

AGENDA

Town of Ludlow Planning Board

Meeting of: July 13, 2017

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

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Appointments:

- 7:00 – APPOINTMENT – Board of Public Works – discuss Stormwater Regulations & over cutting of subdivisions (*Mail Item #67 included*)
- 7:30 – PUBLIC HEARING – REVOCATION OF SPECIAL PERMIT #173– Paul Cocchi – 312 Miller Street (*Mail Items #68 & 69 included*)
- 7:45 – RESCHEDULED PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION – Danny Morias – 222 Cady Street (home office for landscaping business – Morais Landscaping)
- 8:00 – RESCHEDULED PUBLIC HEARING – SITE PLAN – Silvestre Gama – 165-169 East Street (Assessors’ Map 14B, Parcel 100)(convert storefront into apartment)
- 8:15 – PUBLIC HEARING – SITE PLAN – Edward Sokolowski, Centergate Commons Assoc. - 354-362 Sewall Street (Assessors’ Map 15B, Parcel 38)(repave parking lot & change location of catch basin & one handicap parking space)
- 8:30 – APPOINTMENT – Tony Goncalves & John Garcia – 720 Chapin Street – discuss Site Plan / Special Permit
- 8:40 – ANR – William N. Simons – 743 East Street (Assessors’ Map 15C, Parcel 84) (convey 225 square foot parcel from Balbino to Simons)

Miscellaneous/Discussion:

- ◆ Concerns of use at 330 Sewall Street

Mail Items:

- 67. Letter from Ludlow Board of Public Works requesting joint meeting with Planning Board to discuss Stormwater Regulations and overcutting of subdivisions (*included in 7:00 appointment*)
- 68. Violation letters – 4th & 5th Notices - re: Parking of equipment & junk at 312 Miller Street, from Justin Larivee, Building Commissioner (*included in public hearing*)

69. Letter from Jim & Maddie Bragga re: Paul's Tree Service Revocation of Permit
(included in public hearing)
70. Reorganization of Ludlow Town Departments/Boards
71. Certificate of Assessment for the Pioneer Valley Planning Commission
72. Letter lifting cease & desist order of wiffle ball tournaments, practices, games –
41 Meadowlark Circle – from Justin Larivee, Building Commissioner
73. Email from Hayley Dunn re: commencement of construction on the Eversource Solar Array
Project – Chapin Street
74. Notice of Decision – Ludlow Board of Appeals - Special Permit – 0 Cedar Street
75. Memo from Ellie Villano, Town Administrator re: Use of Town Counsel

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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 May 25, 2017 & June 8, 2017
- ◆ FILE Mail Item 76. - Legal Notices from surrounding communities
- ◆ APPROVE Change of Occupancies:
 - Nicole Afonso – 251 Cady Street (change of ownership - hair salon)
 - RemSport Mfg. LLC – 566 Holyoke Street (separating business entities)
 - Nancy M. Richter – 733 Chapin Street #100 (hair salon booth rental)
- ◆ SIGN Special Permits:
 - Peter Buscema – 119 East Akard Street (Home office – promote at trade shows)
 - Kevin Lauer – 38 Andrew Street (Accessory Apartment)
- ◆ APPROVE/SIGN Bills – D. Stefancik (travel expenses)
 - Postmaster (stamps)
 - Ink Products (office supplies)(2 invoices)
 - Turley Publications (rescheduled public hearing – Gama)
 - Turley Publications (rescheduled public hearing – Morais)

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.