

AGENDA

Town of Ludlow Planning Board

Meeting of: September 13, 2018

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

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Appointments:

7:00 – PUBLIC HEARING – ZONE CHANGE – 1322 Center Street (Assessors’ Map 33, Parcel 45)
- Justin Dias (Agriculture to Residence A)(To bring the conflicting setbacks for the existing permitted structure into compliance)

7:15 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION & SITE PLAN –
38 Lyon Street (Assessors’ Map 24, Parcel 42) – Kenneth Butts (Home Office – processing firewood, and Site Plan – firewood processor)

7:30 – PUBLIC HEARING – ZONING BYLAW – Proposed zoning bylaw revision to include the following: Delete in its entirety Section XI. Temporary Moratorium on the Sale and Distribution of Recreational Marijuana; Delete from 3.0 General Regulations 3.0.5 Private Swimming Pools a. “, but in no case shall the pool be located nearer than ten (10) feet to any side or rear lot line. A pool must be located at least ten (10’) from any and all structures. Exception: Pool Decks.”; Add to Section 5.1. Business in the Agriculture Moderate Density Overlay District 5.1.3 Site Design j. The Planning Board may waive up to 25% of the required parking spaces under Section 6.4 PARKING REQUIREMENTS in the Agriculture Moderate Density District.

7:45 – SITE SKETCH – 19 Carmelinas Circle (Assessors’ Map 26, Parcel 9A) –
Ludlow Construction / Crocker Building Company - David Mathes
(Add new addition to the southeast corner of the existing building; comprised of 3 offices, 1 bathroom, 1 conference room)

Miscellaneous/Discussion:

- ◆ Planning Board member needed for Task Force for Future of Veterans Park School
(Mail item #50 continued from August 23, 2018 meeting)
- ◆ Notice to appeal to Planning Board from Building Commissioner’s denial of request for enforcement of building permit by failure to act upon the same within 14 days – Peter Kawie and New England Pallets & Skids, Inc., petitioners v. Leonard J. Allen, III, Michele M. Aguilar and L.J. Unlimited Landscaping, Inc. (250 West Street, Ludlow)
- ◆ Payment of Turley Publications invoice for Kevin Brown, 16 Duke Street (SP-0589)

Mail Items:

53. Ludlow Conservation Commission - Legal Notice – Eversource transmission right-of-ways

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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 54. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of August 9, 2018 & August 23, 2018
- ◆ APPROVE Change of Occupancies:
 - Lori Marta (Marta Law Offices) – 77 Winsor Street, Suite 202
 - James Chenier (Dry Cleaning Drop Off) – 190 East Street
- ◆ APPROVE/SIGN Bills – Turley Publications (Zoning Bylaw public hearing)

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.