

# AGENDA

**Town of Ludlow Planning Board**

**Meeting of: June 13, 2019**

**Time: 7:00 p.m.**

**Ludlow Town Hall – Selectmen’s Conference Room**

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TOWN OF LUDLOW

## ***Appointments:***

- 7:00 – PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – Beth Evon  
- 167 Parker Lane (baking business)
- 7:10 – PUBLIC HEARING – SITE PLAN – Huxley Solar LLC –  
498/504 Fuller Street (Assessors’ Map 9, Parcels 69 & 70)  
(installation of a 5.0 MWac/7.5 MWdc ground-mounted photovoltaic system on 88.6 acres  
currently in agricultural use. The ground-mounted system will include an access driveway,  
solar panels/racks, and transformers, inverters, and energy storage)
- 7:45 – SITE SKETCH – Legacy Fire Protection, Inc. –  
533 & 0 Center Street (Assessors’ Map 16A, Parcels 45,46)  
(Modification to construction of an office building and addition to an existing building  
with parking areas and stormwater management system)
- 8:00 – CONTINUED PUBLIC HEARING – SITE PLAN – VDS Properties, LLC –  
0 Whitney Street (Lower)(Assessors’ Map 14B, Parcels 74 & 75)  
(to construct townhouses in Smart Growth Overlay District)
- 8:15 – ANR – Marco Vieira - 768 East Street (Assessors’ Map 15D, Parcel 93)  
(convey 3’ strip from Mazur to Vieira)

## ***Miscellaneous/Discussion:***

- ◆ Release of Development Agreement (Maria’s Way)

## ***Mail Items:***

42. Notice of Decision – Variance - Board of Appeals – 38 Goddu Street
43. Reorganization of the Zoning Board of Appeals

## ***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 44. - Legal Notices from surrounding communities

- ◆ SIGN Special Permits:
  - Stephen M. Koziol – 87 Barna Street (home improvement business)
- ◆ APPROVE Change of Occupancies:
  - The Nunes Companies, Inc. – 201 West Avenue (from F & J Construction to equipment storage)
  - Michelle Vargas (Coco Lush Studios) – 114 Sewall Street (from Cash Register store to eyelash studio)
- ◆ APPROVE/SIGN Bills – D. Stefancik (MAPD Conference mileage reimbursement)

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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.