

**TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
May 9, 2019**

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2019 MAY 24 P 1:43
TOWN OF LUDLOW

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Present)
Christopher Coelho – Vice Chairman (Present)
Joseph Queiroga (Present)(7:17 p.m.)
Kathleen Houle (Present)
Rafael Quiterio (Absent)

The meeting began at 7:00 p.m. in the Selectmen's Conference Room.

File Mail Item #30 – Reorganization of Safety Committee

File Mail Item #31 – Legal Notice – Ludlow Conservation Commission – Abbreviated Notice of Resource Area Delineation Application – Ludlow Solar, LLC - 498 Fuller Street

File Mail Item #32 – Letter regarding safety concerns at Roy's Garage on corner of Center Street & Lyon Street from Carol & Robert Bardon

Mr. Coelho said that the concerns were discussed at the Safety Committee meeting today, and that he believes that the Committee had sent a letter to the business not that long ago regarding investigating as to whether there are any formal site plans for the business. Mr. Stefancik noted that the Safety Enforcement Officer and the Police Chief were sent a copy of the letter also. He also said that there is not a site plan on file for this property, but that there is supposed to be a 25-foot clear view for a corner property.

Mr. Coelho: Mr. Chairman, I'd like to make a **MOTION** that we have the Zoning Enforcement Officer conduct an inspection and write up a follow up letter about the property in question.

SECOND Ms. Houle.

3-0 in Favor.

Mail Item #33 – Request for meeting to discuss moratorium on solar projects from Conservation Commission

Mr. Stefancik suggested that perhaps before a moratorium is put in place, the bylaws could be discussed and any corrections made, if needed. He also said that maybe a larger setback could be put in place to limit the solar projects rather than completely stopping them.

The Conservation Commission will be invited to the next Planning Board meeting.

The Planning Board took a recess from 7:15 p.m. to 7:17 p.m. when Mr. Queiroga joined the meeting.

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**PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – Stephen M. Koziol
– 87 Barna Street (home improvement business)**

SEE ATTACHED MINUTES

Mr. Coelho: I'd like to make a **MOTION** to adjourn.

Mr. Phoenix: Always in order and not debatable.

SECOND Ms. Houle.

4-0 in Favor.

Meeting adjourned at 7:23 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.)

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – HOME OCCUPATION/SPECIAL PERMIT
87 Barna Street – Stephen M. Koziol
(home improvement business)
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Raymond Phoenix – Chairman (Present)
Christopher Coelho – Vice Chairman (Present)
Joseph Queiroga (Present)
Kathleen Houle (Present)
Rafael Quiterio (Absent)

Hearing began at 7:17 p.m. in the Selectmen's Conference Room.

In attendance: Stephen Koziol

Mr. Phoenix read the legal notice, gave Mr. Koziol a copy of the invoice from Turley Publications, and reviewed the application. The legal notice included the description of: Home Office – home improvement business.

Mr. Phoenix: I know I said it at the beginning of the actual meeting and we haven't had anybody, aside from Joe, new, walk in the room since then, but we do have cameras rolling. As far as the additional information that we have for the home occ: the total area of the home is 1,048; area to be used for the home occ is 10 square feet; number of nonresident employees is zero; as far as planned signage, customers at the house, deliveries unlike a normal residence, and changes that would make it look less residential, the answers to all of those are listed as no; and the vehicle used in connection with the business is a Chevy Avalanche pickup with a GVW of 5,800. And we do have a signed request for the waiver. And we have not made a finding, as of yet. So, that's where we're at on that. If you want, you can either get the check directly to Turley or I can put it in here, we can get that taken care of for you. The invoice is yours to keep as a parting gift. So, before we get started, did you want to explain what you're looking to do?

Mr. Koziol: Basically, just starting a home business, well not home business, home improvement business, where I'll be fixing and repairing stuff, installing stuff for customers, which I will be parking my truck and my tools at my house.

Mr. Phoenix: Ok.

Mr. Coelho: Expecting anything else at your house, deliveries, anything that's gonna make it not look like a residential ---?

Mr. Koziol: I don't believe I'll be getting deliveries. If I have any materials on site, they will be stored, you know, away in the back. They won't be in the sight of the street.

Mr. Phoenix: As silly as it is, I suppose we're at the point where I have to open this up to public comments, huh? To all the zero people in the room, if you have anything to say, this is the time. But, I've officially asked. So, I will entertain a motion, unless there's any further comments or questions from the Board. I'll even entertain a motion in the suggested form.

Mr. Coelho: Mr. Chairman.

Mr. Phoenix: Mr. Coelho.

Mr. Coelho: I **MOVE** to approve the Special Permit under 7.0.4 a-m and the Home Occupation under Section 6.1.2 thru 6.2.13 for Mr. Koziol at 87 Barna Street with the restriction that the permit run with the applicant and not the property.

SECOND Ms. Houle.

4-0 in Favor.

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

Mr. Phoenix: Is there a **MOTION** to close?

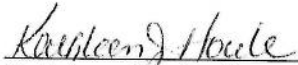
Mr. Coelho: **SO MOVED.**

SECOND Ms. Houle.

4-0 in Favor.

Hearing ended 7:23 p.m.

APPROVED:



Kathleen Houle, Secretary

su

Documents: Master application; abutters list

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