the sender's identity before clicking links, downloading attachments, or providing sensitive information. If you were not expecting this email, please call the sender to verify authenticity.

Good morning,

I hope you are well. I am reaching out on behalf of the House Committee on Bills in the Third Reading in regards to H5690, An Act authorizing the town of Ludlow to grant additional licenses for the sale of all alcoholic beverages to be drunk on the premises. Please see the below message from the Committee staff:

"We just have minor edits to ink for the bill.

However, please note that the bill was amended by the committee on consumer protection and professional licensure and includes several substantive provisions that were not included within the attached town of Ludlow Home Rule Petition (HRP) including:

1. the licenses shall be restricted to district zones as mentioned in subsections (a) and (b);
2. a license shall be exercised in the dining room of a common victualler under subsection (c); and
3. a license shall be issues within 3 years after the effective date under subsection (f).

Because the Ludlow HRP contains a restrictive vote, **subsequent approval by the town of Ludlow Select Board of the new language in H5690 is required**.

Once the Ludlow Select Board votes to approve of the new language in H5690, we will need a certified copy of the vote (raised seal and attested to by the Clerk) in order to proceed."

I have attached a copy of the original Ludlow Select Board certified vote as well as the new language (H.5690). Please let me know if you have any questions or concerns. Please keep in mind that this session ends on Jan 5, 2027.

Best,
Sara

Sara McKenna
Legislative Aide
Office of State Representative Aaron Saunders
7th Hampden District
Mobile: 413-252-9775
Office: 617-722-2320

November 23, 2026

Chief Michal N. Brennan
Ludlow Police Department
612 Chapin St.
Ludlow, MA 01056

Re: Resignation

Dear Chief Brennan:

Please accept this letter as notice of my resignation from my employment as a police officer for the Town of Ludlow, effective December 1, 2026.

Thank you for your time and attention to this matter.

Respectfully,

Officer Quashawn Branch

Sent from my iPhone

Part I

Title III

Chapter 30B

Section 15

Section 15. (a) A governmental body shall dispose of a tangible supply, no longer useful to the governmental body but having resale or salvage value, in accordance with this section. This section does not apply to the disposal of real property.

(b) The governmental body shall offer such supply through competitive sealed bids, public auction, or established markets.

(c) Notice of sale by bid or auction shall conform with the procedures set forth in paragraph (c) of section five. The notice shall indicate the supply offered for sale, designate the location and method for inspection of such supply, state the terms and conditions of sale including the place, date and time for the bid opening or auction, and state that the governmental body retains the right to reject any and all bids.

(d) If the governmental body rejects the bid of the highest responsive bidder, the governmental body may:

(1) negotiate a sale of such supply so long as the negotiated sale price is higher than the bid price; or

(2) resolicit bids.

(e) A procurement officer may trade-in a supply listed for trade-in in the invitation for bids or request for proposals.

(f) For a supply with an estimated net value of less than $10,000, the procurement officer shall dispose of such supply using written procedures approved by the governmental body.

(g) Notwithstanding any other requirement of this section, a governmental body may by majority vote, unless otherwise prohibited by law, dispose of a tangible supply no longer useful to the governmental body but having resale or salvage value, at less than the fair market value to a charitable organization which has received a tax exemption from the United States by reason of its charitable nature.

ONE DAY PERMIT APPLICATION

TYPE OF ACTIVITY: Sip & Shop

PERMITS REQUESTED (check all that apply):

LIQUOR: Beer & Wine ✓ All Alcoholic _____ MUSIC & DANCE _____ OTHER _____

NAME OF ORGANIZATION: Cottage Melts

CONTACT PERSON: Dillon Halvorsen TELEPHONE NO.: (413) 668-7682

ADDRESS: 1327 East St Ludlow, Ma

EVENT BEING HELD AT: Cottage Melts

ADDRESS: 1327 East St, Ludlow Ma

DAY/DATES REQUESTED: 12/5, 12/6

RAIN DATE IF NECESSARY: N/A

EXPECTED TIME: BEGINNING 10:00 am ENDING 4:00 pm

NUMBER OF ATTENDANCE EXPECTED: ~80

Ludlow Police Chief, on behalf of the Select Board, has the right to determine the amount of police protection for each event to ensure proper crowd control.

Ludlow Fire Chief, on behalf of the Select Board, has the right to determine if a fire watch or ambulance detail is needed at the event.

Where liquor is being served and crowds exceed 1,000 people:

- Crowds that are over 1,000 requires four (4) officers assigned at detail rate
- Crowds that exceed 2,000 requires six (6) officers assigned at detail rate
- Crowds that exceed 4,000 additional officers will be assigned at the discretion of the Chief of Police.
- There will be clearly posted signs stating "no weapons allowed" and "all bags are subject to search".

Where liquor is served, every applicant must submit an Insurance Certificate in the amount of one million dollars for each event.

All forms must be complete and submitted to the Select Board at least four (4) weeks prior to the event date requested.

Application must be signed by a duly authorized officer of the corporation.

Payment of Police Officers and/or Firefighters is the responsibility of the organization requesting the permits and must be paid in full three (3) days prior to the event.

Applicant agrees to release and hold the Town of Ludlow harmless from any liability arising out of the use herein described.

SIGNED: Dillon Halvorsen DATE: 11/22/2026

Town of Ludlow, Massachusetts
Office of the Select Board

COMMON VICTUALLER LICENSE APPLICATION

This application must be completed and returned to the Selectboard's Office, 488 Chapin Street, Ludlow, MA 01056.

NAME OF OWNER/MANAGER XiaoXiaLi

NAME OF BUSINESS Wenming cafe

FID # 42-1818976

TELEPHONE NUMBER 917-669-3410

E-MAIL ADDRESS Emmyli520@yahoo.com

ADDRESS WHERE BUSINESS IS LOCATED 52 East St

TYPE OF BUSINESS cafe

PLEASE PROVIDE A BRIEF DESCRIPTION OF THE PREMISES

Signature of Owner/Manager or Corporate Officer

The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
Lafayette City Center
2 Avenue de Lafayette, Boston, MA 02111-1750
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information **Please Print Legibly**

Business/Organization Name: _____

Address: _____

City/State/Zip: _____ Phone #: _____

Are you an employer? Check the appropriate box:

1. ☐ I am a employer with _____ employees (full and/ or part-time).*
2. ☐ I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
3. ☐ We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. ☐ We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. ☐ Retail
6. ☐ Restaurant/Bar/Eating Establishment
7. ☐ Office and/or Sales (incl. real estate, auto, etc.)
8. ☐ Non-profit
9. ☐ Entertainment
10. ☐ Manufacturing
11. ☐ Health Care
12. ☐ Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.
**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: _____

Insurer's Address: _____

City/State/Zip: _____

Policy # or Self-ins. Lic. #_____ Expiration Date: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under § 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to $1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to $250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: _____ Date: _____

Phone #: _____

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ **Permit/License #**_____

Issuing Authority (check one):

1.☐Board of Health 2.☐Building Department 3.☐City/Town Clerk 4.☐Licensing Board
5.☐Selectmen's Office 6.☐Other _____

Contact Person:_____ **Phone #:**_____

INFORMATION

Ludlow Planning Board
488 Chapin Street
Ludlow, MA 01056
583-5600 ext. 7

Memorandum

To: ASSESSORS, BOARD OF HEALTH, BUILDING COMMISSIONER, DPW, FIRE DEPARTMENT, SAFETY COMMITTEE, SELECT BOARD, TOWN CLERK

From: PLANNING BOARD

Date: November 13, 2026

Subject: APPROVAL OF CHANGE OF OCCUPANCY / DBA APPLICATION

NAME OF OWNER OF NEW BUSINESS:	Tim Headley
NAME/TYPE OF NEW BUSINESS:	Elite Auto Group (auto sales)
NAME OF OWNER OF BUILDING:	Jose Baltazar
ADDRESS OF BUSINESS:	119 Carmelinas Circle
APPROVAL DATE:	November 12, 2026

Susan Urban
Administrative Assistant

Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056

Phone: (413) 583-5600 ext. 7

Master Application

Date submitted to Planning Board: 10 / 15 / 2026

Location of Property: (address) 119 Carmelina's Cir, Assessors' Map 26, Parcel 7K
Zoning of Property: Industrial A
Is this property in the East Street Revitalization Overlay District? YES / NO
Is this property in the Aircraft Overlay? YES / NO

Name of Business (if any): Elite Auto Group

Type Of Application (Check All That Apply):
* denotes supplemental application sheet required

Site Plan Control:
- ✓ Change of Occupancy
- __ Site Sketch
- __ Site Plan Approval

Subdivision Control:
- __ ANR *3
- __ Preliminary Subdivision Plan *3
- __ Definitive Subdivision Plan *3
- __ Waiver of Frontage *4

Special Permitting:
- __ Special Permit
- __ Home Occupation *1
- __ Home Professional Office
- __ Accessory Apartment *2
- __ Comprehensive Plan (MRD)

Other:
- __ Zone Change *5

Please note that incomplete submittals are subject to denial without any further review and any fee paid will be considered forfeit. Completeness is the responsibility of the applicant. Please check all forms and plans for completeness prior to submission. Signing this application indicates your understanding of this policy.

Contact Information:

Applicant:
Name: Tim Headley
Address: 15 Vincent St Springfield MA 01129
Phone: 413-519-7891
Fax:
E-Mail: THeadley21@Comcast.net
Signature: [signature]

I have read the above statement and have personally verified both the completeness of this entire application and all supporting documents.

From Auto Sales to Auto Sales.

Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056

Phone: (413) 583-5600 ext. 7

RECEIVED
OCT 15 2026
LUDLOW PLANNING BOARD

Information Sheet

Change of Occupancy

What is the purpose of a Change of Occupancy?
The Town's Zoning Bylaws require a full registered Site Plan for several uses in Town. In the case of a business taking over an existing business location with no change to the footprint or use of the building, a Change of Occupancy is accepted instead. (7.1.3.c) This is also currently the process used for booth rentals and locating third-party (or similar) vending at an existing business location. The process allows the Town to ensure that the intensity of a use is not changing and allows the applicant to save the time and expense involved in a full Site Plan.

Will I need to appear in front of the Board?
In most cases, an appearance is not necessary for a Change of Occupancy. If the Board has any issues, you may need to come in, but this is not likely.

How long can I expect this to take?
The Planning Board agendas are set in advance of the actual meetings. Once an application for Change of Occupancy has been received, it will be placed on the next open agenda. Depending on when your application is submitted, this could in as little as a week, but will more likely take approximately two or three weeks.

When can I get a Business Certificate?
If all you need is a Change of Occupancy, you will be able to get a Business Certificate from the Town Clerk during regular business hours after the Planning Board has approved your application.

What do I have to submit and where?
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Contact Person (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail: _____
Signature: _____

Property Owner (if different):

Name: Jose Baltazar
Address: 838 Canyon ct Marco Island Fl.
Phone: 413-246-2741
Fax: _____
E-Mail: _____
Signature: [signature]

Building Owner (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail: _____
Signature: _____

Detailed Description of Proposal: _____

Existing Auto Sales Taking over

All applications require a completed certificate of ownership / authority.
Publication cost for any public hearings required is the responsibility of the applicant.

All applications requiring a public hearing with newspaper publication and notification of abutters (all special permits, site plans and sketches, zone changes, waivers of frontage, and definitive subdivision plans, unless waived) must be received and reviewed for completeness by the Planning Board or its agent by the fourth Thursday prior to a hearing date.

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Persons wishing to discuss issues with the Planning Board outside the application process must submit a letter of explanation at least seven (7) days in advance of a meeting date.

The Planning Board or its agent shall determine the actual completeness of an application and reserves the right to schedule applications based on the Planning Board's workload within the obligations of the Ludlow Zoning Bylaw, Subdivision Rules and Regulations, and MGL Chapter 40A (State Zoning Act.)

For Office Use Only:

Building Commissioner Approval: [signature]

Fee Amount Received: $100 Fee Doubled: _____
Supporting Documents? (YES) / NO
Verified By: JC
Date Received: 10/15

Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056

Phone: (413) 583-5600 ext. 7

Certification of Ownership / Authority

If the applicant is not the owner (such as a tenant)

The undersigned certifies that it has the authority to seek the permit or approval which is the subject of this application and the undersigned further agrees to indemnify and hold harmless the Town of Ludlow for any claims brought by any third parties against the Town or its Planning Board as a result of the Planning Board granting the application sought by the undersigned.

Dated: 10/15/2026

For individual applicant:	For corporation/LLC:
Signature	Name of Entity By: _____ Signature Title: _____

The undersigned owner consents to the issuance of the permit or approval being sought by the above tenant or other occupant.

Dated: 10/15/2026

For individual owner:	For corporation/LLC:
Signature	Name of Entity By: _____ Signature Title: _____

Ludlow Planning Board
488 Chapin Street
Ludlow, MA 01056
583-5600 ext. 7

Memorandum

To: ASSESSORS, BOARD OF HEALTH, BUILDING COMMISSIONER, DPW, FIRE DEPARTMENT, SAFETY COMMITTEE, SELECT BOARD, TOWN CLERK

From: PLANNING BOARD

Date: November 13, 2026

Subject: APPROVAL OF CHANGE OF OCCUPANCY / DBA APPLICATION

NAME OF OWNER OF NEW BUSINESS:	Miranda Treat
NAME/TYPE OF NEW BUSINESS:	Westfield Pet & Garden LLC, DBA Smithland Pet (pet supply store)
NAME OF OWNER OF BUILDING:	Big Y Foods, Inc.
ADDRESS OF BUSINESS:	433 Center Street, Suite 1
APPROVAL DATE:	November 12, 2026

Susan Urban
Administrative Assistant

Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056

Phone: (413) 583-5600 ext. 7

RECEIVED
OCT 30 2026
LUDLOW PLANNING BOARD

Master Application

Date submitted to Planning Board: 10/ / 27 / 2026

Location of Property: (address) 433 Center Street, Ste. 1, Assessors' Map 12C-82-1, Parcel 82
Zoning of Property: Commercial
Is this property in the East Street Revitalization Overlay District? YES / NO
Is this property in the Aircraft Overlay? YES / NO

Name of Business (if any): Westfield Pet & Garden LLC, DBA Smithland Pet

Type Of Application (Check All That Apply):

* denotes supplemental application sheet required

Site Plan Control:
X Change of Occupancy
__ Site Sketch
__ Site Plan Approval

Subdivision Control:
__ ANR *3
__ Preliminary Subdivision Plan *3
__ Definitive Subdivision Plan *3
__ Waiver of Frontage *4

Special Permitting:
__ Special Permit
__ Home Occupation *1
__ Home Professional Office
__ Accessory Apartment *2
__ Comprehensive Plan (MRD)

Other:
__ Zone Change *5

Please note that incomplete submittals are subject to denial without any further review and any fee paid will be considered forfeit. Completeness is the responsibility of the applicant. Please check all forms and plans for completeness prior to submission. Signing this application indicates your understanding of this policy.

Contact Information:

Applicant:
Name: Miranda Treat
Address: 99 Springfield Rd. Westfield, MA 01085
Phone: 413-575-2990
Fax:
E-Mail: miranda@westfieldpet.com
Signature: MT

I have read the above statement and have personally verified both the completeness of this entire application and all supporting documents.

from pet supply store to pet supply store

Contact Person (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail: _____
Signature: _____

Property Owner (if different):

Name: Big Y Foods, Inc
Address: 2145 Roosevelt Ave. Spfld, MA 01104
Phone: 413-504-4231
Fax: _____
E-Mail: Legalaffairs@bigy.com
Signature: [signature]

Building Owner (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail: _____
Signature: _____

Detailed Description of Proposal: Update to change the business entity name from CT Gardens LLC to Westfield Pet & Garden LLC. There are no changes to the physical layout, building structure, or the nature of the business operations.

All applications require a completed certificate of ownership / authority.
Publication cost for any public hearings required is the responsibility of the applicant.

All applications requiring a public hearing with newspaper publication and notification of abutters (all special permits, site plans and sketches, zone changes, waivers of frontage, and definitive subdivision plans, unless waived) must be received and reviewed for completeness by the Planning Board or its agent by the fourth Thursday prior to a hearing date.

Applications NOT requiring a public hearing (all changes of occupancy, ANRs, preliminary subdivision plans) must be received and reviewed for completeness by the Planning Board or its agent at least 10 days prior to a meeting date.

Persons wishing to discuss issues with the Planning Board outside the application process must submit a letter of explanation at least seven (7) days in advance of a meeting date.

The Planning Board or its agent shall determine the actual completeness of an application and reserves the right to schedule applications based on the Planning Board's workload within the obligations of the Ludlow Zoning Bylaw, Subdivision Rules and Regulations, and MGL Chapter 40A (State Zoning Act.)

For Office Use Only:

Building Commissioner Approval: [signature]

Fee Amount Received: 100.00 Fee Doubled: NO
Supporting Documents? YES / NO
Verified By: SU
Date Received: 10/30/26

Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056

Phone: (413) 583-5600 ext. 7

Certification of Ownership / Authority

If the applicant is not the owner (such as a tenant)

The undersigned certifies that it has the authority to seek the permit or approval which is the subject of this application and the undersigned further agrees to indemnify and hold harmless the Town of Ludlow for any claims brought by any third parties against the Town or its Planning Board as a result of the Planning Board granting the application sought by the undersigned.

Dated: 10/27/26

For individual applicant:	For corporation/LLC:
_____ Signature	Westfield Pet & Garden LLC, DBA Smithland Pet Name of Entity By: _____ Signature Title: Area Manager

The undersigned owner consents to the issuance of the permit or approval being sought by the above tenant or other occupant.

Dated: _____

For individual owner:	For corporation/LLC:
_____ Signature	Big Y Foods, Inc Name of Entity By: _____ Signature Title: VP, Secretary

Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056

Phone: (413) 583-5600 ext. 7

Certification of Ownership / Authority

If the applicant is the owner

The undersigned represents that the undersigned is the owner of the property which is the subject of this application and has the authority to seek the permit or approval being requested in this application. The undersigned further agrees to indemnify and hold harmless the Town of Ludlow for any claims brought by third parties against the Town or its Planning Board as a result of the Planning Board granting the application sought by the undersigned.

Dated: 10/27/26

For individual owner:	For corporation/LLC:
_____ Signature	Big Y Foods, Inc. Name of Entity By: _____ Signature Title: VP, Secretary

Ludlow Planning Board
488 Chapin Street
Ludlow, MA 01056
583-5600 ext. 7

Memorandum

To: ASSESSORS, BOARD OF HEALTH, BUILDING COMMISSIONER, DPW, FIRE DEPARTMENT, SAFETY COMMITTEE, SELECT BOARD, TOWN CLERK

From: PLANNING BOARD

Date: November 13, 2026

Subject: APPROVAL OF CHANGE OF OCCUPANCY / DBA APPLICATION

NAME OF OWNER OF NEW BUSINESS:	Mutlu Turk
NAME/TYPE OF NEW BUSINESS:	ATG Transportation LLC (Uber business)
NAME OF OWNER OF BUILDING:	Lokman & Harun Yanbul
ADDRESS OF BUSINESS:	973 East Street, 2nd Floor, Unit B
APPROVAL DATE:	November 12, 2026

Susan Urban
Administrative Assistant

Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056

Phone: (413) 583-5600 ext. 7

RECEIVED
OCT 19 2026
LUDLOW PLANNING BOARD

Master Application

Date submitted to Planning Board: 10 / 19 / 2026

Location of Property: (address) 973 East St. 2nd Fl. Assessors' Map 26, Parcel 13A
Zoning of Property: Bus. A Unit B
Is this property in the East Street Revitalization Overlay District? YES (NO)
Is this property in the Aircraft Overlay? YES (NO)

Name of Business (if any): ATG Transportation LLC

Type Of Application (Check All That Apply):
* denotes supplemental application sheet required

Site Plan Control:
- X Change of Occupancy
- __ Site Sketch
- __ Site Plan Approval

Subdivision Control:
- __ ANR *3
- __ Preliminary Subdivision Plan *3
- __ Definitive Subdivision Plan *3
- __ Waiver of Frontage *4

Special Permitting:
- __ Special Permit
- __ Home Occupation *1
- __ Home Professional Office
- __ Accessory Apartment *2
- __ Comprehensive Plan (MRD)

Other:
- __ Zone Change *5

Please note that incomplete submittals are subject to denial without any further review and any fee paid will be considered forfeit. Completeness is the responsibility of the applicant. Please check all forms and plans for completeness prior to submission. Signing this application indicates your understanding of this policy.

Contact Information:

Applicant:
Name: Mutlu Turk
Address: 18 Munsing Ave. Ludlow MA
Phone: (413 356 5511
Fax:
E-Mail: mututurk28@hotmail.com
Signature: Mutlu Turk

I have read the above statement and have personally verified both the completeness of this entire application and all supporting documents.

from Turkish Club to Uber transporation

Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056

Phone: (413) 583-5600 ext. 7

Information Sheet

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Will I need to appear in front of the Board?
In most cases, an appearance is not necessary for a Change of Occupancy. If the Board has any issues, you may need to come in, but this is not likely.

How long can I expect this to take?
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Contact Person (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail: _____
Signature: _____

Property Owner (if different):

Name: LOKMAN + HAQUN YANBUC
Address: 973 EAST ST
Phone: 413-219-8275
Fax: _____
E-Mail: lokman.yanbuc@gmail.com
Signature: lokman yanbuc

Building Owner (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail: _____
Signature: _____

Detailed Description of Proposal: ATG Transportation LLC (1 vehicle) Uber business. 11:00 AM - 3:00 pm.

All applications require a completed certificate of ownership / authority.
Publication cost for any public hearings required is the responsibility of the applicant.

All applications requiring a public hearing with newspaper publication and notification of abutters (all special permits, site plans and sketches, zone changes, waivers of frontage, and definitive subdivision plans, unless waived) must be received and reviewed for completeness by the Planning Board or its agent by the fourth Thursday prior to a hearing date.

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For Office Use Only:

Building Commissioner Approval: BJ AC

Fee Amount Received: 100 Fee Doubled: NO
Supporting Documents? (YES) / NO
Verified By: SE
Date Received: _____

RECEIVED
OCT 19 2026
LUDLOW PLANNING BOARD

Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056

Phone: (413) 583-5600 ext. 7

Certification of Ownership / Authority

If the applicant is not the owner (such as a tenant)

The undersigned certifies that it has the authority to seek the permit or approval which is the subject of this application and the undersigned further agrees to indemnify and hold harmless the Town of Ludlow for any claims brought by any third parties against the Town or its Planning Board as a result of the Planning Board granting the application sought by the undersigned.

Dated: 10/19/2026

For individual applicant:	For corporation/LLC:
_____ Signature	ATG TRANSPORTATION LLC Name of Entity By: [signature] Signature Title: _____

The undersigned owner consents to the issuance of the permit or approval being sought by the above tenant or other occupant.

Dated: _____

For individual owner:	For corporation/LLC:
[signature] Signature	_____ Name of Entity By: _____ Signature Title: _____

Ludlow Planning Board
488 Chapin Street
Ludlow, MA 01056
583-5600 ext. 7

Memorandum

To: ASSESSORS, BOARD OF HEALTH, BUILDING COMMISSIONER, DPW, FIRE DEPARTMENT, SAFETY COMMITTEE, SELECT BOARD, TOWN CLERK

From: PLANNING BOARD

Date: November 13, 2026

Subject: APPROVAL OF CHANGE OF OCCUPANCY / DBA APPLICATION

NAME OF OWNER OF NEW BUSINESS:	David A. Fields
NAME/TYPE OF NEW BUSINESS:	Avid Auto Sales (auto sales)
NAME OF OWNER OF BUILDING:	Complete Storage (dba Pauldin LLC)
ADDRESS OF BUSINESS:	148 Carmelinas Circle
APPROVAL DATE:	November 12, 2026

Susan Urban
Administrative Assistant

Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056

Phone: (413) 583-5600 ext. 7

RECEIVED
OCT 22 2026
LUDLOW PLANNING BOARD

Master Application

Date submitted to Planning Board: 10/22/2026

Location of Property: (address) 148 CHAMPIONS CIRCLE, Assessors' Map 26 Parcel 90
Zoning of Property: INDUSTRIAL A
Is this property in the East Street Revitalization Overlay District? YES / (NO)
Is this property in the Aircraft Overlay? YES (NO)

Name of Business (if any): AVID AUTO SALES

Type Of Application (Check All That Apply):
* denotes supplemental application sheet required

Site Plan Control:
- ✓ Change of Occupancy
- __ Site Sketch
- __ Site Plan Approval

Subdivision Control:
- __ ANR *3
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- __ Definitive Subdivision Plan *3
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Special Permitting:
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- __ Home Occupation *1
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- __ Accessory Apartment *2
- __ Comprehensive Plan (MRD)

Other:
- __ Zone Change *5

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Contact Information:

Applicant:
- Name: DAVID A. FIELDS
- Address: 47 HARDING AVE LUDLOW, MA. 01056
- Phone: 413-250-4058
- Fax: fxr55pd@gmail.com
- E-Mail:
- Signature: David A Fields

I have read the above statement and have personally verified both the completeness of this entire application and all supporting documents.

From Auto Sales to Auto Sales

Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056

Phone: (413) 583-5600 ext. 7

RECEIVED
OCT 22 2026
LUDLOW PLANNING BOARD

Information Sheet

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Will I need to appear in front of the Board?
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Contact Person (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail: _____
Signature: _____

RECEIVED
OCT 22 2026
LUDLOW PLANNING BOARD

→ Property Owner (if different):

Name: Complete Storage (DBA Pauldin LLC)
Address: 148 Carmelina's Circle Ludlow, MA
Phone: 413-308-6904
Fax: —
E-Mail: —
Signature: [signature]

Building Owner (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail: _____
Signature: _____

Detailed Description of Proposal: Transfer of ownership of Avid Auto Sales from Amy Fields to David A. Fields (father)

All applications require a completed certificate of ownership / authority.
Publication cost for any public hearings required is the responsibility of the applicant.

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The Planning Board or its agent shall determine the actual completeness of an application and reserves the right to schedule applications based on the Planning Board's workload within the obligations of the Ludlow Zoning Bylaw, Subdivision Rules and Regulations, and MGL Chapter 40A (State Zoning Act.)

For Office Use Only:

Building Commissioner Approval: [signature]

Fee Amount Received: 100 Fee Doubled: _____
Supporting Documents? (YES) / NO
Verified By: JC
Date Received: 10/22

Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056

Phone: (413) 583-5600 ext. 7

Certification of Ownership / Authority

If the applicant is not the owner (such as a tenant)

The undersigned certifies that it has the authority to seek the permit or approval which is the subject of this application and the undersigned further agrees to indemnify and hold harmless the Town of Ludlow for any claims brought by any third parties against the Town or its Planning Board as a result of the Planning Board granting the application sought by the undersigned.

Dated: _____

For individual applicant:	For corporation/LLC:
_____ Signature	_____ Name of Entity By: _____ Signature Title: _____

The undersigned owner consents to the issuance of the permit or approval being sought by the above tenant or other occupant.

Dated: _____

For individual owner:	For corporation/LLC:
_____ Signature	PAULDIN, LLC DBA Complete Storage Name of Entity By: _____ Signature Title: Mngr

BOS

TOWN OF LUDLOW
PLANNING BOARD
488 CHAPIN STREET
LUDLOW, MA 01056

NOTICE OF DECISION
SPECIAL PERMIT

RECEIVED
TOWN CLERK'S OFFICE
2026 NOV 16 P 2:37
TOWN OF LUDLOW

DATE: November 16, 2026

APPLICATION: SPECIAL PERMIT / HOME OCCUPATION

APPLICANT: Meagan Goncalves
39 Parkview Street, Ludlow, MA

Following a duly advertised public hearing held on **November 12, 2026,** the Planning Board, acting as the Special Permit Granting Authority, at its meeting on **November 12, 2026,** with the following members present: ***Raymond Phoenix, Kathleen Houle, Haley Rivers, Christopher Coelho, voted 4-0*** to **GRANT** a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for: **office for landscaping business.**

REQUIRED FINDINGS:

Upon motion duly made and seconded, the Board finds that the Special Permit application as presented meets and/or exceeds all of the requirements imposed under Section 7.0.4 of the Zoning Bylaws:

a. The Planning Board finds that the proposal is suitably located in the neighborhood in which it is proposed and/or the total town, as deemed appropriate by the Special Permit Granting Authority.

b. The Planning Board finds that the proposal is compatible with existing uses and other uses permitted by right in the same district.

c. The Planning Board finds that the proposal would not constitute a nuisance due to air and water pollution, flood, noise, dust, vibrations, lights, or visually offensive structures and accessories.

d. The Planning Board finds that the proposal would not be a substantial inconvenience or hazard to abutters, vehicles, or pedestrians.

e. The Planning Board finds that adequate and appropriate facilities would be provided for the proper operation of the proposed use.

f. The Planning Board finds that the proposal reasonably protects the adjoining premises against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance.

g. The Planning Board finds that the proposal ensures that it is in conformance with the sign regulations of the bylaw. (See Section 6.5)

h. The Planning Board finds that the proposal provides convenient and safe vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements.

i. The Planning Board finds that the proposal ensures adequate space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment or use.

j. The Planning Board finds that the proposal provides adequate methods of disposal and/or storage for sewage, refuse, and other waste resulting from the uses permitted or permissible on the site, and methods of drainage for surface water.

k. The Planning Board finds that the proposal ensures protection from flood hazards, considering such factors as the following: elevation of buildings; drainage, adequacy of sewage disposal; erosion and sedimentation control; equipment location; refuse disposal; storage of buoyant materials; extent of paving; effect of fill, roadways or other encroachments on flood runoff and flow.

l. The Planning Board finds that the proposal is in general harmony with the general purpose and intent of this bylaw.

m. The Planning Board finds that the proposed use complies with any and all additional Special Permit Criteria or special use regulations imposed on individual uses in Section VI of this bylaw.

CONDITIONS SEE ATTACHED

VOTED FOR:	AGAINST:	ABSENT:
Raymond Phoenix		**William Ellison**
Kathleen Houle		
Haley Rivers		
Christopher Coelho		

ANY APPEAL FROM THE DECISION OF THE PLANNING BOARD CAN BE MADE ONLY TO THE COURT AND MUST BE MADE PURSUANT TO SECTION 17, CHAPTER 40A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS, AS AMENDED, AND MUST BE FILED WITHIN TWENTY (20) DAYS AFTER THE DATE OF FILING OF THE DECISIONS WITH THE TOWN CLERK.

Filed with Town Clerk On: **November 16, 2026**

Susan Urban

Susan Urban, Administrative Assistant

Town of Ludlow
Office of the Planning Board

April 10, 2026

Nikkie Pollis
Ludlow MA West St. Solar LLC
111 Speen Street, Suite 410
Framingham, MA 01701

RE: Site Plan Addendum – 155 West Street

Dear Ms. Pollis:

Please be advised that at their meeting of November 12, 2026, the Planning Board voted 4-0 to approve the Site Plan Addendum for 155 West Street (decrease the access road width from 24.5 feet to 18 feet). The Board also approved the request to waive the full plan favor of a sketch as an amendment to the existing plan and to waive the public hearing.

If you have any questions, please contact this office.

Sincerely,

Susan Urban

Susan Urban
Administrative Assistant

cc: Town Clerk, Assessor, Building, Fire, DPW, Conservation, BOH, Safety, Select Board
Joan Partyka
Rob Bukowski

488 Chapin Street
Ludlow, MA 01056
(413) 583-5600 Ext. 7

LUDLOW CONSERVATION COMMISSION
488 CHAPIN STREET
LUDLOW, MA 01056
(413) 583-5600 Ext. 1282

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TOWN OF LUDLOW

LEGAL NOTICE

The Ludlow Conservation Commission will hold a Public Hearing under W.P.A. (M.G.L. Ch. 131, § 40) and Town of Ludlow Bylaws, Chapter XV, in Ludlow Town Hall, 3rd floor, Select Board's Conference Room, on **Wednesday, December 2, 2026,** at **7:25 p.m.** on the **Abbreviated Notice of Resource Area Delineation** application of A Martins & Sons, Inc., for the property located at **697 & 0 Moore Street (Assessors' Map 33, Parcels 56 & 56A).** The subject of the hearing is: confirmation of whether the boundaries of resource area(s) depicted on the filing plan are accurately delineated.

If for any reason this hearing is cancelled, it will be rescheduled to Wednesday, January 6, 2027.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, November 25, 2026.**

Cc: Town Clerk – Please post.
Applicant/Representative
Board of Health
Building Commissioner
Department of Public Works
Planning Board
Select Board

LUDLOW CONSERVATION COMMISSION
488 CHAPIN STREET
LUDLOW, MA 01056
(413) 583-5600 Ext. 1282

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The Ludlow Conservation Commission will hold a Public Hearing under W.P.A. (M.G.L. Ch. 131, § 40) and Town of Ludlow Bylaws, Chapter XV, in Ludlow Town Hall, 3rd floor, Select Board's Conference Room, on **Wednesday, December 2, 2026,** at **7:15 p.m.** on the **Notice of Intent** application of Marcin & Olga Gadziala, for the property located at **0 (Lot 6) Woodland Circle (Assessors' Map 33, Parcel 111C)**. The subject of the hearing is: construction of a single-family home with associated work.

If for any reason this hearing is cancelled, it will be rescheduled to Wednesday, January 6, 2027.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, November 25, 2026.**

Cc: Town Clerk – Please post.
Applicant/Representative
Board of Health
Building Commissioner
Department of Public Works
Planning Board
Select Board

LUDLOW CONSERVATION COMMISSION
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LUDLOW, MA 01056
(413) 583-5600 Ext. 1282

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LEGAL NOTICE

The Ludlow Conservation Commission has scheduled a Public Meeting under W.P.A. (M.G.L. Ch. 131, § 40) in Ludlow Town Hall, 3rd floor, Select Board's Conference Room, for **Wednesday, December 2, 2026,** at **7:10 p.m.** for the Request for Determination of Applicability application of James Soffen (Town of Ludlow), for the property located at **109 Sportsmen's Road** (Assessors' Map 26, Parcel 1). The subject of the meeting is: install a new 4ft x 9ft solar-powered scoreboard.

If for any reason this meeting is cancelled, it will be rescheduled to Wednesday, January 6, 2027.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, November 25, 2026.**

Cc: Town Clerk – Please post.
Applicant/Representative
Board of Health
Building Commissioner
Department of Public Works
Planning Board
Select Board

LUDLOW PLANNING BOARD
488 CHAPIN STREET
LUDLOW, MA 01056
583-5600 Ext. 7

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LEGAL NOTICE – SPECIAL PERMIT / HOME OCCUPATION

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Select Board's Conference Room on **Thursday, December 10, 2026, at 7:15 p.m.** on the application of Melissa Paine of **449 Chapin Street,** Ludlow, MA (Assessors' Map 15C, Parcel 109) for: **face painting, body art & painting classes.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, January 14, 2027.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **11/25/26** & **12/02/26** editions.

cc: Town Clerk – Please post.
Applicant
Abutters
Surrounding Communities

Assessors
Building Department
Conservation Commission
Board of Health
Department of Public Works
Fire Department
Safety Committee
Select Board

Town of Ludlow
488 Chapin Street
Ludlow, MA 01056