

AGENDA - REVISED

Town of Ludlow Planning Board

Meeting of: February 23, 2017

Time: 6:30 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

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Appointments:

- 6:30 – RESCHEDULED PUBLIC HEARING – SITE PLAN – Eversource Energy, Attn: William Blanchard - 0 Chapin Street (Assessors’ Map 27, Parcel 40) (build a 2-megawatt (MW) solar facility)
- 7:00 – RESCHEDULED PUBLIC HEARING – ZONE CHANGE – John Garcia – 720 Chapin Street (Assessors’ Map 11D, Parcel 102A) (Agriculture & Residence A to Business B) (*Request to continue until February 23, 2017*)(*Mail Item #12 included*)
- 7:15 – PUBLIC HEARING – SITE PLAN – Ahmad Amin & Nadeem Saeed – 190-194 Center Street (Assessors’ Map 14B, Parcel 112)(update site plan for convenience store)
- 7:30 – PUBLIC HEARING – SPECIAL PERMIT/MICRO-BREWERY – Vanished Valley Brewery, Inc. – 782 Center Street (Assessors’ Map 17, Parcel 120) (operation of a micro-brewery in an Agricultural Moderate Density District with no point-of-sale operations to the general public)
- 8:00 – PUBLIC HEARING – SPECIAL PERMIT/ESTATE LOT, & ANR – Paula Siok - 0 Miller Street (Assessors’ Map 30, Parcels 34A & 36D)(Lot K) (*Mail Item #13 included*)

Mail Items:

- 12. Letter from Conservation Commission re: Request for Determination – 720 Chapin Street to Victor Street (*included in public hearing*)
- 13. Letter from Joyce A. Siok re: Public Hearing for 0 Miller Street (Estate Lot) (*included in public hearing*)
- 14. Petition for Zone Change – 603 Alden Street (Stephen Ecrement) - forwarded from the Board of Selectmen
- 15. Petition for Zone Change – 252 West Street (Dominic Torretti) – forwarded from the Board of Selectmen
- 16. FY17 District Local Technical Assistance Program - PVPC

Consent Agenda:

The following items will be adopted by unanimous consent upon announcement by the Chairman unless a board member objects at that time. Any member may also request that an item be removed from the consent agenda for separate consideration. (Circulate documents for signatures)

- ◆ APPROVE/SIGN Minutes of January 26, 2017
- ◆ FILE Mail Item 17 - Legal Notices from surrounding communities
- ◆ SIGN Special Permit:
 - Ludlow Sunoco #04056 – 425 Center Street (Drive thru for existing car wash)
- ◆ APPROVE Change of Occupancies:
 - Westfield Bank (Gerald P. Ciejka, Esq.) – 471-481 Center Street (acquisition of Chicopee Savings Bank)
 - Danyun Huang – 36 East Street (hair & nail salon)
 - David R. Lavoie (Lavoie Properties) – 733 Chapin Street, B1 (adding a company to manage rentals)

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***If the Planning Board meeting on February 23, 2017 is cancelled due to inclement weather, the public hearings will be re-scheduled to March 9, 2017.**

All applicable paperwork is on file at the Planning Board Office during regular working hours. Not all topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the Chairman reasonably expects will be discussed as of the date of this notice.