

Please be advised that by Order of the Governor: [S 2475. An act relative to extending certain COVID-19 measures adopted during the state of emergency](#) – Please feel free to view this meeting via cable television as this meeting is broadcast live or via live stream. Instructions are on the town’s website. You may also access the meeting by audio by calling 1-617-758-8793, attending via UberConference, or by attending in person

AGENDA - REVISED (09/22/22 3:00 p.m.)

Town of Ludlow Planning Board

Meeting of September 22, 2022

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

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Appointments:

- 7:00 – APPOINTMENT – Ali Bulut – 4-8 White Street (trailer / site plan) (mail item #40 included)
- 7:20 – ANR – 0 West Street (Assessors’ Map 7, Parcel 1B) Dan Gerasimchuk (subdivide into two parcels)
- 7:30 – APPOINTMENT – James Baldyga – 16-26 Kirkland Avenue (review site plan)
- 7:45 – SITE SKETCH – 534 Center Street (Assessors’ Map 16A, Parcel 66) Madhukar R Medipally, DMD (2nd floor office use)

Discussion Items:

- Zoning Bylaws (Self-storage facilities, AGMD District definition, Marijuana Bylaw: A. Purpose & B. Definitions)
- Pickleball courts

Mail Items:

- 40. Notice of Violations re: 4-8 White Street (refrigerated trailer/delivery truck) from Leslie Ward, Building Commissioner/Zoning Enforcement Officer (included in 7:00 appointment)

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 39. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of September 8, 2022
- ◆ SIGN Special Permits:
 - Robert W. Smith – 100 Waverly Road (Accessory Apartment)
 - Nicholas Suter – 9 Cady Street, Apt. 6 (office for painting business)
 - Lauren Gauthier – 1670 Center Street (bookkeeping company)
- ◆ APPROVE Change of Occupancies:
 - Hillary Boutin – 200 Center Street, Suite 5 (from dance studio to photography)
 - Tahir Humayun – 546A Center Street (change of ownership for existing convenience store)

- Leslie Ann Quesada – 36 East Street (salon both rental - aesthetics)

If for any reason the Planning Board meeting of September 22, 2022 is cancelled, the public hearing(s) will be re-scheduled to the same corresponding time(s) on October 13, 2022

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.

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