

**TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
August 23, 2018**

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2018 SEP 25 A 10: 27
TOWN OF LUDLOW

PLANNING BOARD MEMBERS

Joseph Queiroga – Chairman (Present)
Raymond Phoenix – Vice Chairman (Absent)
Christopher Coelho (Present)
Kathleen Houle (Absent)
Rafael Quiterio (Present)

The meeting began at 7:02 p.m. in Hearing Room #2.

PUBLIC HEARING – SITE PLAN – 14 Chestnut Place (Assessors' Map 13C, Parcel 54) & 58 Sewall Street (Assessors' Map 14B, Parcel 9-1) – Mid America Properties, LLC (updating site plan to include existing conditions and minor proposed additions to improve traffic flow around building and improvements to the accessible parking spaces) (Request for continuance to October 11, 2018)

SEE ATTACHED MINUTES

SITE SKETCH – 19 Carmelinas Circle (Assessors' Map 26, Parcel 9A) – Ludlow Construction / Crocker Building Company, David Mathes (add "L" shape addition to the southeast corner of the existing building)

David Mathes & Scott Pio were present for the appointment.

The applicant submitted a letter requesting to withdraw without prejudice the Site Sketch application.

Mr. Coelho **MOVED** to accept the withdrawal without prejudice.

SECOND Mr. Quiterio.

3-0 in Favor.

Documents included: Master application; Request to withdraw without prejudice; Site Plan – 19 Carmelinas Circle Ludlow, MA owned by Pio Real Estate, LLC (August 7, 2018)

ANR – Carlos A. Vaz – 0 Fuller Street (Assessors' Map 10, Parcel 98B) (divide existing Lot 1 into Lots 6 & 7; Lot 7 to be conveyed to Castro)

(Continued from the August 9, 2018 meeting)

Mr. Stefancik said that the applicant needed to put the conveyance of Lot 7 on the ANR Plan in order for it to be endorsed. He noted that the Board went through the checklist at the last meeting, and that that was the only outstanding item.

Mr. Coelho **MOVED** to endorse the ANR as depicted in the associated plans.
SECOND Mr. Quiterio.
3-0 in Favor.

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

Documents included: Master application; Plan of Land – Fuller Street Ludlow, Mass., owned by Carlos Alberto Vaz & Elizabeth Nunes Vaz (July 10, 2018)(Revised: August 13, 2018 – Add Note #5 per Planning Board Request)

Nonpayment of Turley Publications invoice for Kevin Brown, 16 Duke Street (SP-0589)

Mr. Stefancik explained that Mr. Brown has not paid his invoice for Turley Publications (\$77.78) for the advertising of his public hearing held on March 22, 2018. He noted that two letters were sent to Mr. Brown, along with a phone call. During the phone conversation with Mr. Brown on August 7, 2018, he indicated that he did not plan on paying the invoice and said that he didn't ask for his public hearing to be advertised.

Mr. Coelho **MOVED** to revoke the Special Permit and Home Occupation.

SECOND Mr. Quiterio.

3-0 in Favor.

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

File Mail Item #48 - Ludlow DPW – Drainage modifications – Chapin Greene Condominiums

Mail Item #49 - Memo from Ellie Villano, Town Administrator – Invitation to Board of Selectmen Meeting to discuss issues and/or violations at 236 West Street – Leonard J. Allen III

The letter said that the Board of Selectmen has scheduled a meeting with Justin Larivee, Building Commissioner, on Tuesday August 21, 2018, and informed the Planning Board that they are welcome to attend the meeting. The Selectmen also requested that the Planning Board review the matter regarding 236 West Street and provide them with any issues regarding violations on that property, or the adjacent property at 250 West Street.

Mr. Stefancik remarked that he watched that Selectmen's Meeting today, and that it seems that there is a property line dispute between the two property owners. He stated that the property lines are in the process of being surveyed.

Mail Item #51 - Board of Selectmen - Receipt of petition for Zone Change – 1322 Center Street

Mr. Stefancik said that the ZBA approved the construction of this single-family home as a special permit for a preexisting nonconforming lot, as it did not have 40,000 square feet, but instead had less than 20,000, with wetlands on the property in the rear. Mr. Stefancik remarked

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that the ZBA could have corrected it without sending it to Planning for a zone change, but the lot does abut Residence A property on Moore Street. Mr. Stefancik said that the zone change should fix the problem, and that the applicant may take off the front porch so that the house conforms with all of the setbacks.

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A public hearing for the Zone Change has been scheduled for September 13, 2018.

Mail Item #50 - Memo from Ellie Villano, Town Administrator – Task Force for Future of Veterans Park School

The letter noted that a member of the Planning Board is needed for the Task Force for Veterans Park School. Mr. Stefancik will send an email to the absent Planning Board Members to see if anyone is interested. Mr. Coelho said that he will volunteer if no one else is interested.

Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- ◆ FILE Mail Item 52. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of July 26, 2018
- ◆ SIGN Special Permit:
 - Thomas & Kimberly Halgas – 148 Gamache Drive (Accessory Apartment)
- ◆ APPROVE Change of Occupancies:
 - Maria F. Barroso (Flor do Campo dba Tony & Penny's) – 18 Canterbury Street
 - Jenna Alimberti (Dick Barker School of Dance) – 110 Sewall Street
- ◆ APPROVE/SIGN Bills – Ink Products (office supplies)

Mr. Coelho **MOVED** to adjourn.
SECOND Mr. Quiterio.
3-0 in Favor.

Meeting adjourned at 7:24 p.m.

APPROVED:



Kathleen Houle, Secretary

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

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**TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SITE PLAN
14 Chestnut Place (Assessors' Map 13C, Parcel 54) &
58 Sewall Street (Assessors' Map 14B, Parcel 9-1)
Mid America Properties, LLC**

**(updating site plan to include existing conditions and minor proposed additions to improve traffic flow around building and improvements to the accessible parking spaces)
(Request for continuance to October 11, 2018)**

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Joseph Queiroga - Chairman (Present)
Raymond Phoenix - Vice Chairman (Absent)
Christopher Coelho (Present)
Kathleen Houle (Absent)
Rafael Quiterio (Present)

The public hearing began at 7:03 p.m. in Hearing Room #2.

The applicant was not present for the public hearing.

Mr. Queiroga read the legal notice. The legal notice included the description of: updating site plan to include existing conditions and minor proposed additions to improve traffic flow around building and improvements to the accessible parking spaces.

Mr. Queiroga: And Berkshire Design Group, --- on their behalf, sent a letter that we are requesting a change in the date from 14 Chestnut Place site plan's hearing from August 23rd to October 11th, at a, I suppose, at a time to be named. Thank you for your flexibility on this matter, we apologize for any inconvenience and let us know if you have any questions or need further information. So, they're requesting a delay until October 11th. Do I hear a...

Mr. Coelho: Well, is there any numbers that put us up against a wall with that?

Mr. Stefancik: No.

Mr. Coelho: I'll make a mot...

Mr. Stefancik: Actually, we have 65 days to have a public hearing --- today with it, but today we're gonna continue it even though it would be after, but you have mutual continuance on ---.

Mr. Coelho: I'll make a **MOTION** to continue the public hearing for the site plan for 14 Chestnut Place until October what?

Mr. Stefancik: 11th.

Mr. Queiroga: October 11th.

Mr. Coelho: October 11th.
SECOND Mr. Quiterio.

Mr. Queiroga: What time you want to give them?

Mr. Stefancik: 7:00.

Mr. Queiroga: 7:00 p.m. Do I hear a second?

SECOND Mr. Quiterio.

3-0 in Favor.

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

The Public Hearing was continued until October 11, 2018 at 7:00 p.m.

APPROVED:



Kathleen Houle, Secretary

su

Documents: Request for continuance

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