

**TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
May 10, 2018**

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TOWN OF LUDLOW

PLANNING BOARD MEMBERS

Joseph Queiroga – Chairman (Present)
Raymond Phoenix – Vice Chairman (Present)
Christopher Coelho (Present)
Kathleen Houle (Present)
Rafael Quiterio (Present)(5:57 p.m.)

Meeting began at 5:30 p.m. in the Selectmen's Conference Room

APPOINTMENT – Eric Nelson, Westmass Development – EDA Grant

Eric Nelson and Austin Sanders were present for the appointment.

Mr. Nelson remarked that he is submitting a draft letter for the Planning Board approval, based on discussions earlier this week with the Board of Selectmen and the Town Administrator, Ellie Villano. He noted that this is outgrowth of the Master Plan, which was approved by the Planning Board at a public hearing on an application for the Local Comprehensive Plan, that was submitted in February 2012. He went on to say that part of that documentation included an analysis of the infrastructure, needs, and traffic mitigation.

Mr. Nelson said that some of the objectives that have been achieved include the Winn Senior Housing Project, and the connection to the river with the Riverwalk. He remarked that another objective was to open up Section IV, which is the undeveloped section in the far eastern portion off of First Avenue. He stated that mentioned in the meeting minutes, and as part of the permit approval, there was talk about how to handle some of the traffic issues that were generated with Section IV. He said that the intent of Riverside Drive is twofold; one is to mitigate the traffic generation (from the light industrial businesses) off of State Street, and to direct truck traffic to turn left out of the new drive as they're exiting, to get back to the intersection where Sewall, East, and State Streets meet. Mr. Nelson explained that the intent of Riverside Drive is not only going to open up the existing complex and the buildings that are retained there but, is also really geared to service the 500,000 square feet of new light industrial land.

Mr. Nelson noted that the grant that the Town is applying for is two-fold; there's the Massworks grant, which was awarded back in October, for \$3.5 million, and that since August, Westmass has been working parallel path with The US Economic Development Administration to meet the requirements of the EDA Grant. He said that the EDA Grant is very competitive as it covers several states and is a Federal grant. Mr. Nelson went on to say that in their review, the EDA had several questions regarding how the project is going to affect more than just Ludlow and how it will have broader regional impact. He said that the question from the EDA is if Riverside Drive is required for Section IV to happen. Mr. Nelson explained that Westmass' position is that it's so essential to the project, that without Riverside Drive, Section IV doesn't happen. He said that he obtained a checklist from the EDA of requirements for the grant application, and one of the things is: Can you concretely show us where Riverside Drive is required as part of the

project? Mr. Nelson said that he is asking for the Planning Board's concurrence on that type of statement in support of the Town's application. He also explained that they are reaching out to the City of Springfield for endorsement because Westmass believes that out of the close to 980 jobs that are being projected for this section, that a good hunk of that's going to come from Springfield. Mr. Nelson remarked that there is a PVTA bus route that runs from downtown City Hall, through Springfield and Indian Orchard, and into Ludlow Mills. He said that this will give the ability to people without means of transportation a way to get to this new employment center. He mentioned that the City of Springfield is on track to generating a letter of support that states that the project will not only benefit Ludlow but will directly benefit the citizens of Springfield. Mr. Nelson also commented that Steve Fredericks of the Ludlow DPW, and Tighe and Bond will be answering the engineering questions regarding the grant application.

Mr. Nelson said that the application for the grant is currently in front of the reviewers in Philadelphia, the award for the state is in place, and he is hoping to try and get going in July.

Mr. Phoenix questioned the wording of the letter regarding the use of the descriptions "Masterplan" and "Comprehensive Plan", and that the correct terms should be used from the Board's point of view in the letter of recommendation.

(Mr. Quiterio joined the meeting)

Mr. Nelson remarked that the EDA Grant is very competitive, and since the Ludlow Mills Project is ten projects in one, that it is a big ask for the EDA, but that they also realize its effect is broader than just the site in Ludlow, and because of its size and the fact that it's a twenty-year project, it is something that they're very interested in. Mr. Nelson said that he heard from other folks if the EDA keeps talking to you, that they are interested in giving you a chance for a grant, and that they have been consistently talking with Westmass regarding the project. Also, the fact that Westmass has the 50% match, that it separates them from a lot of other applicants. Mr. Nelson said that he expects a decision within a few weeks.

Mr. Phoenix: I make a **MOTION** to have the Chairman sign the letter as drafted, with the one alteration of Masterplan being changed to Comprehensive Plan.

Mr. Queiroga: Can you do that?

Mr. Nelson: I can't do it right now, but...

Mr. Queiroga: No, ---

Mr. Nelson: ...but I can certainly, I'll edit it. My laptop's in the car, and I'll edit it tonight.

Mr. Stefancik: I can do it right now.

Mr. Coelho: This is our letter. Why is he gonna edit our letter?

Mr. Stefancik: I have it on a Word document.

Mr. Nelson: Oh, that's right, he has it.

Mr. Stefancik: So, change it...

Mr. Nelson: Well no, the Chairman asked, so what am I supposed to say? No, I can't do it?

Mr. Coelho: Well, if you have Microsoft Word on the Cloud right there, you might be able to do it, I mean.

Mr. Nelson: You know, the Chairman asked me and I said...

Mr. Coelho: The Masterplan isn't a buzz word for this money. Like, you know, not having that in there won't make them, it doesn't matter to them. Yeah, I'll change it. That's fine.
SECOND.

Mr. Nelson: I think, to clarify, if I may, Riverside Drive is integral to the local comprehensive plan that was approved by the special permit.

SECOND Mr. Coelho.

Ms. Houle: ---

Mr. Coelho: You have a motion and second Mr. Chairman.

Mr. Queiroga: All those in favor?

5-0 in Favor.

Roll call vote: Mr. Quiterio – yes; Mr. Phoenix – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes.

Mr. Nelson briefly discussed the Massworks grants that have already been received for the Ludlow Mills Project.

Mr. Queiroga signed the letter of support that Mr. Stefancik edited to reflect the change in the motion.

Documents included: Letter to Linda Cruz-Carnall, Regional Director – US Economic Development Administration, from Joseph Queiroga, Chair – Ludlow Planning Board, re: Requirement for Riverside Drive and its Infrastructure Project, Letter of Support Town of Ludlow's – EDA Investment Application (May 10, 2018); Discussion Packet, Ludlow Planning Board, Riverside Drive Infrastructure – Ludlow Mills, Town of Ludlow EDA Grant Pre-Application, May 10th, 2018

APPROVE/SIGN Site Plan Addendum - 185-187 East Street (Tony Goncalves)

The revised plan was resubmitted for approval from the Planning Board. Mr. Stefancik read the minutes from the meeting of March 8, 2018 that noted that any changes in landscaping could be shown on an updated site sketch.

Mr. Coelho **MOVED** to approve the site plan addendum for 185-187 East Street, Tony Goncalves.

SECOND Ms. Houle.

5-0 in Favor.

Roll call vote: Mr. Quiterio – yes; Mr. Phoenix – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Queiroga – yes.

Documents included: Site Sketch for Installation of Replacement Sign – Ideal Insurance & Ideal Real Estate – Antonio Goncalves & Joseph Chaves, 187 East Street Ludlow, Ma. (Sketch #5201)(5.2.2018)

Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- ◆ FILE Mail Item 30. - Legal Notices from surrounding communities
-Town of Ludlow Board Reorganizations
 - ◆ APPROVE/SIGN Minutes of March 22, 2018 & April 12, 2018
 - ◆ SIGN Special Permits:
 - Dawn Hebert – 844 Center Street (graphic & website designer)
 - Jonathon Rodrigues – 85 Mclean Parkway (office for trucking company)
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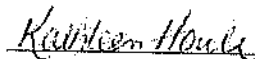
Mr. Phoenix: I don't see anything else on there, so I'm gonna make a **MOTION** to adjourn.

SECOND Mr. Coelho.

4-0 in Favor.

Meeting adjourned at 6:10 p.m.

APPROVED:



Kathleen Houle - Secretary

su

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