

AGENDA

Town of Ludlow Planning Board

Meeting of: October 26, 2017

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

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TOWN OF LUDLOW

Board to Reorganize (Mail item #97 included)

Appointments:

7:00 – PUBLIC HEARING – SITE PLAN – Our Lady of Fatima – 450 Winsor Street
(Assessors’ Map 14C, Parcels 19,20,21,23,25)(relocate/expand existing retaining
wall system, expand existing chapel, electrical improvements, and relocation of
some equipment)

7:15 – PUBLIC HEARING – SITE PLAN – Anabela Fernandes (Elite Contracting Services)
– 135 Carmelinas Circle (Assessors’ Map 26, Parcel 7D)(updating site plan)

7:30 – PUBLIC HEARING – SPECIAL PERMIT & SITE PLAN – John Garcia (Royal Coach
Limousines LLC) – 720 Chapin Street (Assessors’ Map 11D, Parcel 102A)(operating a
limo service and park limousines in an Agricultural Moderate Density District)

8:00 – PUBLIC HEARING – Zoning Bylaw (Section III: General Use Regulations.
3.2 Prohibited Uses. Insert Subsection 3.2.3 Prohibition on Marijuana Establishments)

Miscellaneous/Discussion:

- ◆ Town Meeting (11/06/17)
- ◆ EOEEA – Planning Assistance Grant – Model Subdivision Regulations
- ◆ Holiday Schedule

Mail Items:

97. Edgar R. Minnie II - resignation from the Planning Board (*included in Board Reorganization*)
98. Letter of complaint about Sovereign Health (14 Chestnut Place) from E. Pellerin
99. Questions and concerns regarding Sovereign Health (14 Chestnut Place) from Susan Stanek
100. Legal Notice – Conservation Commission – 50 Holy Cross Circle

101. Legal Notice – Conservation Commission – 69 Stivens Drive

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102. Complaint letter from Brandee Paroline regarding traffic light at Center St / Swan Avenue

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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 September 28, 2017
- ◆ FILE Mail Item 103. - Legal Notices from surrounding communities
- ◆ SIGN Special Permits:
 - Thomas Lawler – 55 Jackie Drive (Estate lot / ANR)
 - Chris Goulet – 104 Bruni Avenue (home office – tree service)
- ◆ APPROVE Change of Occupancies:
 - Sara Spera (Shear Performance) – 300 West Avenue (purchase of hair salon business)
 - Amy B. Royal (West Side Metal Door Corp.) – 190 Moody Street
 - Brandon Seligman (Grilled Specialty Sandwiches) – 206 Holyoke Street (sandwich shop)
- ◆ APPROVE/SIGN Bills – Turley Publications (Public Hearing – Zoning Bylaw)

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.