

# AGENDA

**Town of Ludlow Planning Board**

**Meeting of January 11, 2024**

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

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

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2024 JAN -9 P-3-23

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**Appointments:**

TOWN OF LUDLOW

- 7:00 – CONTINUED PUBLIC HEARING – Site Plan – PREM, LLC – 21 Harding Avenue  
(Assessors’ Map 12C, Parcel 70) (approval for an all-alcohol package store)  
(Request to withdraw site plan application, from Joshua Y. Levine, Esq.)
- 7:05 – Armand Deslauriers - Extension of Development Agreement (Hundred Acre Wood Phase III)
- 7:30 – PUBLIC HEARING – Site Plan – Marco Vieira (V & V Properties LLC) – 20-56 East Street  
(Assessors’ Map 13C, Parcel 58) (update site plan for gym and café)
- 7:45 – PUBLIC HEARING – Waiver of Frontage – David Beauregard – 601 Center Street  
(Assessors’ Map 16B, Parcel 96) (Divide an existing parcel into two new lots, each containing an existing residential structure, as per submitted plans. Lot 11-2 will require a waiver of frontage from 140 feet to 93.90 feet, and Lot 11-1 will require a waiver of frontage from 140 feet to 12.50 feet.)  
  
ANR – David Beauregard – 601 Center Street (Assessors’ Map 16B, Parcel 96)  
(Separate existing parcel with two structures into two separate lots.)

**Discussion:**

Center Street Overlay District

Annual Town Report

**Mail Items:**

- 02. Memo from Marc Strange, Town Administrator re: 63 Chestnut Street and 54 Winsor Street Zoning

**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 01. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of December 14, 2023
- ◆ APPROVE Change of Occupancies:
  - Yordanys Kelly Vanderhorst (Details Cars1 Collision) – 37 Letourneau Lane #3  
(change of ownership – existing body shop)
  - Jared Duff (Compass) – 40 East Street (from rehab facility to home remodeling showroom)
- ◆ SIGN Special Permit:
  - Taylor Trask – 732 Fuller Street (cottage bakery)

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.