

Administrative Review Committee
Thursday, September 7, 2023 @ 11:00 A.M.
Selectmen's Conference Room, Third Floor,
Ludlow Town Hall, 48 Chapin Street
MEETING MINUTES

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Committee Members Present: Doug Stefancik (Town Planner), Jamie Tomas (DPW Director), James Goodreau (Assistant Town Engineer), Leslie Ward (Building Commissioner), Chris Coelho (Planning Board), Angela Tierney (Conservation Commission), Brian Shameklis (Ludlow PD), and Seth Falconer (Fire Dept.)

Committee Members Absent: John Moll (Historic Commission) and Joe Queiroga (Planning Board)

Consultant Team Present: AJ Crane and Rob Levesque (RLA Associates)

Meeting called to order at 11:00 AM

Site Plan: Building 44, Lot B-1 and Lot B-2 Riverside Drive: site plan for a proposed restaurant with site improvements to include stormwater and parking. (See file in Planning Department for site plans and comments.)

Rob Levesque made a presentation to the Committee on the site plan for the proposed restaurant. The restaurant would have an outdoor deck, seating for 270. The applicant proposes to modify the existing Ludlow Mills Building 44 with associated site improvements. Associated site improvements include, but are not limited to, the construction of two (2) new parking lots to service Building 44, in addition to the construction of a new stormwater management system.

The Committee reviewed comments from the Town Planner, Building Commissioner and Conservation. DPW, Fire and Police were present and were part of the discussion.

Angela Tierney from Conservation had many questions on the project which was already in the beginning stages. The project did not go through Conservation for any Conservation Commission determinations. Angela had concerns that the applicant did not receive any filings for this project, but that work had started. The project is in close proximity to the riverwalk and the Chicopee River.

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It was determined to have the applicant go to the Conservation Commission and receive the appropriate determinations and have the site plan revised based on those findings, then to return to the Administrative Review Committee once the applicant is completed with the Conservation Commission.

The Committee approved (8-0) the Meeting Minutes of November 1, 2019 and April 12, 2023.

Meeting adjourned: 12:05 PM

These minutes were approved on 12/12/23 [date].


Administrative Review Committee Secretary

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