

**TOWN OF LUDLOW PLANNING BOARD  
MINUTES OF THE MEETING OF  
April 27, 2017**

**PLANNING BOARD MEMBERS**

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

RECEIVED  
TOWN CLERK'S OFFICE  
2017 MAY 26 P 12: 21  
TOWN OF LUDLOW

Meeting began at 7:00 p.m. in Hearing Room #2

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**PUBLIC HEARING – ZONE CHANGE – Abilio A. Borges (Borges Construction Inc.) –  
165 Carmelinas Circle (Assessors' Map 26, Parcels 7E & 7V)  
(addition of a 70' x 10' detached lean-to)**

**SEE ATTACHED MINUTES**

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**PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION  
Norbert A. Pereira – 89 Cislak Drive (Assessors' Map 26, Parcel 54D)  
(home improvement business – B P Home Improvement & Repair)**

**SEE ATTACHED MINUTES**

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**PUBLIC HEARING – SPECIAL PERMIT AMENDMENT/SITE PLAN ADDENDUM –  
Vanished Valley Brewery, Inc. – 782 Center Street (Assessors' Map 17, Parcel  
120)(Remove no point-of-sale operations to the general public from original Special Permit.  
Site Plan Addendum will show handicapped parking for brewery.)**

**SEE ATTACHED MINUTES**

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***Consent Agenda:***

*The Board approved the Consent Agenda under unanimous consent.*

- ◆ FILE Mail Item 39. - Legal Notices from surrounding communities
- ◆ APPROVE Change of Occupancy:
  - Lorraine H. Watt – 8 Chestnut Street (Two Roses Tea & Cupcake Co.)(cupcake decorating classes / tea parties)
- ◆ APPROVE/SIGN Bills – Tighe & Bond (GIS Parcel Updates GL 2015)
  - American Planning Association (APA Membership 7/1/17-6/30/18)

**APPOINTMENT – Eversource Energy - 0 Chapin Street (Assessors' Map 27, Parcel 40)  
Site Plan modifications for 2-megawatt (MW) solar facility**

*Michael Gagnon and Amy Voisine-Shea were present for the appointment.*

Mr. Gagnon explained that as a result of internal review, they had to retract the westerly side of the solar field by approximately 80 feet east. He noted that per transmission, the rays cannot be inside of their (WMECO) easement. Mr. Gagnon said another tweak that they did was that they took the stormwater management basin and nudged it up a little bit in response to the loss of a small solar panel. He remarked that the last change was that they added two rows of solar panels due to a change in the boundary line from the recent survey. He added that they are still maintaining the same rear yard 40 foot offset, but reduced the overall size of the facility from 2.1MW to 1.8MW.

The Board agreed that it will have to come in under site plan amendment with a public hearing for the changes, due to the number of abutters on the site.

The Board said that Eversource could start the clearing and begin any work that is already on the approved site plan.

*Documents included: Eversource Solar Site 72 – Ludlow, MA Chapin Street Ludlow Massachusetts – Permit Drawings, MMI Project No. – 5615-12, January 20, 2017, Revision No.4 – April 25, 2017*

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**APPOINTMENT – Denis Baltazar – Cislak Drive Ext. – Site Plan Changes**

*Dennis Baltazar, Atty. John DaCruz, and Tony Goncalves were present for the appointment.*

Atty. DaCruz explained that they would like to make some changes to the (subdivision) plan that was submitted and approved. He noted that the first one would be a name change to the street, rather than Cislak Drive Extension, they would like to call it Sunset Ridge. He added that the second change would include adding a decorative wall on the left hand side of the entrance to the subdivision, with the street name on it. Atty. DaCruz said they would like to add three street lights to the existing three, making the total number of lights six. He also remarked that they would also like the option of replacing the first 100 feet of curbing with granite curb, to enhance the site.

The Board agreed that the changes could be done as “as-builts”. Mr. Stefancik remarked that the wall should be included in the homeowners association.

Mr. Queiroga **MOVED** that the changes discussed by the applicants will come into the Board as, with the as-builts.

Mr. Minnie: As pending DPW approval.

Mr. Queiroga: Correct.

**SECOND** Ms. Houle.

**4-0 in Favor.**

The Board agreed that Ms. Houle, as Secretary, could sign the new plans after they are approved by the DPW.

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### **Review Site Plan - Gillespie Car Care – 407 West Street**

Mr. Stefancik explained that Gillespie Car Care got a violation letter from Justin Larivee, Dept. of Inspectional Services (mail item #28 from April 13, 2017 meeting) regarding excessive vehicles being parked at the site. He noted that the Building Commissioner did go out to the site, and that it was cleaned up. Mr. Stefancik said that there is no valid site plan on file for the property, but that the owner of the property, Barry Linton, was supposed to submit one previously. Mr. Minnie suggested that a letter be sent to Mr. Linton explaining that if, in the future, there's going to be a Change of Occupancy or change of use, that a complete site plan submittal will be required.

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### **Home business violations**

Mr. Minnie remarked that he has been driving around Town and has been seeing ridiculous amounts of commercial equipment in residential yards. He said that he thinks that a notice should be published in the Ludlow Register stating that we have noticed a lot of people are doing things they shouldn't be, and that enforcement action will be taken. Mr. Minnie also suggested that Justin Larivee, the Building Inspector, make Mr. Stefancik, the Town Planner, the enforcement designee on some of these violations.

Mr. Stefancik said that a conversation needs to be had about what constitutes equipment, and what is allowed, and to put that into the Bylaw.

Mr. Minnie also spoke about two underground rooms located on the side of the road on Route 21. He said that the rooms have four to five foot ballards around them, and that no-one in the Town knows what they are, or who they are for.

Mr. Minnie suggested that the distinction between the equipment and vehicles allowed would go by the weight, the amount of cylinders, and whether or not it is diesel. Mr. Stefancik will investigate into the distinctions of the various classes of equipment.

The Board also agreed that a meeting should be set up involving the Planning Board, the Building Inspector, and the Assessors.

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### **2017 Work in Eversource Transmission Rights-of-Ways**

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**Town Meeting – May 8, 2017**

Mr. Minnie said that he will be attending. Mr. Stefancik noted that some of the people on the Finance Committee didn't like the idea of the Garcia zone change, located on 720 Chapin Street, being changed from Agriculture and Residence A to Business B because it is already a congested residential area, and spot zoning. Mr. Minnie mentioned that nobody at the public hearing spoke against the project. Mr. Stefancik said that it is an economic development project.

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**File Mail Item #32 - Reorganization of Town Boards / Commissions**

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**File Mail Item #33 - Notice of Decision – Special Permit – Ludlow Board of Appeals – 97 Grimard Street**

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**File Mail Item #34 - Dept. of Inspectional Services - Change of Address – 886 East Street**

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**File Mail Item #35 - Dept. of Inspectional Services – Change of Address – 190-194 East Street**

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**File Mail Item #36 - Environmental Notification Form – Reconstruction of Route 21 (Center Street) Ludlow  
Notice of MEPA Site Visit (Wednesday, May 3, 2017 @ 10:00 a.m.)**

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**File Mail Item #37 - 55<sup>th</sup> Annual Meeting of the Pioneer Valley Planning Commission Invitation**

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**Mail Item #38 - Copy of complaint to Board of Selectmen from Tony Sousa - re: 241 Sewall Street**

Mr. Minnie remarked that this is an ongoing complaint, and that the Planning Board has done all that they can do under their jurisdiction. Mr. Stefancik said that Justin Larivee, the Building Commissioner, noted that the retaining walls were ok because they were under two feet high, and that he will go back out to inspect the site. Mr. Stefancik explained that the Unkempt Properties Bylaw may be applied to this situation.

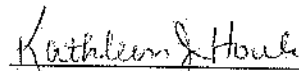
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Mr. Minnie: MOTION to adjourn?

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

Meeting adjourned at 8:33 p.m.

APPROVED:

  
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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 – SITE PLAN  
165 Carmelinas Circle (Assessors' Map 26, Parcels 7E & 7V)  
Abilio A. Borges (Borges Construction Inc.)  
(addition of a 70' x 10' detached lean-to)  
April 27, 2017**

**PLANNING BOARD MEMBERS**

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

*Hearing began at 7:01 p.m. in Hearing Room #2.*

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*In attendance: Abilio Borges, Deborah Rice, attendees*

Mr. Minnie read the legal notice, gave Mr. Borges a copy of the invoice from Turley Publications, and reviewed the application. The legal notice included the description of: addition of a 70' x 10' detached lean-to.

Mr. Minnie: Ok, we got some waivers. How you doing this evening?

Mr. Borges: ---

Mr. Minnie: Ok, so, we're here tonight because you want to put a lean-to on the side of your building on the, what direction is that, north side of the building? Yeah, ok. And we're down on Carmelinas Circle. It's zoned industrial. Is that Industrial A?

Mr. Stefancik: Industrial A.

Mr. Minnie: And the site plan, is that a new site plan or is that an old ---

Mr. Stefancik: This is a brand new ---.

Mr. Minnie: It's...

Mr. Stefancik: It's brand new.

Mr. Minnie: It's brand new. Ok, so it's a full blown site plan, ok. So, why don't you tell us a little bit what you want to do?

Ms. Rice: We want to put on the north side, a detached lean-to, 70 feet long, 10 feet wide.

Mr. Minnie: Ok.

Ms. Rice: So we can cover all these signs and so forth ---.

Mr. Minnie: Sure.

Ms. Rice: --- put in a gutter along the edge, tied into the new catch basin.

Mr. Minnie: Alright, so we have some comments from the other Boards in Town. It's pretty straight forward and simple. So, I'm gonna go over some of the comments from the other Boards, and then we'll go from there. Board of Health: no comments. Department of Public Works: no comments. From the Town Planner, site plan comments, I'm just looking at his checklist, ok, applicant needs to ask for waivers on o.1-5 additional requirements; proposed lean-to does not meet the Industrial A side yard set back of 20 feet. They will need to file an approval from the Zoning Board of Appeals, and returning to Planning Board for site plan approval. Ok, so, what that comment is, is that because rules have changed from when the building was built to today, you can't put anything from the property line twenty foot in anymore, without being nonconforming. So you're preexisting nonconforming. How wide is it now?

Mr. Queiroga: It's ten plus this five.

Mr. Minnie: Yeah, so, it's fifteen. So, when you built the building to today, things have changed. So, if you were forty feet in, and you wanted to do this, we would be finishing this here tonight, and you'd be in and out quick and easy. But, because of things that have changed, and because of where the building's positioned on the lot, we're gonna go through and do some paperwork. We don't have a choice. We have to issue a denial. It's not a big deal. So what you do is, you get everything in a row here, then you go over to the Board of Appeals, and you submit, sort of, similar to this, but you've already got all your paperwork. You've just got to do the fee. And Doug, can help you upstairs, negotiate that. They'll have a hearing, and you ask for a variance. Variances can be difficult to get. It's nowhere near certain guarantee. I don't know what their rate of variances are but their ---.

Mr. Stefancik: --- \$75, a flat fee for the application to the ZBA.

Mr. Minnie: Ok, so it's only \$75, it's another meeting. You know how government works, and you go and you ask. They'll do the same thing --- in the newspaper. There's a list of things you ask for, why you want the variance, and then they vote on it. If they say yes, and you get your variance, you come back here, and we finish up, and you're done. If they say no, then you can't do the addition on that side, and you'll have to come up with another idea. Now, if you were to have shown this on this side, and I don't know where all the garage doors are or anything...

Ms. Rice: ---

Mr. Minnie: ...ok, but you had shown them on this side, you would stay here, you would only be here, we would approve it tonight, and you'd be done. So, I just want you to understand, and I understand why you want it there. It's out of the way. It's in the back...

Ms. Rice: Right.

Mr. Minnie: ..it's, I get all of it. Unfortunately, we can't change what we can't change. You know, so...



Mr. Borges: It's a --- cover.

Mr. Minnie: I understand.

Mr. Borges: --- open ---.

Mr. Minnie: I understand.

Mr. Borges: --- that's nothing.

Ms. Rice: ---

Mr. Borges: It's a separate building.

Mr. Minnie: I understand, but you can't even put a park bench there. You can place nothing between the property line and 20 feet, except for a tree or a shrub. So, you can't park a car there, you can't park a tractor there. You can't ---, and it's not our, you know, it's the Town rule. It's the same where it applies for everybody. And what happens is, when that building was probably built, it was probably a 15 yard, 15 foot. Now it's 20, and so, if the building got pushed over 40 feet, we'd be going and finishing it tonight also. So, it's more of a paperwork issue, and if you can get it through Board of Appeals, I can't speak for the Board of Appeals. Mr. Queiroga.

Mr. Queiroga: No, I just want to ask Doug, is there a difference between a permanent structure there versus a nonpermanent structure?

Mr. Stefancik: I would say you're extending the building out, so it gets into the setback.

Mr. Minnie: It's attached to the building. Even if you had a 2 x 4 and you screwed it to the roof and it was overhanging, so that it's not touching the ground, it's in the setback. And according, I don't want to speak for the Building Inspector, but I think he would probably concur in the setbacks you're not allowed to have anything that's constructed, correct?

Mr. Stefancik: Correct.

Mr. Minnie: And then if you want to put a park bench there, if you do your site plan, yeah, we'd probably give you a park bench, but anything that's to be constructed, or to use that buffer, it's basically a buffer zone, is what it is.

Mr. Borges: ---. I'd like to take the --- away.

Mr. Minnie: I understand. And it would look nice ---.

Mr. Borges: --- only be separate to the building. The foundation's --- to the building, nothing ---

Mr. Minnie: I understand.

Mr. Borges: I need ---. I don't --- anybody. ---

Ms. Rice: ---

Mr. Coelho: Would going off the back require a trip to the ZBA?

Mr. Minnie: You'd have to stay 20 feet off the back. So, if he came in five feet, then he could go off the back.

Mr. Stefancik: It's 25 in the rear.

(multiple people talking)

Ms. Houle: What he's talking about is here.

Mr. Coelho: I see.

Ms. Houle: See, you have more than 25 there ---.

Mr. Coelho: So we have to come in ---, ok.

Mr. Minnie: You know, there could be a bunch of other ways to do it. You could get two storage containers, and build a roof between the two storage containers, which I do. Then you have two storage containers ---, and then you could put the signs in the middle, and you could do that in here, and you don't have to go to the ZBA. So, there's a lot of different choices, it's the choice that you choose to ask for. We don't have the opportunity to approve.

Ms. Rice: Ok.

Mr. Queiroga: Storage containers would have the same setback limits?

Mr. Minnie: Yes, yeah but there's plenty of room.

Mr. Queiroga: You have a garage door on the side, too, don't you?

Ms. Rice: Yes ---.

Mr. Minnie: They also make a really cool roofing system now. You take two storage containers, and there's a roofing system that they can bolt to it.

Ms. Rice: Oh really?

Mr. Minnie: Yeah, and it's really slick. And you just bolt it, and you can actually drive in underneath it with a pickup truck or whatever.

Mr. Queiroga: That's a ---.

Mr. Minnie: Yeah, so you get two containers that lock, padlocks, and then you got the middle area that's dry. It works really slick, and that, you would be entitled to be able to do something like that in your industrial zone. You can't do it in other parts of Town, but you can do it there. So, it's not that we have an objection to it, it's just that, it's like you try to get permission to go 100 miles an hour down the turnpike, you're asking something we can't grant. It's different

people who grant that. So, if it goes through and gets a variance, we'll be happy to do it. We should do the checklist now, you think?

Mr. Stefancik: It's really incomplete, but.

Mr. Minnie: Yeah ---

Mr. Stefancik: Because they have to come back to you anyways.

Mr. Minnie: Ok, alright, so now I'm gonna open up for comments. If there's anybody from the floor, if anybody has any questions or comments, please stand, state your name and address, and address all questions through the Chair.

Mr. Cameron: You're the Chair?

Mr. Minnie: Yes sir.

Mr. Cameron: My name's Don Cameron. I own, I'm the managing partner of Ludlow Self Storage. We're the abutting neighbors.

Mr. Minnie: Yup.

Mr. Cameron: First question is, you just mentioned the storage containers, where are you suggesting for them ---?

Mr. Minnie: Well, I'm not suggesting, I'm just suggesting that if he had storage containers, and he did something like I said, he wouldn't need a variance, and he can put them virtually anywhere as long as he's 20 foot off the side, and 25 off the rear.

Mr. Cameron: So, on our side it wouldn't work on that side?

Mr. Minnie: No, nothing will work.

Mr. Cameron: Can I sit back down?

Mr. Minnie: You sure can. Yeah so, we can't grant at this Board, and allow anything that's a structure or part of the functioning of the business. We would allow a park bench there and a picnic table, if somebody wanted to have an employees area to eat. But we certainly wouldn't grant a container there, or parking a tractor trailer over there, or anything like that.

Mr. Cameron: Ok.

Mr. Minnie: And that goes for you as well. You have the same, you're in the same zone...

Mr. Cameron: Yes, sir.

Mr. Minnie: ...so you have a 25, 20 foot buffer. And that's industrial. It's really done for fire. So now there's 40 feet for anything.

Mr. Cameron: Yeah, we have, yeah, we have thirty something feet around the whole perimeter.

Mr. Minnie: Right, but, you know, a lot of times on those industrial properties, everything's cookie cutter, bang, bang, bang, real close together. And that's done for access and fire safety, 40 feet, it's a safe fire break, and that's where these numbers come up, and that's how come it went from 15 to 20 at their request.

Mr. Cameron: I have actually, about six comments from our manager. If you don't mind, I'm gonna...

Mr. Minnie: Sure.

Mr. Cameron: ...stand backup and...

Mr. Minnie: Yup.

Mr. Cameron: So, our manager is John Cameron, being my uncle.

Mr. Minnie: Yup.

Mr. Cameron: He's there on a daily basis, 10-2 Monday thru Friday, sometimes on Saturday. So, according to John, who's informed me of the progress, we have some concerns of this juncture. Actually we have some serious concerns. As part of our plan, you know, I've been in front of the Board several times because our project was multi-phased. We did two buildings in phase one, phase two was a building, we finally had enough money to finish the last two buildings. Part of that is, we finally, finally have complied with the rest of the improvements on the property, which the biggest and most expensive improvement was the, I guess you call it an infiltration ...

Mr. Minnie: Stormwater.

Mr. Cameron: ...stormwater basin, that obviously, you're aware of the stormwater basin. It's very large, very expensive to construct. We have stormwater, we're catching stormwater around the property. We're funneling it in. We're the only property in the entire industrial park that has stormwater system, because everybody's been grandfathered. We're not bitter. We're happy to save the environment.

Mr. Minnie: They were actually showing an infiltration here, but they have to meet all the rules, all the requirements.

Mr. Cameron: For anything new.

Mr. Minnie: Oh yeah.

Mr. Cameron: But anything in the past, none of the properties have any, have what we have.

Mr. Minnie: When you make additional impermeable surface ...

Mr. Cameron: Yes sir.

Mr. Minnie: ...you tend to generate stormwater ...

Mr. Cameron: Agreed.

Mr. Minnie: ... and so, putting additional roof up there would be, but...

Mr. Cameron: I appreciate that, so let me hit my concerns, 'cause I can be long winded, and I don't want to be.

Mr. Minnie: Sure. Well, we're gonna keep you short, so don't worry.

Mr. Cameron: So I want to stay focused. So, our concern is this, obviously, we've taken out building permits for every single building, individually. I don't know why, but we did. In any event, the construction over on this property got started without a building permit, and my Uncle John, manager, had alerted the Building Inspector, with no results. Our neighbor, Mr. Borges, or his crew, or his agents, after we notified the Town, filled in with concrete blocks around the entire, on our side, built up the property two feet. We alerted the Town again, and I have a copy of all the emails here. After we did that, they filled in with two feet of gravel. We contacted the Building Inspector again. There was no result from the Town, and there was, apparently at that juncture, according to these emails, you're welcome to see them all or get copies of them, at some point, the Building Inspector asked the Borges to stop their construction. After he left, they continued to move forward. They poured tar, they put tar. So they have a wall, they have gravel, two feet of gravel, and they have tar. After the Building Inspector asked them to stop again, they continued to move forward, and they erected poles. So they're basically 90% done. This, I don't know if anybody's visited the site, but this photo shows that they have a wall, they have tar, they poured concrete pylons, and they put up poles to erect the building. We notified the Building Inspector no less than half a dozen times, with no results. Finally, the Building Inspector did issue a stop work order, but our concern right now is, we spent over \$50,000 in the last stage of our project for an infiltration, for a stormwater basin, and Mr. Borges water is directly filtering onto our property from the tar. The tar is actually creating a ---.

Mr. Minnie: Let me interrupt you for just a second, 'cause some of this is our purview and some of this is not. Ok?

Mr. Cameron: Yes sir.

Mr. Minnie: So, we're not --- formal. Ok, so, these rows of cement blocks are here now, currently?

Mr. Cameron: They're about six, eight inches from the property.

Mr. Minnie: Ok, but they're not shown on the plan.

Mr. Cameron: Yes, sir.

Mr. Minnie: So, if this plan were approved, those still have to be removed.

Mr. Cameron: And the tar, and the gravel, and ...

Mr. Minnie: That is not our purview, but the blocks are. That trailer that's parked there is in the set back. It's not supposed to be there.

Mr. Cameron: That's actually, since we've been there for ten years, that building has been attached to the other building, which is less than three or four feet from the property line, which is also filtering water onto our property.

Mr. Minnie: and again, that's, unfortunately, that's, that is a Building Inspector issue.

Mr. Cameron: Yes, sir.

Mr. Minnie: And so, what he's proposing to do now is he shows this plan, it doesn't show the blocks, and it doesn't show, obviously, the trailer there. That's not supposed to be there anyways. But, so, if this plan were approved and he had got permission from the Board of Appeals to do the lean-to, it still doesn't approve the blocks or that trailer.

Mr. Cameron: What about that tar and the erected poles?

Mr. Minnie: That again, is not us, that is strictly ...

Mr. Cameron: And what about the, question, what about the erected, what do you call, the Sonotubes with concrete pylons. Those are again, less than ---.

Mr. Minnie: So, if he doesn't get the variance, they'll have to come out, 'cause it's a structure.

Mr. Cameron: Ok.

Mr. Minnie: Yeah.

Mr. Cameron: May I hit the last couple comments?

Mr. Minnie: Sure.

Mr. Cameron: Ok, so these are, again, I haven't had a chance to read them, but these are from the day manager.

Mr. Minnie: We're running long so, as briefly as we can.

Mr. Cameron: Ok, maybe I've already hit them, so he's talking about the ---, he's talking about the stormwater coming on our property right now.

Mr. Minnie: Yup.

Mr. Cameron: Again, the paved surface, we already talked about it. Apparently he said that the downspouts are emptying facing our property. We're catching his rainwater from many areas.

Mr. Minnie: All the water that falls on that property, is supposed to remain on the property by Town Bylaw. That is, again, an issue you need to --- with the...

Mr. Cameron: Before he installed all the tar and gravel, it wasn't that bad.

Mr. Minnie: Right.

Mr. Cameron: We were catching water, but now it's basically come sheeting right into our property.

Mr. Minnie: --- sheet flow, I think, I understand you're getting sheet flow and things have changed, I get it.

Mr. Cameron: Ok, so the last comment is, Mr. Borges has a wonderful building, and he has a big lot, I think his lean-to would fit anywhere on the other side of the building, which would not affect our ability to do business because we have customers, of course, that are looking for a clean, dry, safe place, and this is --- on our ability to do business in the Town. Thank you very much for your time.

Mr. Minnie: You're welcome. Thank you for your comments. Anybody else tonight wants to speak on this subject? Ok, hearing nothing, for him to proceed to go to the Board of Appeals, we need to vote a denial on this, so he can continue. And we can't vote an approval, because we can't approve something that we can't approve. So, if somebody wants to make a motion.

Mr. Coelho: Mr. Chairman?

Mr. Minnie: Mr. Coelho.

Mr. Coelho: I make a **MOTION** to deny the site plan as submitted by Mr. Borges of Borges Construction, for 165 Carmelinas Circle ---.

Ms. Houle: 'Cause it doesn't meet the setbacks.

Mr. Minnie: Zoning.

Mr. Coelho: It doesn't meet our zoning requirements.

**SECOND** Ms. Houle.

Mr. Minnie: Any other questions? Hearing none, all in favor?  
**3-0-1 in Favor.** (Mr. Queiroga)

**Roll call vote: Mr. Queiroga – abstain; Mr. Coelho - yes; Ms. Houle – yes; Mr. Minnie – yes.**

Mr. Minnie: So it's 3-0-1 for denial. So, it's ready to go to Zoning Board of Appeals. Who takes the Zoning Board applications? Do we now, or?

Mr. Stefancik: The Building Department.

Mr. Minnie: The Building Department, ok. So, you can go up and see Doug during the day, and he'll bring you over to the Building Department if you want some more information or just go directly yourself. And you bring this plan, and fill out the little paperwork.

Ms. Rice: ---

Mr. Minnie: No, we're gonna give you, I believe, we keep, what, one or two of these?

Mr. Stefancik: We can keep one, and they'll need like ten copies. ---, so bring ten copies. --- ZBA. Give them that roll ---,

Mr. Minnie: Ok, so give them the roll. Ok, and if you get through the Zoning Board of Appeals, we'll see you again, and we'll go from there.

Mr. Stefancik: We have to close the public hearing.

Mr. Minnie: Yes.


Ms. Houle: **MOTION** to close the public hearing.

**SECOND** Mr. Coelho.

**4-0 in Favor.**

*Hearing ended 7:21 p.m.*

APPROVED:

  
\_\_\_\_\_  
Kathleen Houle, Secretary

su

Documents: Master application; abuffers list; request for waivers; comments from Town Depts./Boards; Proposed Site Plan, Plan of Land in the Town of Ludlow, Massachusetts, Hampden County – Prepared for Borges Construction, Inc. (03/03/17)

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



**TOWN OF LUDLOW PLANNING BOARD**  
**PUBLIC HEARING – HOME OCCUPATION/SPECIAL PERMIT**  
**89 Cislak Drive - Norbert A. Pereira**  
**(home improvement business – B P Home Improvement & Repair)**  
**April 27, 2017**

**PLANNING BOARD MEMBERS**

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

*Hearing began at 7:22 p.m. in Hearing Room #2.*

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*In attendance: Norbert Pereira, attendees*

Mr. Minnie read the legal notice, gave Mr. Pereira a copy of the invoice from Turley Publications, and reviewed the application. The legal notice included the description of: Home Office – home improvement business (B P Home Improvement & Repair).

Mr. Minnie: Have you had an informational meeting with us already?

Mr. Stefancik: No, this is the ---.

Mr. Minnie: Ok, no worries, that's just gonna make, probably do things a little different. Ok, so the Town of Ludlow allows people to have businesses out of their house if they're not obstructive and no change to the looks of the lot, and all sorts of other things. And there's a whole bunch of criteria. So, we need to determine if what you want to do is legal, and then if it is, there's a bunch of things proceed with. So, can you explain to me what you would like to do?

Mr. Pereira: Well, I'm starting my own business, and I just want to run that business, my office in a, I have an office in my house.

Mr. Minnie: Ok, I'm just gonna ask you...

Mr. Pereira: And basically it'll be just for paperwork and...

Mr. Minnie: Ok, I'm gonna ask you a few questions. Do you plan on having any employees?

Mr. Pereira: If the future.

Mr. Minnie: Will they be coming to your house?

Mr. Pereira: No. ---

Mr. Minnie: Are you planning any additional vehicles associated with this business at the home, as of right now?

Mr. Pereira: No, just one.

Mr. Minnie: What do you have for a truck?

Mr. Pereira: It's a Chevy Silverado.

Mr. Minnie: What year, and what make, and what model exactly please?

Mr. Pereira: A 2014.

Mr. Minnie: Ok, and what series is it, 15?

Mr. Pereira: It's a 1500.

Mr. Minnie: 1500 ok, 'cause we have a rule that you can't a 1-ton.

Mr. Pereira: Over 10,000 lbs.

Mr. Minnie: Right, yup, ok. So that's fine. We have a, also a rule that you can have a sign, not lit, up to one square foot. Do you have an intention of putting up a sign?

Mr. Pereira: No sign.

Mr. Minnie: No sign, ok, and do you expect any customers coming to come to your house?

Mr. Pereira: I go --- to the people's house.

Mr. Minnie: Ok, so basically, we're gonna have a telephone, a fax machine, a copier, a computer, and a desk.

Mr. Pereira: That's all I need.

Mr. Minnie: That's probably already there, and you just need to get all your i's dotted and your t's crossed so you can get your tax number and all that stuff.

Mr. Pereira: Yup. ---

Mr. Minnie: And that's fine. And that's perfectly acceptable and allowable up there, so that's good. So, can we have a finding that a home office is a suitable home occupation?

Mr. Queiroga: Mr. Chairman?

Mr. Minnie: Yes, sir.

Mr. Queiroga: What kind of business is ---?

Mr. Pereira: It's a home improvement business.

Mr. Queiroga: Home improvement?

Mr. Pereira: Yeah.

Mr. Queiroga: I just didn't get that.

Mr. Minnie: Sure, can we have a motion on that please?

Mr. Coelho: Sure, go ahead Joe.

Mr. Queiroga: I make a **MOTION** that the described business by Mr. Pereira falls within the jurisdiction of our Home Occupation Bylaw.

**SECOND** Mr. Coelho.

**4-0 in Favor.**

Mr. Minnie: Ok, first things done. One hurdle's over. Now, when you go to do this, we require a registered site plan that costs a fortune and that you have to go survey the property and all that kind of stuff. But if you ask us to, hint, if you ask us to, we can waive that requirement and rule in favor of a drawing you submit, and a photo that you submit yourself. But, you have to ask us to do that.

(multiple people talking)

Mr. Coelho: --- we revised our application process for a lot of this stuff since your absence.

Mr. Minnie: Oh. ---

Mr. Coelho: --- it's almost really programmatic. Doug and Ray did a real good job on these things.

Mr. Minnie: Ok. Pardon my ignorance.

Mr. Coelho: No, that's alright. You missed the training day.

Mr. Minnie: Yup. Ok, so we have a written request for a waiver of a registered site plan. So can we have a motion on that please?

Ms. Houle: Mr. Chairman?

Mr. Minnie: Yes.

Ms. Houle: I **MOVE** to waive a full site plan for Mr. Norbert Pereira at 89 Cislak Drive, in favor of a sketch and photos to be prepared by the applicant since this is relation to a home occupation, and doing so is consistent with the purpose and intent of the bylaw.

**SECOND** Mr. Coelho.

**4-0 in Favor.**

Mr. Minnie: Great, we're even getting more efficient after 25 or 30 years. Ok, so we found what you are asking to do is acceptable and allowable, and so now we're gonna read a list of checklist of things that we have to require. Why don't you start Christopher?

*Mr. Coelho read the Home Occupation Criteria Checklist:*

### **HOME OCCUPATION CRITERIA CHECK LIST**

1. Such use is clearly secondary to the use of a premises for dwelling purposes.
2. The use is pursued by a member of the family residing in the dwelling with not more than two non-resident employees.
3. No trading in merchandise is regularly conducted except for products made on the premises or of parts or other items customarily maintained in connection with, and incidental to, such merchandise.
4. No external change is made which alters the residential appearance of the building on the lot.
5. All operations, including incidental storage, are carried on within the principal or accessory building, and that there is no outward evidence that the premises are being used for any purpose other than residential (except for an accessory sign or vehicle as hereinafter permitted.)
6. The proposed accessory use would be suitably located in the neighborhood in which it is proposed. The use shall not be characterized by outward manifestations (such as traffic generation, noise, public service and utility demand, etc.) not unlike those dwelling units in the particular neighborhood in which the dwelling is located.
7. Only one vehicle parked on the property may be a commercial vehicle and of not more than 10,000 pounds G.V.W. (Gross Vehicle Weight). In all, the total number of vehicles parked on the property during business hours should not exceed by more than two (2) the number of vehicles parked during non-business hours.
8. In all Residence and Agriculture districts, the use will be reasonably compatible with other uses permitted as of right in the same district and with adjoining uses.
9. The use will not constitute a nuisance by reason of an unacceptable level of air or water pollution, excessive noise or visually flagrant structures and accessories, and the use is not a serious hazard to abutters, vehicles or pedestrians.
10. Adequate and appropriate facilities will be provided for the proper operation of the proposed use, including special attention to safe vehicular circulation on the site and at the intersection with abutting streets.
11. The occupational use shall not occupy more than the equivalent of twenty-five percent (25%) of the total gross floor area of the residential structure plus other accessory structures housing the occupation or not more than 500 square feet of gross floor area, whichever is less.
12. In connection with a home occupation there shall be no display visible from outside the building other than an identification sign not larger than two (2) square feet in area and shall not be lighted.
13. Adequate off-street parking for employees and customers shall be provided and must be screened from view from the roadside and from the neighbor.

Mr. Minnie: Ok, and Mr. Queiroga.

Mr. Queiroga: Ok, these are the criteria for our Special Permits.

*Mr. Queiroga read the Special Permit Criteria Checklist:*

### **SPECIAL PERMIT CRITERIA**

- a. The proposal is suitably located in the neighborhood in which it is proposed and/or the total town, as deemed appropriate by the Special Permit Granting Authority;
- b. The proposal is compatible with existing uses and other uses permitted by right in the same district;
- c. The proposal would not constitute a nuisance due to air and water pollution, flood, noise, dust, vibrations, lights, or visually offensive structures and accessories;
- d. The proposal would not be a substantial inconvenience or hazard to abutters, vehicles, or pedestrians;
- e. Adequate and appropriate facilities would be provided for the proper operation of the proposed use;
- f. The proposal reasonably protects the adjoining premises against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance;
- g. The proposal ensures that it is in conformance with the sign regulations of the bylaw. (See Section 6.5)
- h. The proposal provides convenient and safe vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements;
- i. The proposal ensures adequate space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment or use;
- j. The proposal provides adequate methods of disposal and/or storage for sewage, refuse, and other wastes resulting from the uses permitted or permissible on the site, and methods of drainage for surface water;
- k. The proposal ensures protection from flood hazards, considering such factors as the following: elevation of buildings; drainage, adequacy of sewage disposal; erosion and sedimentation control; equipment location; refuse disposal; storage of buoyant materials; extent of paving; effect of fill, roadways or other encroachments on flood runoff and flow;
- l. The proposal is in general harmony with the general purpose and intent of this bylaw;
- m. The proposed use complies with any and all additional Special Permit Criteria or special use regulations imposed on individual uses in Section VI of this bylaw.

Mr. Minnie: Ok, and I just checked, I am not an abutter. So, that works out good. So, Kathy, would you like to make a motion on the?

Ms. Houle: I will, I **MOVE** to approve...

Mr. Coelho: I'm sorry. Did we bring it to the people yet?

Mr. Minnie: Oh, I'm sorry. Is there anyone here from the Town or from the street that's interested in tonight's application? Seeing none, alright, sorry Kathy.

Ms. Houle: Mr. Chairman.

Mr. Minnie: Yup.

Ms. Houle: I **MOVE** to approve the Special Permit under 7.0.4 a-m and the Home Occupation under Section 6.2.1 thru 6.2.13 for Mr. Norbert A. Pereira at 89 Cislak Drive, with the restriction that the permit will run with the applicant and not with the property.

**SECOND** Mr. Coelho.

**4-0 in Favor.**

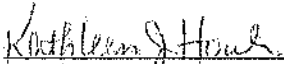
**Roll call vote: Mr. Queiroga – yes; Mr. Coelho - yes; Ms. Houle – yes; Mr. Minnie – yes.**

Mr. Minnie: MOTION to close the public hearing?

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

*Hearing ended: 7:32 p.m.*

APPROVED:

  
\_\_\_\_\_  
Kathleen Houle, Secretary

su

Documents: Master application; abutters list

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

**TOWN OF LUDLOW PLANNING BOARD**  
**PUBLIC HEARING – SPECIAL PERMIT AMENDMENT – SITE PLAN ADDENDUM**  
782 Center Street – Vanished Valley Brewery, Inc.  
(Remove no point-of-sale operations to the general public from original Special Permit.  
Site Plan Addendum will show handicapped parking for brewery.)  
April 27, 2017

**PLANNING BOARD MEMBERS**

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

*Hearing began at 7:34 p.m. in Hearing Room #2.*

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*In attendance: Joshua Britton – Vanished Valley Brewing, Michael Pietras – ELS, Inc., Manuel Vital, attendees*

Mr. Minnie read the legal notice, gave Mr. Britton a copy of the invoice from Turley Publications, and reviewed the application. The legal notice included the description of: remove no point-of-sale operations to the general public from original Special Permit. Site Plan Addendum will show handicapped parking for brewery.

Mr. Minnie: Were there comments from other Boards?

Mr. Stefancik: I think the DPW.

Mr. Minnie: The DPW.

Mr. Stefancik: --- and they changed what ---.

Mr. Minnie: Ok so, we know what we're here for which is basically a housekeeping issue.

Mr. Pietras: Yes.

Mr. Minnie: So, instead of making everybody explain it all right this second, we're just gonna hit the comments.

Mr. Pietras: Yup, ok.

Mr. Minnie: From Town Planner, required parking needs to be changed from 45 spaces, for 43 restaurant, 2 brewery, which I'm assuming is done.

Mr. Pietras: Yes.

Mr. Minnie: Ok, we have comments from the Board of Health, no comments. Public works, we have a list of no comments. Ok.

Mr. Pietras: There's a larger plan, there's two in that stack if you guys want to look at it.

Mr. Minnie: Sure, no worries.

Ms. Houle: ---

Mr. Minnie: So, basically what's happening is, on the original special permit for the brewery, there was some --- that caused a little bit ---, and then because of the liquor license up at the inn, or up at the restaurant, you can't have two in one, which is my educated guess. So, you're proposing to sell underneath the portico, is that pretty much, what you're gonna do?

Mr. Britton: Yes.

Mr. Minnie: Ok, I'm guessing it's what days?

Mr. Britton: We haven't established. It could be one or two days a week. It could be a Saturday.

Mr. Minnie: Ok. And it's gonna be midnight?

Mr. Britton: Midnight? No.

Mr. Minnie: Just give us a little...

Mr. Britton: No, if it was a Saturday, it would be midday hours, 12:00 -- 4:00.

Mr. Minnie: Ok, and do you ever envision ever going past 7:00 at night?

Mr. Britton: No.

Mr. Minnie: Ok. I'm not trying to hold you or restrict you, just...

Mr. Britton: Nope, I got it.

Mr. Minnie: ...so we got a general understanding. And so, you'll put a table out and how you do it, work out of a refrigerator or whatever.

Mr. Britton: A little tent maybe.

Mr. Minnie: Right. And it's only to sell the products that are actually made in the building, anyways? Right?

Mr. Britton: ---. By law we can't sell ---

Mr. Minnie: --- under your microbrewery, right, ok.



Mr. Stefancik: Would they need any licensing from the Selectmen? Just throwing that out in case, just for this particular portion, do you need anything additionally?

Mr. Britton: No.

Mr. Minnie: No, not that I'm aware of, because it's a farmer brewery license.

Mr. Britton: Yup.

Mr. Queiroga: Is that issued by the State?

Mr. Minnie: Yeah, it's almost like a, when you're in an agricultural zone when you're growing corn, the Town has no jurisdiction over you, and you can put up a farm stand as long as it's 20 feet off the road, you can put a sign without, you know. So, the farmer brewery things are pretty simple, you know. There is no tasting there?

Mr. Britton: No.

Mr. Minnie: Ok. So it's not like people are gonna be tasting or drinking or hanging around. They're gonna pull up, try to buy some beer, and leave. And probably do so within a minute or two. I don't envision people hanging around dancing out there.

Mr. Britton: ---

Mr. Minnie: Well, you never know, so.

Mr. Coelho: Sounds like fun.

Mr. Minnie: Ok, so, that being said, is there anybody here from the Town tonight that's interested on the application for the change on the Special Permit? Yes sir?

Mr. Noguiera: ---.

Mr. Pietras: Nope, we're ...

Mr. Minnie: Ok, excuse me one second. Sir, I just need to know your name.

Mr. Noguiera: ---

(multiple people talking)

Mr. Pietras: --- the existing building.

Mr. Queiroga: Mr. Noguiera, just tell the Chairman your address.

Mr. Noguiera: ---

Mr. Queiroga: Yeah, and you live in Ludlow, right?

Mr. Noguiera: Yeah.

Mr. Minnie: What's his first name?

Mr. Queiroga: Fernando.

Mr. Minnie: Fernando. Ok, no worries. I just needed to know who he was.

Mr. Pietras: He's an abutter. We're talking about this building.

Mr. Noguiera: ---

Mr. Minnie: No bigger, no bigger.

Mr. Pietras: --- they're just trying to get it straight so they can sell ---.

Mr. Noguiera: --- two nice building lots ---.

Mr. Pietras: They're not proposing to change anything with the parking lot.

Mr. Minnie: They're not changing any pavement or any building or anything.

Mr. Noguiera: --- Higher Brook ---

Mr. Minnie: When he built the street.

Mr. Noguiera: --- manhole next to the parking lot --- the pipe --- other pipe --- more problem --- the water comes from --- you know that ---.

Mr. Minnie: Well, it's pitched that way, but they haven't proposed to change any paving or add any paving. So, they're not changing anything.

Mr. Noguiera: ---

Mr. Minnie: I understand, but that's in the 1970's.

Mr. Noguiera: --- I buy in 1970.

Mr. Minnie: I understand.

Mr. Noguiera: ---

Mr. Minnie: Right.

Mr. Noguiera: ---

Mr. Minnie: Well, the law does not allow him to change anything...

Mr. Noguiera: ---

Mr. Minnie: I understand.

Mr. Noguiera: --- wetland.

Mr. Minnie: That you have to take up with the Conservation Commission.

Mr. Noguiera: Ok. ---

Mr. Minnie: So, you can go to the Conservation Commission and inquire about that.

Mr. Noguiera: ---

Mr. Minnie: Sure, absolutely. Yup, here. ---

Mr. Noguiera: ---

Mr. Minnie: Ok, you're all set. They're not gonna change anything, and they won't affect you.

(multiple people talking)

Mr. Minnie: Ok, so, hearing nothing from any other public comments, are there any comments from the Board Members?

Mr. Queiroga: The, you said two days a week? Why did you pick two days, as opposed to one day or five days?

Mr. Britton: We don't have enough beer to ---.

Mr. Queiroga: Ok, I just want to know if your license limits you to...

Mr. Britton: No, it doesn't limit us to hours at all. It's, but our capacity is so small, that we, there's just no way we can open ---.

Mr. Minnie: So, obviously, if the building get bigger, we'll revisit the issue if you're gonna be doing it 5, or 10, or 12 days a week, so.

Mr. Britton: ---

Mr. Minnie: Ok.

Mr. Pietras: The one question if we could ask the Board. They mentioned the possibility, in time, of putting a 20 x 30 cooler to service the beer storage.

Mr. Queiroga: With a door inside and the cooler outside or just ---.

Mr. Pietras: It would be remote, I believe. Where you guys --- over here. Yeah, kind of in the area of the old barn foundation.

Mr. Queiroga: Here?

Mr. Pietras: Yeah.

Mr. Minnie: Yeah, so that would be subject to another site plan and, is this a whole other plan or a sketch?

Mr. Pietras: This is a sketch that ---, I believe. Did they bring us ---?

(multiple people talking)

Mr. Minnie: It's an addendum, yeah. And it's really just a paperwork addendum. It's not like you're adding, you know.

Mr. Pietras: Yeah.

Mr. Minnie: And it's a relatively new site plan, and everything up there's up to date. So yeah, you'd have to come in under all your zoning requirements, and setback requirements, etcetera, etcetera, etcetera.

Mr. Pietras: Sure.

Mr. Minnie: And, you know, I'm sure if you go to do that, you'll have people asking about buffer zone and all that other stuff at the time.

Mr. Pietras: Yeah.

Mr. Minnie: I mean, you're not maxed out by any stretch of the imagination on the site, so.

Mr. Pietras: No, they just...

Mr. Britton: No, we're just thinking as far as, for some additional storage.

Mr. Minnie: Right, and I understand, and where you place it is not our concern as long as it meets ---.

Mr. Pietras: Yup.

Mr. Minnie: I would only encourage you to, --- before --- talk to the neighbors or you know.

Mr. Britton: Yup.

Ms. Houle: Is there stuff for us to read there?

Mr. Minnie: Say again?

Ms. Houle: Is there stuff for us to read?

Mr. Minnie: Yup, I was gonna read one. I'll take the first one.

*Mr. Minnie read the Special Permit Criteria Checklist:*

## SPECIAL PERMIT CRITERIA

- a. The proposal is suitably located in the neighborhood in which it is proposed and/or the total town, as deemed appropriate by the Special Permit Granting Authority;
- b. The proposal is compatible with existing uses and other uses permitted by right in the same district;
- c. The proposal would not constitute a nuisance due to air and water pollution, flood, noise, dust, vibrations, lights, or visually offensive structures and accessories;
- d. The proposal would not be a substantial inconvenience or hazard to abutters, vehicles, or pedestrians;
- e. Adequate and appropriate facilities would be provided for the proper operation of the proposed use;
- f. The proposal reasonably protects the adjoining premises against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance;
- g. The proposal ensures that it is in conformance with the sign regulations of the bylaw. (See Section 6.5)
- h. The proposal provides convenient and safe vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements;
- i. The proposal ensures adequate space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment or use;
- j. The proposal provides adequate methods of disposal and/or storage for sewage, refuse, and other wastes resulting from the uses permitted or permissible on the site, and methods of drainage for surface water;
- k. The proposal ensures protection from flood hazards, considering such factors as the following: elevation of buildings; drainage, adequacy of sewage disposal; erosion and sedimentation control; equipment location; refuse disposal; storage of buoyant materials; extent of paving; effect of fill, roadways or other encroachments on flood runoff and flow;
- l. The proposal is in general harmony with the general purpose and intent of this bylaw;
- m. The proposed use complies with any and all additional Special Permit Criteria or special use regulations imposed on individual uses in Section VI of this bylaw.

*Ms. Houle read the Requirements for Site Sketch checklist:*

\_\_\_\_\_ *Area of lot*

\_\_\_\_\_ *Area & size of buildings*

\_\_\_\_\_ *Number of parking spaces required for intended use based on Section 6.4*

\_\_\_\_\_ *Number of parking spaces existing at the site (including street parking adjacent to the site.*

\_\_\_\_\_ *Maximum area of building to be used for selling, offices, business, industrial or other uses.*

\_\_\_\_\_ *Maximum number of employees where applicable.*

\_\_\_\_\_ *Maximum seating capacity where applicable.*

\_\_\_\_\_ *Maximum sleeping capacity where applicable.*

Mr. Queiroga: Mr. Chairman?

Mr. Minnie: Mr. Queiroga.

Mr. Queiroga: I make a **MOTION, I MOVE** to approve the Special Permit for Vanished Valley Brewery at 782 Center Street, at, with the, under 7.0.4 a-m with the condition that the Special Permit will run with the applicant and not with the property.

**SECOND** Ms. Houle.

**4-0 in Favor.**

**Roll call vote: Mr. Queiroga – yes; Mr. Coelho - yes; Ms. Houle – yes; Mr. Minnie – yes.**

Mr. Minnie: **MOTION** to close the public hearing?


Mr. Coelho: **SO MOVED.**

**SECOND** Mr. Queiroga.

**4-0 in Favor.**

*Hearing ended 7:45 p.m.*

APPROVED:

  
\_\_\_\_\_  
Kathleen Houle, Secretary

su

Documents: Master application; abutters list; comments from Town Depts./Boards; Plot Plan w/Existing & Proposed Conditions – 782 Center Street Ludlow, MA 01056 for Vital Inc LLC (2/10/2016)

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