

AGENDA – REVISED (12/7/17 3:30 p.m.)

Town of Ludlow Planning Board

Meeting of: December 7, 2017

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

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Appointments:

7:00 – CONTINUED 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)

ANR – John & Melissa Garcia, Trustees of 716 Chapin St. Realty Trust – 720 Chapin St. (Assessors’ Map 11D, Parcel 102A)
(proposed private way located at the rear of #716 Chapin St. and the end of Victor St.)

7:15 – PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION – Stephen P. Nodurf – 7 Circuit Avenue (process paperwork for self defense business – Pioneer Valley PDR)

7:30 – SITE SKETCH & ANR – Colvest/Ludlow, LLC (CVS Pharmacy) – 451 Center Street (Assessors’ Map 12-C, Parcel 75-1)(Join land acquired from Big Y to the approved site plan. Construct a retaining wall at the back of the property)

7:45 – ANR – Deanna Bingham – 7 & 11 Nash Hill Road (Assessors’ Map 9, Parcels 77 & 77A) (Change property line to include accessory sheds with 7 Nash Hill Road)

7:50 – APPOINTMENT – Mike Gagnon – Eversource Energy – Chapin Street Solar Project

8:00 – ANR – Edward Godin – Center Street (Assessors’ Map 24, Parcels 60C & 60D) (Combine parcels 60C & 60D into one lot (Lot 2A))

Miscellaneous/Discussion:

- ◆ Committee Assignments (Capital Planning - needed for December 21, 2017 meeting)
- ◆ Motion for Sovereign Health Building – 14 Chestnut Place (*from 11/9/17 meeting*)
- ◆ Adopt Personnel Policy Handbook
- ◆ Board of Selectmen Meeting – December 12, 2017 @ 6:30 p.m. – Planning Board Member Appointment
- ◆ Housing Production Plan / DLTA Assistance Program – PVPC

Mail Items:

112. Notice of Decision – Ludlow Board of Appeals – 40-42 Hubbard Street

113. Notice of Decision – Ludlow Board of Appeals – 58 Beachside Drive

114. Letter from Justin Larivee, Building Commissioner re: 350 West Street #25
condemn mobile home until structural inspection

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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)

- ◆ FILE Mail Item 115. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of October 12, 2017, October 26, 2017, & November 9, 2017
- ◆ APPROVE Change of Occupancies:
 - Jeffrey Roberts (Ludlow Printing) – 44 Sewall Street
- ◆ APPROVE/SIGN Amendments to Development Agreement, and Stormwater Management Operation, Maintenance and Inspection Agreement for Sunset Ridge f/k/a Cislak Drive Extension

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.