

# **AGENDA**

***Town of Ludlow Planning Board***

***Meeting of March 14, 2024***

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

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

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## ***Appointments:***

- 7:10 – PUBLIC HEARING – Special Permit/Home Occupation – Jennifer Wright – 68 Letendre Avenue (Assessors’ Map 11A, Parcel 100) (mental health counseling via telehealth)
- 7:20 – PUBLIC HEARING – Zoning Bylaw Proposed zoning bylaw revisions to include the following:  
SECTION III: GENERAL USE REGULATIONS 3.0 GENERAL REGULATIONS delete 3.0.2 Existing Uses Not Affected. Delete 3.0.3 Obstruction at Street Intersection and replace with Visibility at Street Intersections and Driveways Street Entries with new text and Figure 1 Diagram.
- 7:30 – PUBLIC HEARING – Special Permit/Home Occupation – Kristen St. Germain – 10 Autumn Ridge Road (Assessors’ Map 30, Parcel 209) (home bakery)
- 7:40 – PUBLIC HEARING – Zone Change – Hajer Brak - 191 West Street (Assessors’ Map 2D, Parcel 3) (Agricultural to Business A)
- 8:00 – PUBLIC HEARING – Zone Change – Kevin Lavigne – 8-10 Wedgewood Drive (Assessors’ Map 11A, Parcel 160) (Agricultural to Residence A)
- 8:20 – Josh Levine – discuss selling alcohol at 227 Center Street & 341 West Street

## ***Discussion:***

Planning application fees

## ***Mail Items:***

- 13. Legal Notice – Ludlow Conservation Commission – Notice of Intent – Center Street Public Road Right of Way – Ana Huberty, EGMA Gas dba Eversource Energy
- 14. Legal Notice – Ludlow Conservation Commission – Request for Determination – 993 Center Street – Christopher LaRose (Eversource)

## ***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 12. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of January 25, 2024 & February 22, 2024
- ◆ APPROVE Change of Occupancy:
  - Diane Modzelewski (Dolce Lashes) – 36 Hubbard Street (from hair salon to lash salon)
- ◆ Release of Covenant – Sodi, Inc. – Lots 3-8 Santana Drive

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.