

**TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
September 24, 2018**

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PLANNING BOARD MEMBERS

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

The meeting began at 4:34 p.m. in the Selectmen's Conference Room.

**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)**

The applicants were not present for the appointment.

The Site Sketch was continued from the meeting of September 13, 2018 due to a lack of quorum.

Mr. Phoenix stated that the waiver is needed of the full registered site plan in favor of a site sketch, the public hearing, and for the fee.

Mr. Stefancik confirmed that the plan has not changed, except for showing the 25.5 feet from the front yard setback.

Mr. Phoenix: Since we've already looked at it, I will make a **MOTION** to accept this as a site sketch instead of a full plan, and to waive the associated public hearing, since it seems like it is not in the Town's best interest to go through a full public hearing on this issue at this time.
SECOND Ms. Houle.

Mr. Queiroga: With that, would you include the waiver of the fee?

Mr. Phoenix: I'll do that a separate discussion, I guess.
4-0 in Favor.

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

Mr. Phoenix questioned the reasoning for waiving the fee. Mr. Stefancik said that the applicant did ask for a waiver in writing, and that this is the second time that they submitted the plan, as they withdrew without prejudice at the August 23, 2018 meeting, due to not meeting the front yard setback on Carmelina's Circle. He noted that the original fee was paid by the applicant, and that the plan did go out to the Town Departments again for comments. Mr. Queiroga said that the Planning Board has waived the fee in the past when there was a small oversight on the plan. Mr. Stefancik commented that the Board gave the applicants an option at the August 23rd meeting of withdrawing without prejudice or getting a denial and going to the ZBA.

Mr. Coelho **MOVED** to waive the fee.
SECOND Ms. Houle.

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2018 OCT 12 A 11: 54
TOWN OF LUDLOW

Mr. Queiroga: There's a second, all those in favor?

Ms. Houle: Aye.

Mr. Coelho: Aye, for discussion.

Ms. Houle: For discussion?

Mr. Queiroga: Yes.

Mr. Coelho: Only because I feel, you know, not having a quorum was not as receptive to what I would perceive as our client's needs, if you're looking at it in that direction.

Mr. Queiroga: Yeah, we have that problem on two successive meetings.

Mr. Coelho: Ok, that's fine.

Mr. Phoenix: I, if that's the reasoning that works for you, then I can appreciate that. To me, if I'm used to somebody giving me a cheeseburger in 30 seconds, and they give it to me in a minute one time, that doesn't mean that it's slow and it doesn't mean that I'm gonna get it for free. If there is an argument that's gonna, I think, sway me on this, it's going to be that it's legitimately in the Town's best interest or that we requested that they withdraw this. Even if they did go to the ZBA, it would have ended up coming back to us again as another submittal. I'm just, and I'm not dead against it, don't get me wrong, I'm just trying to find a reason that justifies it in my mind, and I'm not seeing it.

Mr. Coelho: Doesn't have to be unanimous, does it?

Mr. Phoenix: Yes.

Ms. Houle: Yeah.

Mr. Phoenix: Takes all four of us to waive.

Mr. Coelho: So, we have a motion and a second. And, well then the cards gotta fall where they may. I mean, that's why we're a board.

Mr. Phoenix: Can I see the application again? And in what ways is this plan different from the plan that was submitted when they withdrew it?

Mr. Stefancik: Just showing the 25.5 feet.

Mr. Phoenix: That's the only difference from that?

Mr. Stefancik: That's the setback. Yes, absolutely.

Mr. Phoenix: Yeah, to me that definitely justifies waiving it down to a sketch, which was already a pretty substantial waiver on the fee.

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Mr. Queiroga: This is a hell of a sketch.

Mr. Phoenix: All we really need for the sketch is something on a napkin for crying out loud, as long as it's got the chart on it.

Mr. Queiroga: Yeah. No, you wouldn't approve this on a napkin.

Mr. Phoenix: Well, you'd be surprised some of the things we used to get in here. They looked like somebody took a photocopy of a napkin.

Mr. Coelho: Dead air's not good for you guys, huh?

Mr. Phoenix: I think as a combination of the factors, especially how minor this is to begin with, I think I can wrap my head around going along with the waiver.

Mr. Queiroga: Is that a yes?

Mr. Phoenix: If you're calling for the vote, then.

Mr. Queiroga: We did call for the vote, yeah.

Mr. Phoenix: Oh, then yes.

4-0 in Favor.

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

Mr. Phoenix: Given that we've already reviewed this plan and found that it meets the criteria on the checklist, I would **MOVE** that we approve the site sketch in the format, in our standard format.

SECOND Ms. Houle.

4-0 in Favor.

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

Documents included: Master application; Request for waivers; Site Plan – 19 Carmelinas Circle Ludlow, MA owned by Pio Real Estate, LLC (August 7, 2018, Revised: 9/4/18)

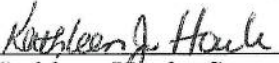
Mr. Phoenix **MOVED** to adjourn.

SECOND Mr. Coelho.

4-0 in Favor.

Meeting adjourned at 4:43 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.)