

LUDLOW ZONING BOARD OF APPEALS
AGENDA
MEETING OF: September 7, 2017
Ludlow Town Hall – Selectmen’s Conference Room

Pledge of Allegiance

PUBLIC HEARING:

7:00 PM: The Ludlow Zoning Board of Appeals will hold a public hearing in Ludlow Town Hall, 488 Chapin Street, Board of Selectmen Conference Room, third floor, on Thursday, September 7, 2017 at 7:00 PM on the application of Renata Borkowski, for the property located at 0 Leland Drive, Ludlow, MA (Assessors Map 18, Parcel 38E, Zoning: Agricultural). The subject of the hearing is a Variance to construct a single family dwelling providing only 22.5 feet of frontage by varying Ludlow Zoning Bylaw Table 2 - Dimensional Regulations.

7:30 PM: The Ludlow Zoning Board of Appeals will hold a public hearing in Ludlow Town Hall, 488 Chapin Street, Board of Selectmen Conference Room, third floor, on Thursday, September 7, 2017 at 7:30 PM on the application of Ahmad Amin, for the property located at 190-194 East Street, Ludlow, MA (Assessors Map 14B, Parcel 112-1, Zoning: Business-A). The subject of the hearing is a Variance to install a 35 SF, free standing sign with a height of 17 feet by varying Ludlow Zoning Bylaw Section 6.5 & 6.5.5 d.

8:00 PM: The Ludlow Zoning Board of Appeals will hold a public hearing in Ludlow Town Hall, 488 Chapin Street, Board of Selectmen Conference Room, third floor, on Thursday, September 7, 2017 at 8:00 PM on the application of Susan Gamelli, for the property located at 58 Beachside Drive, Ludlow, MA (Assessors Map 16A, Parcel 113, Zoning: Residential-A). The subject of the hearing is a Special Permit to construct a 300 SF deck, attached to the home, on a pre-existing, non-conforming lot that will not meet the required setbacks of Ludlow Zoning Bylaw Table 2 - Dimensional Regulations.

***Continued from August 17, 2017**

8:30 PM: The Ludlow Zoning Board of Appeals will hold a public hearing in Ludlow Town Hall, 488 Chapin Street, Board of Selectmen Conference Room, Third Floor, on Thursday, September 7, 2017 at 8:30 PM on the application of Ludlow Mill Housing LLC, for the property located at 68 State St, Ludlow, MA (Assessors Map 14B, Parcel 130, Zoning: MRD). The subject of the hearing is a Variance to install two banners in excess of 100 square feet by varying Ludlow Zoning Bylaw, Section 6.5.4 a.

RECEIVED
TOWN CLERK'S OFFICE
2017 SEP - 1 P 8:00
TOWN OF LUDLOW

Upcoming Hearings:

Monday, September 11, 2017 in the Selectmen's Conference Room – 3rd Floor

***Continued from August 17, 2017**

5:30 PM: The Ludlow Zoning Board of Appeals will hold a public hearing in Ludlow Town Hall, 488 Chapin Street, Board of Selectmen Conference Room, Third Floor, on Monday, September 11, 2017 at 5:30 PM on the application of Antonio Martins, for the property located at 679 Moore St, Ludlow, MA (Assessors Map 33, Parcel 55, Zoning: Agricultural). The subject of the hearing is a 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.

***Continued from August 10, 2017**

7:00 PM: The Ludlow Zoning Board of Appeals will hold a public hearing in Ludlow Town Hall, 488 Chapin Street, Board of Selectmen Conference Room, Third Floor, on Monday, September 11, 2017 at 7:00 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.

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.
