

AGENDA

Town of Ludlow Planning Board

Meeting of September 14, 2023

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

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TOWN CLERK'S OFFICE

2023 SEP 12 P 2:30

~~TOWN OF LUDLOW~~

Appointments:

- 7:00 – PUBLIC HEARING – Special Permit / Home Occupation – Marcelo Sousa – 38 Cypress Street (Assessors’ Map 15A, Parcel 429) (home office for house painting business)
- 7:10 – PUBLIC HEARING – Special Permit / Home Occupation – Joshua Block – 45 Hunter Road (Assessors’ Map 17D, Parcel 34F) (home-based communications consulting)
- 7:20 – Ralph Capua – Development Agreement Extension
- 7:30 – Continued Discussion/Decision – Special Permit / Site Plan – 590-596 (0) Center Street (Assessors’ Map 16B, Parcels 116 & 116A) JLL Real Estate, LLC (Redevelopment of site into a self-storage facility in an Agricultural Moderate Density Overlay District)
- 8:00 – PUBLIC HEARING – Proposed Zoning Bylaw Amendments

Mail Items:

- 51. Notice of Decision – Zoning Board of Appeals – 632 Moore Street
- 52. Legal Notice – Zoning Board of Appeals – 601 Center Street

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 50. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of June 22, 2023 & August 24, 2023
- ◆ APPROVE Change of Occupancy:
 - Michelle Vargas – 118 Sewall Street (from clothing store to eyelash services)

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.