

AGENDA

Town of Ludlow Planning Board

Meeting of October 26, 2023

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 – Heather Chateaufneuf –
89 Grimard Street (Assessors’ Map 1C, Parcel 134) (mental health counseling via telehealth)
- 7:10 – PUBLIC HEARING – Site Plan – Jeremy Valentin – 346-348 West Avenue
(Assessors’ Map 12C, Parcel 158) (update site plan for change in business use)
- 7:30 – ANR – Candida Goncalves / Ana Serrazina - 21-23 & 29 Lockland Street
(Assessors’ Map 15A, Parcels 272, 272A, 271) (revise property lines between existing houses)
- 7:35 – Site Sketch – Cleide dos Santos – 4-8 White Street (Assessors’ Map 15B, Parcel 39)
(update site plan for new occupancy of meat market)

Discussion:

Center Street Overlay District

Executive Session – November 9, 2023 @ 6:30(?)

Cancel meetings of November 23, 2023 & December 28, 2023

Mail Items:

- 55. Letter from Sheila Dias re: hemlock trees on property boundary at 1359 Center Street *and*
- 56. Response letter to Sheila Dias from Ludlow Conservation Commission

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 54. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of September 14, 2023 & September 28, 2023
- ◆ APPROVE Change of Occupancies:
 - Desiree Santiago-Roy (Haus of Wax LLC) – 114 Sewall St. (from eyelash studio to esthetician/wax studio)
- ◆ SIGN Special Permits:
 - Marcelo Sousa – 38 Cypress Street (home office for house painting business)
 - Joshua Block – 45 Hunter Road (home-based communications consulting)

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.