

**TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
March 9, 2017**

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Present)
Edgar Minnie – Vice Chairman (Absent)
Christopher Coelho (Present)
Kathleen Houle (Present)
Joseph Queiroga - (Present)

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TOWN OF LUDLOW

Meeting began at 7:01 p.m. in the Selectmen's Conference Room

**PUBLIC HEARING – ZONE CHANGE – Stephen Ecrement & Mariamar Gutierrez
Ramirez – 603 Alden Street (Assessors' Map 40, Parcel 81)(Agriculture to Residence A)**

SEE ATTACHED MINUTES

**ANR – John & Julia Dias – 597 Chapin Street (Assessors' Map 16A, Parcel 96)
(divide off a conforming parcel with frontage on Beachside Drive)**

John & Julia Dias were present for the appointment.

Mr. Dias explained that the ANR was submitted to divide the property into two for the purpose of an additional building lot for a single family residence. He noted that both the existing shed and the pool house will be razed.

Mr. Queiroga read the ANR checklist:

- 1. Property owner's name, date of plan, and scale of plan.*
- 2. A space for endorsement by the Planning Board.*
- 3. The names of all abutters.*
- 4. The lines of existing streets, ways, property lines, and easements. Indicate whether streets and ways are public or private.*
- 5. The approximate distance from the property to the nearest street intersection, town line, or other definable physical feature.*
- 6. Sufficient data to determine the location and length of every property boundary line in the new parcel and to establish these lines on the ground. Indicate the area of the new parcel.*
- 7. The location of all property corner monuments and whether they were found or set.*
- 8. The location, frontage, and area of the land remaining in the original parcel after establishing the new parcel.*

9. *The north arrow for bearing system used on the plan and whether it is true, magnetic, or assumed north.*
10. *The location of all existing buildings and the distance from the existing buildings to the new property lines.*
11. *If a building lot is intended, the frontage requirement at the setback line must be shown.*

SUBMISSION: Two (2) Mylar's plus four (4) sets of prints (dark line on white background) shall be submitted to the Board for endorsement.

Mr. Coelho **MOVED** to approve the ANR for Mr. John & Mrs. Julia Dias of 597 Chapin Street.

Mr. Dias: Dias.

Mr. Coelho: Dias, I'm sorry, Assessors' Map 16A, Parcel 96, as ...

Mr. Phoenix: Is there a second?

SECOND Ms. Houle.

Mr. Phoenix: Made and seconded to endorse the ANR. All those in favor?

4-0 in Favor.

Documents included: Master application; Plan of Land; Chapin Street, Beachside Drive Ludlow, Mass., owned by Joao A. & Julia E. Dias (February 17, 2017)

Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- ◆ APPROVE/SIGN Minutes of February 16, 2017
- ◆ FILE Mail Item 21. - Legal Notices from surrounding communities
- ◆ APPROVE Change of Occupancy:
 - Nickolas Linna (The Yogurt Mill) – 120 East Street (change of name – yogurt shop)
- ◆ APPROVE/SIGN Bills – Ludlow Printing & Copy Center (binding of 2016 minutes)

Mail Item #17 - Legal Notice – Zoning Board of Appeals - Public Hearing for HAP Inc. and Fuller Future LLC – 188 Fuller Street – Comprehensive Permit to construct a 43 unit, affordable rental housing development

The letter explained that the hearing for the HAP Housing Project on 188 Fuller Street will take place on Thursday, March 16, 2017 at 6:30 p.m. at the Ludlow High School Auditorium. The

Zoning Board of Appeals is requesting recommendations from all departments, and strongly recommending that a representative from each department be present at the hearing to provide any comments or concerns and to answer any questions that the public may have.

Mr. Coelho suggested sending a copy of the Subdivision Rules and Regulations in reference to the 2 exits required. Mr. Stefancik also said that he is reviewing the plans to see what the deficiencies are.

Mr. Phoenix: Is there a MOTION to formally have the Town Planner put together a letter indicating the ways that the proposal does not meet the Bylaws and Rules and Regulations?

Mr. Coelho: **SO MOVED.**
SECOND Mr. Queiroga.
4-0 in Favor.

Mr. Coelho said that he would also like expressed in that letter some of the things that they (HAP) discussed during the meeting with the Planning Board: about making sure that Ludlow residents get priority housing there; and preferential selection of local contractors to do any and all of the work there, including construction and maintenance.

Mr. Phoenix: So, just to make sure that everybody's on board, is there a MOTION to amend our prior decision?

Ms. Houle: **SO MOVED.**

Mr. Phoenix: Is there a second?

Mr. Queiroga: Yes, **SECOND.**

Mr. Phoenix: So, now on the amended result here, all those in favor?

4-0 in Favor.

File Mail Item #18 - Notice of Decision – Zoning Board of Appeals – Special Permit for 456 Ventura Street

File Mail Item #19 - Memo from Ellie Villano, Town Administrator – Articles for the May 8, 2017 Special Town Meeting within the Annual Town Meeting Warrant

File Mail Item #20 - Letter of support of recreational marijuana moratorium from Board of Health

The letter will be included in the public hearing scheduled for March 23, 2017.

Housing Production Plan

Mr. Stefancik said that he contacted Ellie Villano, Town Administrator regarding funding the Housing Production Plan, and that she suggested that the Planning Board meet with the Board of Selectmen to discuss using the 40R funds for the Plan.

Mr. Stefancik will compile numbers as to the cost of initial start of the Housing Production Plan, as well as maintaining the Plan. He said that he is also looking into a Path Grant from the DHCD to help with the funding.

The Board agreed that they will meet with the Board of Selectmen after the May 2017 Town Meeting.

Mr. Phoenix: Seeing nothing else on the agenda, is there a MOTION to adjourn?

Mr. Coelho: **SO MOVED.**

SECOND Ms. Houle.

4-0 in Favor.

Meeting adjourned at 7:30 p.m.

APPROVED:



Kathleen Houle - Secretary

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(All related documents can be viewed at the Planning Board Office during regular business hours.)

**TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – ZONE CHANGE
603 Alden Street (Assessors' Map 40, Parcel 81)
Stephen Ecrement & Mariamar Gutierrez Ramirez
(Agriculture to Residence A)
March 9, 2017**

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Present)
Edgar Minnie - Vice Chairman (Absent)
Joseph Queiroga (Present)
Christopher Coelho (Present)
Kathleen Houle (Present)

Hearing began at 7:01 p.m. in the Selectmen's Conference Room.

In attendance: Stephen Ecrement

Mr. Phoenix gave Mr. Ecrement a copy of the invoice from Turley Publications, and read the legal notice which included the description of: Zone change requested from Agriculture to Residence A. Reason for Requested Change: Change zoning to accommodate reduced setbacks for addition.

Mr. Phoenix: So now that I read all that, would you like to, kind of, just let us know what you're looking to do?

Mr. Ecrement: Yes, I want to add a second bedroom on to my house. It's a 751 square foot house, and I have the survey here. I need a ten foot setback to build anything on, because the property's only 50 feet wide. So, here's the plans, if you guys want to look at it. But, it's gonna be 19 foot by 9.8 foot bedroom. In order to accommodate a ten foot setback, which I would need the zone change in order to do that.

Mr. Phoenix: Ok.

Mr. Ecrement: That's just about the gist of it.

Mr. Queiroga: So what's the zone now?

Ms. Houle: Agricultural.

Mr. Coelho: Agriculture.

Mr. Queiroga: And what are you asking for?

Mr. Ecrement: Residential.

Mr. Queiroga: Residential.

Mr. Phoenix: And I believe, when I was looking through some of this stuff prior to the meeting tonight, somewhere in there, it does mention that the property to the north has already been zoned residential?

Mr. Ecrement: Correct, to the north, correct, yes. It's an empty lot right now, but I think they're building, gonna be building there.

Mr. Phoenix: Ok, do we have any other questions or comments from the Board at this point?

Mr. Coelho: ---

Mr. Ecrement: It's a unique property.

Mr. Coelho: --- it's a sliver, you know.

Mr. Ecrement: It's 1,200 feet long and 50 feet wide.

Mr. Queiroga: And you go all the way to that other one in the back, don't you?

Mr. Phoenix: Yeah, the other thing we've got coming in tonight stretches from one street to a whole other street.

Mr. Ecrement: Really?

Mr. Phoenix: Yeah, the one for Beachside Drive. If there's nothing else from the Board at this time, I will open it up to public comments, questions, and concerns. If you do have anything that you would like to add, I would ask that you state your name and address for the record and address everything through myself as Chairman, so we can keep everything straight in the minutes. That said, does anyone here have anything that they would like to add or ask at this time? Hearing nothing, I would also just mention, the decision that we'd make here tonight, and I'm sure that you're aware of this at least, is a decision regarding a recommendation to Town Meeting. So, whatever we say here tonight, Town Meeting has the opportunity to say something the same or different when we actually get to that point. Lately, we've actually been having a pretty good record with Town Meeting going along with our recommendations, but that hasn't always been the case, so. Anything else from anyone at this point?

Mr. Queiroga: No, I just want to, so, you're proposing to add an addition to the house? Is that the part in the back?

Mr. Ecrement: Correct, yeah.

Mr. Queiroga: Now, wait a minute, this says to be removed, a proposed addition, ok, I see.

Mr. Ecrement: --- right, right, the dashed line is the, it's, I don't know, the previous owners built a bunch of sheds around the house.

Mr. Queiroga: ---

Mr. Ecrement: They just kept adding on sheds.

Mr. Queiroga: Yup.

Mr. Ecrement: It's quite a weird house, but anyways, yeah, that's gonna be removed, and then a bedroom ---.

Mr. Queiroga: Ok, so, that would, now it's to Residency A or B?

Ms. Houle: Residence A.

Mr. Queiroga: Residency A, which is, to my way of thinking, is conforming with a lot of the local neighborhood.

Mr. Phoenix: It is, and it's certainly not opening up the neighborhood to any kind of additional usages. It actually tightens the restrictions. So, it's not like we're switching it to, I don't know, Business B out of nowhere or something.

Mr. Ecrement: Ok, nice.

Mr. Coelho: No more cows or horses.

Mr. Ecrement: ---, yeah. Not a whole of pasture on that property.

Mr. Phoenix: If nobody else has anything to bring up at this point, I would ask if we have, if we're ready for a motion?

Mr. Queiroga: Mr. Chairman, I'll make a motion.

Mr. Phoenix: Yup.

Mr. Queiroga: I **MOVE** to recommend approval to the Town Meeting of the zone change for Steven Ecrement and Mariamar Gutierrez at 603 Alden Street, Assessors' Map 40, Parcel 81 from Agriculture to Residency A.

SECOND Mr. Coelho.

Mr. Phoenix: Motion's made and seconded to recommend approval at Town Meeting. All those in favor?

4-0 in Favor.

Mr. Phoenix: Motion carries 4-0. Is there a **MOTION** to close the public hearing?

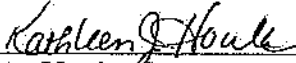
Ms. Houle: **SO MOVED.**

SECOND Mr. Coelho.

4-0 in Favor.

Hearing ended at 7:07 p.m.

APPROVED:



Kathleen Houle, Secretary

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Documents: Master application; abutters list; Mail Item #14 – Receipt of petition for Zone Change – 603 Alden Street – from Ludlow Board of Selectmen, Ellie Villano, Town Administrator; Assessors' Map 40

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).