

**LUDLOW ZONING BOARD OF APPEALS
AGENDA**

**MEETING OF: August 10, 2017
Ludlow High School – Auditorium**

RECEIVED
TOWN CLERK'S OFFICE
2017 AUG -8 P 12: 33
TOWN OF LUDLOW

Pledge of Allegiance

PUBLIC HEARING:

***Continued from July 27, 2017**

6:30 PM: The Ludlow Zoning Board of Appeals will hold a public hearing at Ludlow High School Auditorium, 500 Chapin Street, on Thursday, August 10, 2017 at 6:30 PM on the application for a Comprehensive Permit by Way Finders, Inc., f/k/a HAP, Inc. and Fuller Future LLC, for the property located at 188 Fuller St, Ludlow, MA (Assessors Map 11C, Parcel 48, Zoning: Residential-A). The subject of the hearing is a Comprehensive Permit to construct a 43 unit, affordable rental housing development pursuant to M.G.L. Chapter 40B, sections 20-23 and the Comprehensive Permit regulations at 760 CMR 56.00 et seq.

Discussion:

- Way Finders to bring forth any new information.
- Board to discuss list of possible conditions and waiver requests.
- Board to discuss upcoming approach/schedule.
- Questions/Comments from other Boards and the Public.

Upcoming Hearings:

Thursday, August 17, 2017 in the Selectmen's Conference Room – 3rd Floor

6:30 PM: Variance to install two banners in excess of 100 square feet by varying Ludlow Zoning Bylaw, Section 6.5.4 a. at 68 State Street, Ludlow, MA (Assessors Map 14B, Parcel 130, Zoning: MRD).

6:45 PM: Special Permit to build a 700 SF addition by varying Ludlow Zoning Bylaws, Sections 3.4, 3.4.1 & 3.4.2. on 54 Grimes St, Ludlow, MA (Assessors Map 1B, Parcel 14, Zoning: Agricultural & Residential-A).

7:00 PM: Special Permit to construct a 2,400 square foot addition on a pre-existing, non-conforming structure that does not meet the side yard setback requirements of 20 feet on 679 Moore St, Ludlow, MA (Assessors Map 33, Parcel 55, Zoning: Agricultural).

7:30 PM: Special Permit to construct a 320 square foot addition on a pre-existing, non-conforming lot on 189-195 State St, Ludlow, MA (Assessors Map 14B, Parcel 218, Zoning: Business-B).

8:00 PM: Variance to construct a single family dwelling on an 11,600 square foot non-conforming lot on 0 Stevens St, Ludlow, MA (Assessors Map 14C, Parcel 44, Zoning: Residential A-1).

Not all the 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. All topics are subject to change as necessary.

**LUDLOW ZONING BOARD OF APPEALS
AGENDA**

**MEETING OF: August 10, 2017
Ludlow High School – Cafeteria**

RECEIVED
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2017 AUG -8 P 12: 32
TOWN OF LUDLOW

DISCUSSION:

5:30 pm

- Board to discuss upcoming hearing on 188 Fuller Street
- Discussion with consultant, Paul Haverty

Upcoming Hearings:

Thursday, August 10, 2017 at Ludlow High School – Auditorium

***Continued from July 27, 2017**

6:30PM: Comprehensive Permit to construct a 43 unit, affordable rental housing development pursuant to M.G.L. Chapter 40B, sections 20-23 and the Comprehensive Permit regulations at 760 CMR 56.00 et seq. at 188 Fuller Street, Ludlow, MA.

Not all the 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. All topics are subject to change as necessary.
