

**TOWN OF LUDLOW PLANNING BOARD  
MINUTES OF THE MEETING OF  
April 11, 2024**

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**PLANNING BOARD MEMBERS**

Raymond Phoenix – Chairman (Present)  
Christopher Coelho – Vice Chairman (Present)  
Joseph Queiroga (Absent)  
Joshua Carpenter (Present)  
Joel Silva (Absent)  
Kathleen Houle, Associate Member (Present)

The meeting began at 7:00 p.m. in the Selectmen's Conference Room.

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**PUBLIC HEARING – Site Sketch – Volta Charging, LLC c/o Raquel Clement  
433 Center Street (Assessors' Map 12C, Parcel 82-1) (convert 7 parking stalls into 6 electric  
vehicle (EV) parking stalls & 1 accessibility aisle)**

**SEE SEPARATE MINUTES**

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*Mr. Coelho recused himself for the following public hearing.*

*Mr. Phoenix turned the Chair over to Mr. Carpenter.*

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**PUBLIC HEARING – Special Permit/Home Occupation – Christopher A. Coelho - 149 Poole St  
(Assessors' Map 31, Parcel 93A) (home office for real estate & consulting business)**

**SEE SEPARATE MINUTES**

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*Mr. Coelho rejoined the meeting.*

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**PUBLIC HEARING – Special Permit/Home Occupation – Dominick Corsetti – 115 Laconia Street  
(Assessors' Map 14C, Parcel 40) (home office for pressure washing business)**

**SEE SEPARATE MINUTES**

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**PUBLIC HEARING – Special Permit/Home Occupation – Nathaniel Sarrasin / Andre Martins  
– 55 Pleasantview Street (Assessors' Map 15C, Parcel 160) (print shop)**

**SEE SEPARATE MINUTES**

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**CONSENT AGENDA:**

*The Board approved the Consent Agenda under unanimous consent.*

- ◆ FILE Mail Item 24. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of March 14, 2024
- ◆ SIGN Special Permits:
  - Jennifer Wright – 68 Letendre Avenue (mental health counseling via telehealth)
  - Kristen St. Germain – 10 Autumn Ridge Road (home bakery)
- ◆ SIGN Corrective Release of Covenant – Hundred Acre Wood Phase III

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**PUBLIC HEARING – Special Permit/Home Occupation – Matthew Costa – 386 Chapin Street (Assessors' Map 27B, Parcel 112L) (home office for electrician)**

**SEE SEPARATE MINUTES**

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**File Mail Item 25 - Reorganizations of Town Boards/Committees**

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**Mail Item 26 - Board of Selectmen open public meeting for community input for redevelopment of Whitney Park**

Mr. Phoenix: I'm gonna make a **MOTION** to send a letter to the town administrator saying that we would encourage them to think carefully about the nature of the neighborhood and which uses are most appropriate for that piece of property and the neighborhood in general.

**SECOND** Mr. Coelho.

**3-0 in Favor.**

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**PUBLIC HEARING – Special Permit/Home Occupation – Nathan Pulowski – 735 Center Street (Assessors' Map 17D, Parcel 11-2) (home office for handyman & cleaning business)**

**SEE SEPARATE MINUTES**

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*Ms. Houle left the meeting.*

*Mr. Phoenix finished the meeting as Chairman.*

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**PUBLIC HEARING – Site Sketch – Jim Blackburn, PE, PMP (Hopkinton LNG Corporation d/b/a Eversource Energy Service Company (Eversource) 76 Ravenwood Drive (Assessors' Map 29, Parcel 41) (Construction of an approximately 12,000 square foot electrical yard with associated work, and construction of a 24,000 square foot electric building inside existing facility fence-line)**

**SEE SEPARATE MINUTES**

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Mr. Carpenter: Mr. Chairman I'll make a **MOTION** to adjourn at 8:30 <sup>TOWN OF LUDLOW</sup> p.m.  
**SECOND** Mr. Coelho.

Mr. Phoenix: Those are always in order and not debatable.

**3-0 in Favor.**

Meeting adjourned at 8:30 p.m.

APPROVED:



Joseph Queiroga, Secretary

(All related documents can be viewed at the Planning Board Office during regular business hours.)

**TOWN OF LUDLOW PLANNING BOARD  
PUBLIC HEARING – SITE SKETCH  
433 Center Street (Assessors' Map 12C, Parcel 82-1)  
Volta Charging, LLC c/o Raquel Clement  
(Convert 7 parking stalls into 6 electric vehicle (EV) parking stalls & 1 accessibility aisle)  
April 11, 2024**

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**PLANNING BOARD MEMBERS**

Raymond Phoenix – Chairman (Present)  
Joel Silva – Vice Chairman (Absent)  
Joseph Queiroga (Absent)  
Joshua Carpenter (Present)  
Christopher Coelho (Present)  
Kathleen Houle, Associate Member (Present)

The public hearing began at 7:01 p.m. in the Selectmen's Conference Room.

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*In attendance: Attorney Michael Dolan – Brown Rudnick, LLP, John Garrett – Maverick Construction, attendees*

Mr. Phoenix advised the public that the hearing is being recorded and read the legal notice which included the description of: convert 7 parking stalls into 6 electric vehicle (EV) parking stalls & 1 accessibility aisle.

Mr. Phoenix: Top of the stack for correspondence I have (*Mr. Phoenix read the waiver request of the full registered site plan in favor of a sketch – see file*). We also have, memo from Planning Board that the plan meets the criteria for a site sketch which essentially amounts to does it have the table is the main thing. No wetland concerns from ConsCom. The Building Department, no comments. Fire Department (*any electric vehicle charging station subjected to vehicle damage bollard protection is to be installed. Rapid electrical shutdown equipment for charging stations shall have a permanent label located at a readily visible location – see file*). From DPW no comments. The application...

Mr. Coelho: Mr. Chairman, if I may. I have the Safety Committee's comments as we had met right before. Basically, they're concerned about eliminating parking spots in an already overcrowded parking lot.

Mr. Phoenix: There was no comment about the changeable signage?

Mr. Coelho: No, we didn't even consider changeable signage.

Mr. Phoenix: Ok. And from the application, detailed description, seven standard parking stalls are to be converted into six electric vehicle parking stalls and one accessibility aisle. Two fast dual charging stations are to be installed in landscaped island adjacent to the EV parking stalls, and two level two media single charging stations are being installed in landscape island aisle adjacent to the EV parking stalls with one level two charging stall to be ADA accessible. Electrical conduits will be installed from new switch gear to the electric vehicle charging

stations. Volta will also paint and mark all EV charging stalls and install necessary parking signs. I think that's it that I really need to go through to kick this off. If the applicant would care to elaborate a little bit on what you want to do.

Atty. Dolan: Sure. Good evening, my name is Michael Dolan from the law firm of Brown Rudnick. I'm here tonight with John Garrett of Maverick, ~~the company that is a contractor that is involved with helping to get this installation completed, if approved.~~ So, a little bit about Volta. Volta was founded in 2010 and has been an innovator in developing electric vehicle charging networks. They are one of the most heavily used charging networks in the country and have many, many thousands of installations throughout the country including here in the commonwealth. Volta's charging station model is seen as destination charging with its stations typically located near grocery stores. Customers had been asking Big Y, hey can we get some EV charging spaces in here, and they went and did their due diligence and looked at a number of different companies and felt that Volta, based on its maintenance and quality of experience for customers as well as the esthetics of the facilities was the best fit. So, they chose Volta to be their partner in this regard. The Volta chargers are very attractive compared to some you may see from other competitors that have lines hanging out and they are a bit of an eyesore. These facilities were designed in Austria. They're highly sought after both by EV charging customers due to their ease of use as well as by property owners and businesses who believe them to be very attractive and very beneficial to their customers. As referenced, I just will repeat what you had referenced before. We're proposing to convert seven standard parking stalls into six EV parking stalls plus one accessibility aisle. Two of the chargers will be DCFC or fast charging chargers and two will be the level two media single charging stations. All of the charging stations will be located in existing parking/media islands. One of the level two charging stations will be ADA accessible and both of the level two charging stations will be free to users. The charging is a free experience. We'll also be painting the spaces and marking them accordingly to designate the parking use. It's the preferred use, it's not an exclusive use. If someone parks there, there's no fine, there's no penalty. It's obviously preferred that someone else park there who wants a charge, but they're still in play. We're excited to bring this cutting-edge technology to Ludlow, and we think it will help the town with its green community designation efforts. As mentioned, we are seeking a waiver of site plan approval and instead are requesting an approval of our submitted sketch. The site sketch also includes, on the site plan, notations regarding the removal of the defunct my pics grocery store pick up area that was previously there. That's no longer there so we noted that to keep the site plan fresh and updated. Similarly, there were some Red Box video kiosks that are no longer there, we noted that as well to try and keep everything clean there. So, with that, we're here to answer any questions you may have about our proposal.

Mr. Coelho: You answered mine about the enforceability of EV parking only. The one concern I do have is when you have tall structures like this lined up, when you're looking at them directly, you can see around them and there's space between them it doesn't look as congested, when you're pulling out from that exit, I'm afraid that when you're looking to the left, those are almost gonna act as a wall blocking line of sight. When they, you know at the right angle they're kind of look like they're together. Do you know what I'm saying?

Atty. Dolan: Sure, yes. So, the two in front...

Mr. Coelho: Those wouldn't be the issue.

Atty. Dolan: Ok, the two on the side, the space in between those two John would be roughly, right here on the side.

Mr. Garrett: You're talking about...

Mr. Coelho: I'm talking about those...

Mr. Garrett: These here.

Mr. Coelho: I'm just afraid if you're pulling out, so if you were pulling, yup, that way and taking a left, when you were to look over, you would see basically a wall of charging units rather than traffic.

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Atty. Dolan: There's just two. It makes it look like there's four.

Mr. Coelho: Oh, there's just two.

Mr. Garrett: Yeah, those are the bollards.

Mr. Coelho: Oh ok.

Atty. Dolan: So, they're dual chargers.

Mr. Coelho: So, they'd be in between the two, ok.

Atty. Dolan: Exactly, so there's just two units.

Mr. Phoenix: Can I just, for a second? The proposal as stated is to convert seven parking stalls into six electric vehicle parking stalls, and one accessibility aisle.

Atty. Dolan: Correct.

Mr. Phoenix: Which would be these two spaces here and then the four that Chris is talking about on the side. So, it is four not two over there. Just to clarify.

Atty. Dolan: Parking stalls just mean spaces not actual charging units and that's what he's talking about. I think the visual potential obstruction of actual charging.

Mr. Coelho: I thought it was one charging unit per space.

Atty. Dolan: Correct, it's not. Those are dual chargers. So, there's two chargers for four spaces. Probably not that different than if a pickup truck was in there...

Mr. Coelho: Sure.

Atty. Dolan: ...as far as the height, but these are more ---.

Mr. Coelho: That's a little different than what I was thinking.

Mr. Phoenix: Anybody have anything else before I ask my questions?

Mr. Carpenter: Are you going after the digital advertisements?

Mr. Phoenix: That's one of the things. If you want to bring it up, you're welcome to.

Mr. Carpenter: No, you can. I'll let you have it.

Mr. Phoenix: Ok. You got anything Kathy?

Ms. Houle: No.

Mr. Phoenix: So, first starting with, I think, the smallest of the items that I kind of picked up on. The existing site has a bench along the side of the building which, or I should say two benches. You can see them right there. Those benches look like they're gonna be impacted by the installation of the equipment that's shown on the plan here. There's no indication that the benches are to be remain, to remain or to be removed on what I'm seeing. What is the intention for those?

Mr. Garrett: Those would remain and wouldn't impact the little sidewalk that goes to the side entrance door there.

Mr. Phoenix: The second thing is, maybe there's a reason for it, I just think it looks a little bit odd, the proposal talks about putting in another utility pole further up Cherry towards Center and then going across and then having the power go back across to be able to feed the unit at the side of the building, and I'm curious as to the rationale for installing another pole instead of going across from where the pole's already existing.

Mr. Garrett: I spoke to the engineer from Eversource yesterday and he's probably gonna move that pole over to closer to where the transformer is. So, that was a change that just came in basically yesterday afternoon.

Mr. Phoenix: Ok.

Mr. Garrett: And I am meeting with him tomorrow morning at 8:00 a.m. to walk the site again.

Mr. Phoenix: Ok.

Mr. Garrett: So, the pole will probably be over to where that tree is a little bit. There's an existing pole there currently, and it would be to the right of the existing pole that's on the grass right now.

Mr. Phoenix: Ok. The other one, and I think at least from my perspective the more unusual one is when we originally had this proposal come in, the talk was about the signage on the free ones and that that would be changing up every eight seconds. The traffic flow in front of Big Y is congested at pretty much all times especially morning afternoon rush, holidays. There's already a lot of trouble with people stopping for pedestrians to be able to go by and not paying attention. In an age where we have increasing distraction of drivers looking at their cell phones and everything else, I'm worried that introducing additional signage, especially one that can be changing and drawing attention, is not going to go well for making sure that somebody's grandmother or baby doesn't accidentally get bumped by traffic going through there. So, I do have that as a strong concern for safety in that area. Even just when they had the My Pics stuff there, that was at least employees that were gonna be going to the units and crossing back and

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forth. That wasn't something that was really gonna be distracting drivers that much and the employees are Big Y's responsibility to keep safe versus the pedestrians that are driving by and the desire to have signage as a revenue generator. I think those are two different types of goal. So, I'm curious as to the state of that signage and all that.

Atty. Dolan: Sure, and that's a good question. The digital screens are designed to be viewed by pedestrians not vehicles. Out of an abundance of caution, Volta goes with the eight second dwell time on each media static image which is what the FHA recommends as it relates to if it were in a high vehicle area. So, that eight second requirement is per the federal government. So, we've complied with that. As I say, the images are static, they don't move, there's no video, there's no sound. It's a very subtle rotation of them after eight seconds. It's nothing, there's no blinking lights, there's nothing that would attract any eyesight, it's just to catch someone's eye who might be walking into the store or out of the store.

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Mr. Phoenix: Because traditionally we have not really allowed signs to be changing on a regular basis, even with some of the newer LED signs, things like that. I believe the rule did come out of the building inspector a number of years ago, like when Pride went in they were allowed to change their signage once per day on there and not more frequently. I think the library was told that they couldn't have their sign changing as frequently as they had it. So, I have a big concern, and also as far as like standards of how frequently a sign's gonna change on a highway, there's usually not pedestrians trying to cross with a shopping cart full of groceries on your average highway. So, I think those are apples and oranges. I really do have a strong concern about those. If we were talking about additional, I guess you call them level two chargers, like the other ones that are just chargers, I don't think I'd have that concern if I'm being honest.

Mr. Coelho: Mr. Chairman, is that, they can only change once per day, is that in the bylaws or is that just a?

Mr. Phoenix: I'd have to look and see. We've also changed the sign bylaw over the years, so I'd have to look.

Mr. Coelho: I thought I remember that being included at some point.

Atty. Dolan: I don't think it is. Doug, do you?

Mr. Stefancik: It says signs that incorporate are lighted by flashing or blinking lights are designed to attract attention by a change in light intensity or by repeated motion, signs indicating the current time and/or temperature are permitted provided they meet all provisions of this bylaw. That's under prohibited signs. Signs that constitute a hazard to pedestrians or vehicle traffic because of intensity or direction of illumination. They just can't be repeatedly motioning, and if the sign and graphic is changing all the time that has been an issue where the building department has come in and said that you can have a lighted sign but it can't be repeatedly changing.

Atty. Dolan: Right and, you know, ours is not of the type that you'd see somewhere where's there's flashing or moving, things like that. It's a literally static image that if someone looks away for one second, it could change to something else they wouldn't have even known there was a change in light. Is there anything you want to add John?



Mr. Garrett: Yeah, we've installed numerous ones at Stop and Shops throughout the region, all throughout Massachusetts, New Hampshire, and we've had absolutely no incidents that I'm aware of, of any restrictions as far as when we try to keep the sight lines so when drivers pull up, they can see either side, we're not blocking the sightlines when they pull up.

Mr. Phoenix: 'Cause I think it's a little bit unusual to, like when I look at other EV charging stations that I've taken note of, which generally I don't pay too much attention to them, but the hotel that we have here in town, the EV spaces that they have are away from the building, away from the majority of their pedestrian or other traffic. The ones that we have over by the new school are off to the side, pulled back a little ways. And again, they wouldn't be really interfering with anybody, and they don't have changeable signage. When I look at even Big Y in Chicopee, the charging stations that they have are nowhere near where most people are driving unless they're parking an electric vehicle to charge it. So, I think there's lots of --- here and putting it in a very high traffic area of that property, and then putting signage by its definition is designed to catch people's attention, otherwise it's not doing its job. So, putting something there that's designed to get somebody's attention to try and sell them on something, there is nothing on this planet that is important enough to try and sell somebody that it's worth putting somebody at risk. I'm sorry, there just isn't.

Atty. Dolan: Yeah, and we agree 100%, I'm just, you know, as I look at the bylaw and the restriction and the prohibited signs, it speaks to signs that are incorporated or lighted by flashing or blinking lights. We don't have that. Designed to attract attention by changing light intensity or repeated motion, that's not us. Signs indicating the current time and/or temperature are permitted. So, that's something different. They meet that, so that's something different, a prohibited sign. The image that is static, that changes every eight to fourteen seconds, that, there's no one even that's, it doesn't change more than, wouldn't even change really while someone's going in or out, so.

Mr. Phoenix: Well, it has to change while somebody, it might not change more than once, but while somebody's driving by there or while somebody's crossing the parking lot to the building or back and forth, there's absolutely during the day it's gonna change while people are walking across and it's going to change while people are driving across. There's no way that that's not happening.

Atty. Dolan: Right, what I'm saying though is Volta's experience is the average time going in and out of the store is about ten to fourteen seconds, and this is designed to catch one look.

Mr. Phoenix: And that's all it takes for somebody to be distracted.

Atty. Dolan: Well yeah, they could be distracted by a shopping cart. They could be, anything could distract someone. What we're saying is, our experience has been throughout New England, the country, there's been no impacts on pedestrians or vehicles of any visual impacts, so. I'm just going by what my record is for my client. I think, you know, if you had a sign that said peaches \$23.00 for two baskets full, I don't think that would distract people either.

Mr. Phoenix: I had issues years ago when I used to work there in the 90's even with some of the signs that they were putting up and whether they were visible from the road and drawing attention from people driving by there. There's all kinds of issues with signage. The bottom line is, the sign's not doing it's job unless somebody's looking at it. That's the reality, that's why the sign is there.

Atty. Dolan: We agree with that, we just don't think it distracts anyone.

Mr. Phoenix: And I think, at least speaking on behalf of myself, I would not be willing to look at moving forward with this as a site sketch or a site plan unless I had specific comments from Safety --- the signage as well as a response from the building inspector on their interpretation of it because I think it is open to interpretation. I certainly understand your perspective advocating for your client and personal interpretation of it, but I don't want to be sitting here and unilaterally saying that yeah, we're gonna go with that one. I think I want to have other voices coming up and saying what their thoughts are.

Atty. Dolan: Ok, sure.

Mr. Coelho: Mr. Chairman.

Mr. Phoenix: Mr. Coelho.

Mr. Coelho: Was there any thought given to maybe putting these charging spaces closer to the old ATM rather than closer to the intersection? It seems to me from a diversionary perspective that might even be a better place.

Mr. Carpenter: Move it down three spaces?

Mr. Coelho: Well, you see where the blue box is there on the right hand side of the screen? That's where the old ATM was.

Atty. Dolan: Actually, the ATM's still there.

Mr. Coelho: I call it an old ATM because I don't use that bank.

Mr. Carpenter: But yeah, the four spots right after the blue ---.

Mr. Coelho: Yeah. It seems to me that might be more safe.

Atty. Dolan: Is that practical?

Mr. Garrett: Well, I would actually be on the other side of the coin of saying that now you have it near a major roadway that people traveling 30 miles an hour at. And I think the other one is more conducive to going in.

Mr. Phoenix: Are you talking about the green spaces Chris?

(multiple people talking)

Mr. Phoenix: Those ones, I'm not necessarily one way or another on. If you think those should be moved that's a separate thing, but as far as the ones with the signage, if they are really intended to be able to be viewable for pedestrians, I would think the more sensible place to put them, would be to put them over by where the spots are in front of like Play Now and everything where you have a sidewalk, the pedestrians are walking. I think that would be more a logical place to catch pedestrian views.

Mr. Coelho: That's too, yeah.

Mr. Phoenix: I think that's, you know.

Mr. Carpenter: Or even by the island ---.

Mr. Coelho: I have a feeling a lot of their limitations are based on ~~access~~ through a certain amount of voltage as well.

Mr. Phoenix: Well, Eversource was just in there, what was it I was looking at, like two, three weeks ago, where they were just doing work to make sure they had enough supply going through that parking lot right in front of where the toy store is.

Mr. Coelho: I don't know.

Mr. Phoenix: I don't know that that works either, but they were literally just doing work there to make sure that they had stuff in place for something.

Mr. Carpenter: There's that island over at the, by Joanns.

Mr. Phoenix: There's dozens, at least, of places where I'd be more comfortable having that type of charger with the changeable signage than having it right near that entrance. I just don't see anything really good coming from that.

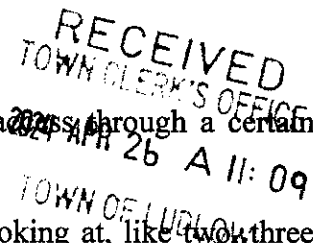
Mr. Carpenter: In the past two, three years, just sitting on our town forums, there's always a post, fender bender in the parking lot. Somebody got, I believe, hit and left by ambulance in that parking lot. So, I don't feel comfortable, like Ray said, to put in changeable signage right there. If it were further out by Play Now, by Joanns, I'd be more likely to accept those two.

Mr. Garrett: One of the issues we run into when it gets out too far, you have a voltage drop on the conductors which makes it difficult to, we're limited to how far we can go from this service, the new service we're putting in. That's just one of the physics that we're up against.

Mr. Phoenix: I think the practical and/or business limitations still have to take a back seat to the safety implications. I think that's really what, where my mind is. If there's something else that needs to be done to make the power to be able to cross that distance, it is what it is. If it means that four spaces go in instead of six, it is what it is. I'm not, and if Safety and Building come back and say they're fine with everything, you know, that'll at least ease my conscience a little bit, but I still, even if I vote to approve, I'm gonna do it with a lot of reservation just to be honest about it. I don't see this as a good place for those, but if that's the feeling of the people that are in charge of looking at the bylaws and the feeling of the people that are in charge of looking out for safety, I'd have to really take that into account and use that as a better guide than just my own personal feelings.

Atty. Dolan: I appreciate what you all said. Why don't we digest your comments, see if there's anything we can do from a design perspective, and we'll also, maybe we should reach out to the building inspector to get his thoughts. Is that what you were saying?

Mr. Phoenix: Well, the building inspector and Safety Committee. Safety meets how often?



Mr. Coelho: Once a month, next meeting I believe is May 5<sup>th</sup>. Let me just confirm.

Mr. Garrett: Margaritas on that night?

Mr. Coelho: Excuse me?

Mr. Garrett: Cinco de Mayo.

Mr. Coelho: Kathy, any input on Cinco de Mayo? No, May 9<sup>th</sup>, I'm sorry. We don't have a conflict then. And again, you can get a hold of Safety Committee on the town's website. They have an email address as well. I forget who you call.

Mr. Phoenix: I'll entertain a motion to send this to Safety and building inspector for comments specifically regarding the changeable signage at a frequency of, I believe you said eight to fourteen seconds?

Mr. Garrett: Yes.

Mr. Coelho: **SO MOVED.**  
**SECOND** Mr. Carpenter.  
**3-0 in Favor.**

Mr. Carpenter: Should we close the public hearing until May 9<sup>th</sup>?

Mr. Phoenix: Well, I wouldn't say close.

Mr. Carpenter: Postpone it till May 9<sup>th</sup>?

Mr. Phoenix: I think we need to continue to either the 9<sup>th</sup> or the 23<sup>rd</sup>. I think those'll be the next two. How's the agenda looking on the 9<sup>th</sup>? Is it...

Ms. Urban: It's empty.

Mr. Phoenix: It's empty.

Mr. Carpenter: Mr. Chairman, I **MOVE** to continue the public hearing for Volta Charging at 433 Center Street until May 9<sup>th</sup>?

Mr. Phoenix: 9<sup>th</sup>.

Mr. Carpenter: 9<sup>th</sup> at 7:00 p.m.

**SECOND** Mr. Coelho.  
**3-0 in Favor.**

*The public hearing was continued until May 9, 2024, at 7:00 p.m.*

APPROVED:



Joseph Queiroga, Secretary

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Documents: Master application; waiver request; comments from town departments/boards; Preliminary Design Drawings – Volta Big Y #19 Ludlow (02/29/2024)

*(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).*

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**TOWN OF LUDLOW PLANNING BOARD**  
**PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION**  
**149 Poole Street (Assessors' Map 31, Parcel 93A)**  
**Christopher A. Coelho**  
**(home office for real estate & consulting business)**  
**April 11, 2024**

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**PLANNING BOARD MEMBERS**

Raymond Phoenix – Chairman (Present)  
Joel Silva – Vice Chairman (Absent)  
Joseph Queiroga (Absent)  
Joshua Carpenter (Present)  
Christopher Coelho (Present/recused)  
Kathleen Houle, Associate Member (Present)

*Mr. Carpenter ran the public hearing as Acting Chairman.*

*Mr. Coelho recused himself as a voting board member since he is the applicant.*

The public hearing began at 7:31 p.m. in the Selectmen's Conference Room.

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*In attendance: Christopher Coelho, attendees*

Mr. Carpenter read the legal notice and advised the public that the hearing is being recorded. The legal notice included the description of: home office for real estate & consulting business.

Mr. Phoenix: Mr. Acting Chairman.

Mr. Carpenter: Mr. Phoenix.

Mr. Phoenix: Given that we do not have a quorum for the special permit and the waivers associated, I will make a **MOTION** to continue this public hearing until May 9<sup>th</sup> at 7:20 p.m.

Ms. Urban: --- April?

Mr. Phoenix: We can't do the waiver with only three.

Ms. Urban: April 25<sup>th</sup>?

Mr. Carpenter: We could put him on April 25<sup>th</sup>.

Mr. Phoenix: I guess we could do that. April 25<sup>th</sup>, is that open too?

Ms. Urban: We have Kendall first, how long you want to give them?

Mr. Phoenix: Twenty, thirty?

Mr. Carpenter: Kendall's the...

Ms. Urban: Estate lot.

Mr. Carpenter: The estate lot.

Mr. Phoenix: Twenty, let's do twenty on that. So, 7:20 on the 28<sup>th</sup>?

Ms. Urban: 25th.

Mr. Phoenix: 25th. I had it right before. So, the motion's to continue to 7:20 on the 25<sup>th</sup>.

Mr. Carpenter: No, I take it back, I'm good. There's a motion to continue the public hearing to April 25<sup>th</sup> at 7:20 p.m. Is there a second?

**SECOND** Ms. Houle.

**3-0 in Favor.**

*The public hearing was continued until April 25, 2024, at 7:20 p.m.*

APPROVED:



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Joseph Queiroga, Secretary

su

Documents: Master application

*(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).*

**TOWN OF LUDLOW PLANNING BOARD  
PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION  
115 Laconia Street (Assessors' Map 14C, Parcel 40)  
Dominick Corsetti  
(home office for pressure washing business)  
April 11, 2024**

RECEIVED  
TOWN CLERK'S OFFICE  
2024 APR 26 4:11:09  
TOWN OF LUDLOW

**PLANNING BOARD MEMBERS**

Raymond Phoenix – Chairman (Present)  
Joel Silva – Vice Chairman (Absent)  
Joseph Queiroga (Absent)  
Joshua Carpenter (Present)  
Christopher Coelho (Present)  
Kathleen Houle, Associate Member (Present)

*Mr. Carpenter ran the public hearing as Acting Chairman.*

The public hearing began at 7:35 p.m. in the Selectmen's Conference Room.

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*In attendance: Dominick Corsetti, attendees*

Mr. Carpenter read the legal notice, advised the public that the hearing is being recorded, and gave the applicant a copy of the Turley Publications invoice. The legal notice included the description of: home office for pressure washing business.

Mr. Carpenter: Mr. Corsetti, tell us what you're planning to do.

Mr. Corsetti: Looking to do a home office for my pressure washing business.

Mr. Phoenix: And just to kind of run through some of this stuff that you had put on the application on the supplement; the house is 1,200 square feet, you're looking to use 100 which is certainly below our threshold, no non-resident employees, and no as far as planned signage, customers at the house, deliveries unlike a normal residence, changes to the site that make it look less residential, and just one vehicle for the business which is an F150 and has a GVW of 3,375 which is below our 10,000, and you have requested the waiver of the full site plan in favor of a sketch and photos as I believe have been presented already as part of the file.

Mr. Carpenter: Yes, there are photos.

Mr. Phoenix: So, with that in mind, I think the first thing I'll do is I will make a **MOTION** to number one, find that the home occupation as described is a suitable one under the bylaw and further to waive the full plan in favor of a sketch and photos as has been prepared by the applicant.

**SECOND** Ms. Houle.

**4-0 in Favor.**

**Roll call vote: Mr. Coelho – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Carpenter – yes.**



Mr. Carpenter: Do we read the checklist?

Mr. Phoenix: We don't need to read the checklist as long as he signed them, we're good. We don't subject people to that anymore.

Mr. Coelho: But he has to understand that those are his obligations under the bylaw.

Mr. Carpenter: Yes, you do understand by signing that you're bound by them?

Mr. Corsetti: I certainly do.

Mr. Carpenter: Perfect. Anything from the board?

Mr. Coelho: It's just basically paperwork and banking and stuff?

Mr. Carpenter: Ok, anything from the public?

Mr. Phoenix: Hearing nothing, I'll make a **MOTION** in the standard form to approve the Special Permit in the standard form and then to close the public hearing.

**SECOND** Ms. Houle.

**4-0 in Favor**

**Roll call vote: Mr. Coelho – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Carpenter – yes.**

*The public hearing was closed at 7:38 p.m.*

APPROVED:

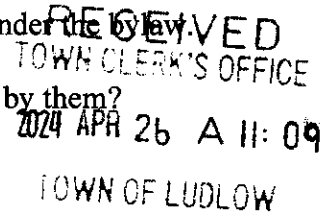


Joseph Queiroga, Secretary

su

Documents: Master application

*(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).*



**TOWN OF LUDLOW PLANNING BOARD  
PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION  
55 Pleasantview Street (Assessors' Map 15C, Parcel 160)**

**Nathaniel Sarrasin / Andre Martins**

**(print shop)**

**April 11, 2024**

RECEIVED  
TOWN CLERK'S OFFICE

2024 APR 25 A 11:09

TOWN OF LUDLOW

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**PLANNING BOARD MEMBERS**

Raymond Phoenix – Chairman (Present)  
Joel Silva – Vice Chairman (Absent)  
Joseph Queiroga (Absent)  
Joshua Carpenter (Present)  
Christopher Coelho (Present)  
Kathleen Houle, Associate Member (Present)

*Mr. Carpenter ran the public hearing as Acting Chairman.*

The public hearing began at 7:40 p.m. in the Selectmen's Conference Room.

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*In attendance: Nathaniel Sarrasin, Andre Martins, attendees*

Mr. Carpenter read the legal notice, advised the public that the hearing is being recorded, and gave the applicant a copy of the Turley Publications invoice. The legal notice included the description of: print shop.

Mr. Carpenter: So why don't you tell us a little bit about what you're doing?

Mr. Sarrasin: So, we have like a little print shop. It's out of our house, you know, right out of the basement. We just have a little, we make clothes, we make backpacks, hoodies, simple stuff like that. Nothing too big, nothing crazy. We try to mainly get with the schools and stuff like that, you know, Boys and Girls Club. We're trying to get those as clients. We did do the high school for their recent charity event for the basketball team or whatever they had. We made those shirts for them. That's mainly what we do. We just make shirts for people who need them.

Mr. Carpenter: Anything from the Board?

Mr. Coelho: What kind of volumes of ink do you keep on hand?

Mr. Sarrasin: What types of volumes?

Mr. Coelho: Yeah.

Mr. Sarrasin: We usually have a few gallons of different types of ink. You know, we got different types; we got black, white. We can mix colors to make different colors like grey.

Mr. Coelho: Nothing in 55-gallon drums.

Mr. Sarrasin: No, no, nothing that big, no, no, no. Just one-gallon drums.

Mr. Carpenter: So, it looks like your, the total square area of your home is 948 square feet and you're only using 237 of it?

Mr. Sarrasin: Yeah, it's a small strip of the basement that we use.

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TOWN CLERK'S OFFICE

Mr. Carpenter: No other non-resident employees or anything like that for the business?

2024 APR 11 10:41 AM

TOWN OF LUDLOW

Mr. Sarrasin: No, just our personal vehicles.

Mr. Carpenter: One thing I do have, I used to work in a building that did this on a much larger scale and there was a lot of concerns about the ink when you clean the screens and all that, going into the water and all that. You guys doing screen printing at all?

Mr. Sarrasin: That's correct, yes.

Mr. Carpenter: Did, would that be conservation or?

Mr. Phoenix: Well, it depends on what they're doing. If it's going into the pipes, then it's more a matter of what the public works thinks about it. We've had issues in the past, not so much with paint, but years ago there was an issue with somebody who was doing photography work, and they had their chemicals go down the drain and it caused one of the pumping stations to blow which was not a good day for anybody.

Mr. Sarrasin: Absolutely. What we do for that, is we actually have this basin, which is it stays full of the chemicals. The chemicals don't go anywhere, they don't get drained down the drain or anything. We dunk the screens into the tank, put the lid on, it'll remove all the stuff. It'll remove all the emulsion and the ink and whatnot.

Mr. Martins: Then we just power wash that all off.

Mr. Sarrasin: Power wash it right into a bucket. Nothing, no chemicals going down the drain or anything like that.

Mr. Carpenter: Then somebody comes in and clean out the...

Mr. Sarrasin: Correct, yes.

Mr. Carpenter: I didn't see anything from other towns.

Mr. Coelho: Is that like a contracted service where somebody comes in and does that or?

Mr. Martins: It can be anybody. So, like if you say like five shirts just for a family gathering.

Mr. Coelho: No, I mean like the disposal of your waste.

Mr. Martins: Yeah, so usually it's just like, usually I would just take it and empty it into our own gallons, because it's like a 30-gallon basin which is very small, and we just empty it ourselves and take it to the dump.

Mr. Coelho: Ok, so you're not putting any of your waste down the drain.

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Mr. Sarrasin: No, no, no, no.

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Mr. Phoenix: The only things I would really bring up, number one, I thought given that the limitation is 500 square feet, 25% of the total gross floor area, whichever is less, that 237 was an oddly specific number. Works out pretty much exact to what you need there. Beyond that, unless anybody else from the Board has anything, I would just say that it sounds like this meets our criteria for a home occupation under the bylaw, so I will make a **MOTION** to make that as a finding and further, we do have a request for a waiver of the full plan in favor of a sketch and photos, I would include in the motion to waive the full plan in favor of the sketch and photos.

**SECOND** Mr. Coelho.

**4-0 in Favor.**

**Roll call vote: Mr. Coelho – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Carpenter – yes.**

Mr. Carpenter: You do know about the checklists that you guys signed, that you're bound to?

Mr. Sarrasin: Yes.

Mr. Carpenter: And if anything happens, we can take the permit, correct?

Mr. Sarrasin: Absolutely, yes.

Mr. Phoenix: Well, there's enforcement action through building which can get really pricey. Usually, you're better off if we take your permit and then and you just stop operating than building gets involved or anything. The fines through them are usually \$100 per day per offense. Each day is its own offense. Each thing's its own offense.

Mr. Sarrasin: That sounds lovely.

Mr. Phoenix: You can have \$500 a day, something like that building up. It's not a good time. Even larger businesses can start to balk.

Mr. Sarrasin: Right, ok.

Mr. Carpenter: Is there anything else from the Board? Hearing nothing, I will open it up to the public. Anybody have anything to say? Ok.

Mr. Phoenix: Hearing nothing, I'll make a **MOTION** in the standard form to approve the home occupation as submitted and then to close the public hearing.


**SECOND** Ms. Houle.

**4-0 in Favor**

**Roll call vote: Mr. Coelho – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Carpenter – yes.**

*The public hearing was closed at 7:46 p.m.*

APPROVED:

  
Joseph Queiroga, Secretary

su

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TOWN CLERK'S OFFICE  
2024 APR 26 A 11:09  
TOWN OF LUDLOW

Documents: Master application

*(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).*

**TOWN OF LUDLOW PLANNING BOARD  
PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION  
386 Chapin Street (Assessors' Map 27B, Parcel 112L)  
Matthew Costa  
(home office for electrician)  
April 11, 2024**

RECEIVED  
TOWN CLERK'S OFFICE  
2024 APR 26 A 11:09  
TOWN OF LUDLOW

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**PLANNING BOARD MEMBERS**

Raymond Phoenix – Chairman (Present)  
Joel Silva – Vice Chairman (Absent)  
Joseph Queiroga (Absent)  
Joshua Carpenter (Present)  
Christopher Coelho (Present)  
Kathleen Houle, Associate Member (Present)

*Mr. Carpenter ran the public hearing as Acting Chairman.*

The public hearing began at 7:50 p.m. in the Selectmen's Conference Room.

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*In attendance: Matthew Costa, attendees*

Mr. Carpenter read the legal notice, advised the public that the hearing is being recorded, and gave the applicant a copy of the Turley Publications invoice. The legal notice included the description of: home office for electrician.

Mr. Carpenter: Ok, so tell us a little bit about what you want to do.

Mr. Costa: It's just gonna be a small electrical business just ran out of the condo. I'm gonna have one van parked there and all I'm gonna be doing there is my paperwork in my office on the second floor, in the office room. It's just gonna be me operating the business, no employees, nobody, you know, coming or going, no trash. I'm not gonna be using the dumpster there for the business.

Mr. Phoenix: Doug's breaking things at the end of the table.

Mr. Carpenter: This is the condo complex.

Mr. Costa: It's actually, you go out, take a left and it's right on the corner.

Mr. Carpenter: Right there on the corner?

Mr. Costa: Yup.

Mr. Carpenter: Is there a homeowner's association that would have an issue with this?

Mr. Costa: Not that I know of. They haven't said anything.

Mr. Coelho: That's his problem anyways, not ours.

Mr. Phoenix: Just for the record, you've got on the supplement sheet, 1,300 square feet for the building; 300 that you're gonna be using; as you said, no non-resident employees; no planned signage; no customers at the house; no unusual deliveries; no changes that make it look less residential.

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Mr. Costa: God no. No signs.

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Mr. Phoenix: And the vehicle is under 10,000. I will admit, I am the one that was asking about the weight.

TOWN OF LUNenburg

Mr. Costa: That's ok. I totally understand.

Mr. Phoenix: There were a couple of them that were coming in tonight. There was a 250 and a 350. I know some of the 350's in particular are over ten.

Mr. Costa: Of course.

Mr. Phoenix: So, I just wanted to be certain that it was under. Our guy that used to be on top of that hasn't been on the board for a while.

Mr. Costa: Yeah, yeah. No worries.

Mr. Phoenix: We had one guy that probably could've told you the GVW of any truck out there without an issue. And we also do have a signed waiver request.

Mr. Costa: Ok.

Mr. Phoenix: So, we can look at that as well.

Mr. Carpenter: Is there anything else from the Board?

Mr. Phoenix: Before you go to the public, I will make a **MOTION** to find that the home occupation as described is a suitable one under the bylaw in the standard form, and further to grant the waiver as we typically do with home occupations given the nature of this one.

**SECOND** Mr. Coelho.

**4-0 in Favor.**

**Roll call vote: Mr. Coelho – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Carpenter – yes.**

Mr. Carpenter: Of course, you know that there was a checklist that you signed. You have to follow all those twenty some odd steps.

Mr. Costa: Yeah.

Mr. Phoenix: Twenty-six, thirteen on each checklist.

Mr. Carpenter: Alright, that's why he's over there. Fair enough.

Ms. Houle: ---

Mr. Phoenix: 7.0.4 a-m and 6.2.1 through 6.2.13.

Mr. Carpenter: Ok, show off.

Mr. Phoenix: That's when we had to read everything off, I'm sorry.

Mr. Carpenter: Is there anything else from the Board?

Mr. Coelho: No sir.

Mr. Carpenter: Is there anything else from the public? Hearing nothing, I will entertain a motion.

Mr. Phoenix: I'll make a **MOTION** in the standard form to approve the special permit home occupation as requested and to close the public hearing.

**SECOND** Mr. Coelho.

**4-0 in Favor.**

**Roll call vote: Mr. Coelho – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Carpenter – yes.**

*The public hearing was closed at 7:54 p.m.*

APPROVED:



Joseph Queiroga, Secretary

su

Documents: Master application

*(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).*

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2024 APR 26 A 11:09  
TOWN OF LUDLOW



**TOWN OF LUDLOW PLANNING BOARD  
PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION  
735 Center Street (Assessors' Map 17D, Parcel 11-2)  
Nathan Pulowski  
(home office for handyman & cleaning business)  
April 11, 2024**

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2024 APR 26 A 11:09

TOWN OF LUDLOW

**PLANNING BOARD MEMBERS**

Raymond Phoenix – Chairman (Present)  
Joel Silva – Vice Chairman (Absent)  
Joseph Queiroga (Absent)  
Joshua Carpenter (Present)  
Christopher Coelho (Present)  
Kathleen Houle, Associate Member (Present)

*Mr. Carpenter ran the public hearing as Acting Chairman.*

The public hearing began at 8:03 p.m. in the Selectmen's Conference Room.

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*In attendance: Nathan Pulowski, Ruth Pulowski, attendees*

Mr. Carpenter read the legal notice, advised the public that the hearing is being recorded, and gave the applicant a copy of the Turley Publications invoice. The legal notice included the description of: home office for handyman & cleaning business.

Mr. Carpenter: So, tell us a little bit about your business.

Mr. Pulowski: I do general handyman work, some landscaping, a little bit of carpentry, painting, and stuff like that. She does house cleaning. We've been in business 17 years in Holyoke. Just moved to Ludlow.

Ms. Pulowski: It's basically our cars.

Mr. Pulowski: Yeah, we work out of our cars.

Ms. Pulowski: I work out of my trunk. He works out of his truck.

Mr. Pulowski: It's basically just for a DBA. We need...

Ms. Pulowski: Insurance.

Mr. Carpenter: Says here your house is 1,326 square feet and you're only using 100 square feet of it.

Mr. Pulowski: Probably not even that. It's a desk and a chair. We do a little end of month stuff, that's it.

Mr. Carpenter: And only one vehicle for both businesses?

Ms. Pulowski: No, I have a car.

Mr. Pulowski: She, it's her personal car but sometimes she carries cleaning stuff in it. It's not commercial or registered to the business or anything.

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TOWN CLERK'S OFFICE

Mr. Carpenter: So, there's no non-resident employees, it's just you?

2024 APR 26 A 11: 09

Mr. Pulowski: Yeah, it's just us. Nobody comes to the house or anything like that.

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Ms. Pulowski: People come to our house, it's just not for the business.

Mr. Pulowski: Yeah, people visit but...

Mr. Coelho: So, you've got friends? That's good.

Mr. Pulowski: ...not customers.

Ms. Pulowski: We go to their houses.

Mr. Carpenter: Might be kind of tough to clean somebody's house ---

Ms. Pulowski: Well, I clean my own house too, but I don't get paid to do that.

Mr. Phoenix: People actually pay him to fix up his own place even more.

Mr. Carpenter: There you go, that would be nice.

Ms. Pulowski: It would be lovely.

Mr. Phoenix: And no signage or anything?

Mr. Pulowski: No.

Mr. Phoenix: No unusual deliveries? You're not getting 55-gallon drums of cleaning products or.

Mr. Pulowski: No, I don't keep any cleaning materials or anything there. I was thinking about it, it's funny, we have like a little over 100 customers and only one of them is even in the area here.

Ms. Pulowski: Chapin Street, that's it.

Mr. Pulowski: Nothing is really coming or going from the house except us.

Mr. Carpenter: Anything else from the Board?

Mr. Phoenix: I would just say as I have on the other ones. It sounds like the business basically comes down to just the office in the home therefore I think it sounds, I will make a **MOTION**

that it is a suitable home occupation under the bylaw, and further to grant the waiver requested from a full plan in favor of a sketch and photos as provided by the applicant.

**SECOND Mr. Coelho.**

**4-0 in Favor.**

**Roll call vote: Mr. Coelho – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Carpenter – yes.**

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TOWN CLERK'S OFFICE  
2024 APR 21 A 11:09  
TOWN OF LUDLOW

Mr. Carpenter: As you know there was a checklist that you signed, twenty-six?

Mr. Phoenix: Twenty-six.

Mr. Carpenter: Twenty-six different reasons. Basically, you signed them and all that and you know what we have to do for that. Is there anything else from the Board? Any questions? I'm gonna open it up to the public, is there anybody from the public that would like to speak on this matter?

Ms. Banas: We are right next door, and we have no problem with them whatsoever.

Mr. Carpenter: Can you just state your name and address for the record?

Ms. Banas: Mae Banas, 729 Center Street.

Mr. Carpenter: Anybody else?

Mr. Phoenix: Hearing nothing, I'll make a **MOTION** in the standard form to approve the home occupation special permit as requested and to close the public hearing.

**SECOND Ms. Houle.**

**4-0 in Favor.**

**Roll call vote: Mr. Coelho – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Carpenter – yes.**

*The public hearing was closed at 8:07 p.m.*

APPROVED:



Joseph Queiroga, Secretary

su

Documents: Master application

*(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).*

**TOWN OF LUDLOW PLANNING BOARD  
PUBLIC HEARING – SITE SKETCH**

**76 Ravenwood Drive (Assessors' Map 29, Parcel 41)**

**Jim Blackburn, PE, PMP (Hopkinton LNG Corporation d/b/a  
Eversource Energy Service Company (Eversource))**

**(Construction of an approximately 12,000 square foot electrical yard with associated work,  
and construction of a 24,000 square foot electric building inside existing facility fence-line)**

**April 11, 2024**

RECEIVED  
TOWN CLERK'S OFFICE  
2024 APR 26 10:10  
TOWN OF LUDLOW

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**PLANNING BOARD MEMBERS**

Raymond Phoenix – Chairman (Present)

Joel Silva – Vice Chairman (Absent)

Joseph Queiroga (Absent)

Joshua Carpenter (Present)

Christopher Coelho (Present)

Kathleen Houle, Associate Member (Absent)

The public hearing began at 8:10 p.m. in the Selectmen's Conference Room.

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*In attendance: Jim Blackburn -Eversource Energy, Robert Johnson – United Civil, Tim Grace – Tighe & Bond, attendees*

Mr. Phoenix read the legal notice which included the description of: construction of an approximately 12,000 square foot electrical yard with associated work, and construction of a 24,000 square-foot electric building inside existing facility fence-line.

Mr. Phoenix: Speaking of appropriate people, we have some comments that have come back. From ConsCom, construction should not affect wetland. From Board of Health, none. From our own office, please sign attached waiver request, the plan meets the criteria for a site sketch. And there is a waiver request. Did you guys get a copy of this?

Mr. Coelho: Mr. Chairman, before you go any further, again, the Safety Committee met on that, they had no comment.

Mr. Phoenix: Thank you.

Mr. Coelho: I just wanted to make sure that got in there.

Mr. Phoenix: Thank you. Get that signed and we can start handling that.

Mr. Carpenter: Mr. Chairman, I do have one question.

Mr. Phoenix: But I'm still working my way through here. DPW; no comments. Building, no comments. Fire Department (comply with NFPA 72 National Fire Alarm and Signaling Code when installing any fire alarm monitoring, pull station, and life safety devices within the proposed electric building. Please note, any omissions or missed items during this plan review does not relieve the owner/contractor from meeting all applicable codes, laws, regulations, and

standards as they apply to the construction maintenance or use of this building – see file) And that's the end of what I have for correspondence. Josh, you had something?

Mr. Carpenter: Mr. Chairman. I'm just looking for some clarification on this. So, the legal notice says 24,000 square feet. Looks like everything else says 24,000 square feet. But as you go into other boards, they all continue to be crossed out to say 2,400.

Mr. Phoenix: Well, I think that makes more sense 'cause looking at the legal notice, it's 12,000 square foot yard and a 24,000 square foot building which, I mean, maybe multi story, but.

Mr. Carpenter: ----

(multiple people talking)

Mr. Coelho: That'd be like Dr. Who's Tardis.

Mr. Carpenter: Tardis.

Mr. Phoenix: Well then you can just fit it all inside of one police box. So, I think the legal notice, I mean if we can ask Doug if he has any feedback. Because I saw on some of the comment sheets it was crossed out and changed to 2,400. Since the legal notice was for above what the impact would be of the 2,400.

Mr. Stefancik: We took the verbiage off of the application. The application quoted 24,000, in fact it's 2,400.

Mr. Phoenix: Right, but I'm just concerned from a...

Mr. ---: Excuse me, I had noticed that when it was submitted, and I think I called and spoke to you about that. ---

Mr. Stefancik: It probably came in after we had advertised it.

Mr. Carpenter: My only concern is that anything that would impede a vote tonight or anything like that legally?

Mr. Coelho: So, the number advertised is bigger than the actual number.

Mr. Blackburn: Correct, yup.

Mr. Coelho: That means the impact is less. I can't imagine there's a legality involved.

Mr. Carpenter: I think if people had an issue at 2,400, you'd have an issue with 24,000.

Mr. Phoenix: Well, I'm gonna fast forward. Let's detour for a moment and get back to our normal schedule of things and then we can pull back to this.

Mr. Coelho: Ok, sorry.

Mr. Phoenix: We do have a bill for the legal notice. It's payable to Turley Publications. You can either get that directly to them or either person at the ends of the table. Don't hand us money 'cause that's not great. We do also have cameras and microphones doing the things that cameras and microphones are known for streaming and all that fun stuff. As far as the issue on the legal notice. What I would suggest is since we only have three board members and part of this is asking for a waiver anyway which requires four board members. We can talk about it tonight since the applicant's here. When we have, with the other members that are not here can catch up from watching the video or reading the minutes, then we'll have enough people to be able to do the waiver request, and in the meantime we can reach out to town counsel just to double check and make sure that our gut feeling matches what the law says because I would hope it does, but the law can sometimes be stupid.

Mr. Carpenter: That was my concern Mr. Chairman. I mean if, like I said, if anybody had a problem at 2,400 square feet, they'd have a problem at 24,000, there's one from the public.

Mr. Phoenix: It's too small. I want bigger stuff.

Mr. Coelho: So, they can't do anything without the waiver, correct?

Mr. Carpenter: Correct. We can't act on the waiver.

Mr. Phoenix: Right, so we're stuck at least until the next meeting --- waiver.

Mr. Coelho: So rather than involving town counsel and adding cost to the town, can't we just...

Mr. Phoenix: Town counsel's on retainer anyway though.

Mr. Coelho: Ok, we'll put him to work then, get out money's worth.

Mr. Coelho: I would say we just renotify with the right numbers.

Mr. Carpenter: That puts you out...

Mr. Phoenix: Well, that put them further out, 'cause we can have them come back in two weeks.

Mr. Carpenter: They'd have to come back in a month.

Mr. Phoenix: Or it would be a month if we republish.

Mr. Coelho: Oh, ok. Yeah, I guess, I'm sure they'd rather be here in two weeks than a month.

Mr. Blackburn: Agreed.

Mr. Carpenter: I think just to see, you know, legal counsel saying yes or no then moving forward with that. Just don't want a legal hiccup for them.

Mr. Phoenix: I think that's, I mean it's a good call. So, with that said, I read in what we have for correspondence. Do you guys just want to kind of explain for us what you're looking to do?

Mr. Grace: Sure, Tim Grace from Tighe & Bond, Jim Blackburn from Eversource. So, this site sketch is for an approximately 80-acre parcel located in the Industrial C zone district. In the application we have an aerial here. You can see that it's, the parcel abuts the Chicopee River to the north, the west, the north to east, I'm sorry, the Turnpike is to the north, Chicopee River is to the east and south, and then there are some properties to the west as well. The work for the project itself 12,000 square foot electrical yard directly adjacent to the existing entrance, it's perfect. And then there's also a 2,400 square foot electrical building that's within the existing developed site, as you can see, that's that little red square there. All of the work associated with this is outside of the 200-foot riverfront area and all of the wetland buffers. The project complies with all the applicable setbacks and dimensional regulations. We do have a variance submitted to the ZBA for the fence height because I believe Ludlow has a 6 ½ foot maximum, and we want to match the existing security fence that's around the perimeter which...

Mr. Phoenix: Yeah, I think I saw the legal notice go out for that hearing already.

Mr. Grace: Yup, we're basically just trying to match what's out there and include the barbed wire top for security reasons. We did submit a stormwater management permit waiver to the DPW because the total site disturbance associated with the project is less than an acre, but there is a stormwater management system associated with the new work, the electrical yard portion, so we submitted a stormwater report and calculations to the engineering department for review. We haven't heard any comments back from them yet, but obviously we'll address them when they come in. And other than that, all the other department comments that we've received to date have been addressed.

Mr. Phoenix: I think to just kinda make sure we're all on the same page, you're requesting the waiver of the full plan down to the sketch assuming we get that signed and turned in. I think we can intuit the reasons. Generally, I like to have an understanding of not just why it's in the applicant's best interest to grant a waiver but also why it's in the town's best interest either to grant or at least not to withhold the approval of the waiver. I think in this case there's certainly not really any adverse impact in the grand scheme of things. It's a large piece of property that's already got stuff there. It's a pretty small change. Just by way of making sure that there aren't any surprises when we do come back for the second session of this, does anybody have any reservations about moving forward with this as a sketch instead of a full plan?

Mr. Carpenter: You're just building the 2,400 square foot building?

Mr. Grace: Correct. It's a developed piece of land that's mostly pavement, I think now. We're gonna replace it with a 2,400 square-foot building. There is that small piece outside that Doug has up on the screen now. That's kind of a forested area that drains into a depression, so it's actually perfect to use for an electrical, it's just a fenced electrical yard, a couple housekeeping pads.

Mr. Carpenter: The site where it says site location, that whole paved area, that's currently existing. You are building in kind of that circle in front of it?

Mr. Grace: That circle in front of it and then the red square. So that red circle is just 12,000 square feet of, it's basically a fenced in yard with some electrical equipment that's gonna go in there.

Mr. Blackburn: Does it help if I?

Mr. Carpenter: No, I'm good, I'm good.

Mr. Coelho: My problem is I just don't know what an electrical yard is or what an electric building is.

Mr. Blackburn: So, why don't I give you a little background on that, that does that help? So, the clouded area with the kind of squiggly line on the top right, so that 2021 APR 12 10 41 AM '21 very similar to when you approach, maybe a commercial area in town where you see kind of the green transformer or the green box that the electric company owns out front, it's gonna look similar to that. So, maybe slightly larger because it's a little bit larger facility. But it'll be a green or a transformer. We'll have some switches there and then some metering for the facility, so that's where we'll bring in our electricity off the street essentially. We'll have our protection, our metering, and then transfer it to the Hopkinton LNG Corp.'s ownership. So, that's all that's really going inside of that fenced in area outside.

Mr. Coelho: Ok, so these upgrades are to help the LNG facility itself?

Mr. Blackburn: Yes.

Mr. Coelho: Ok, alright.

Mr. Blackburn: So right now, when we, we have a very large motor on site, when we start that up it draws down the voltage on the system. Friendlies Ice Cream has to shut down. So, we're looking to improve that. We're putting in basically a variable frequency drive which will allow us to start that motor without reducing the voltage on the system. So that's an improvement to overall to electric distribution system. So, that's the improvements outside. Its' really, we're just gonna fence that area, move that equipment outside of the existing plant kind of proper, and then that allows the electric company, I know we're the same company, but it allows them to service our, their equipment, and then our equipment to be within the main plant proper. The electric building which will be inside the main plant proper, that will include or that will house all of the plant's upgraded new electrical equipment. So, today the plant was built back in 1970 timeframe, that equipment is certainly past it's kind of usable time frame, so we're looking to upgrade and kind of modernize that equipment. That's what'll be going inside of that building.

Mr. Coelho: Oh, that answers my question. That's good. We need to maintain our infrastructure and upgrade it. Ok.

Mr. Blackburn: Just to, because I'm sure we'll probably be back in front of this board some day in the future, we, because I just want to be transparent, so part of this electrical upgrade and we've this out of several of our other facilities, we have ten facilities that we own and operate throughout New England, this is part of our refurbishment plan. So Eversource purchased the facility from Hopkinton LNG Corp., which is a subsidiary of Eversource, purchased the property from Columbia Gas. As part of that purchase, we committed to the Department of Public Utilities. Which is a --- with oversight of the facilities that we would be investing in the facilities, to modernize them and refurbish them. This is part of that investment. We will likely in the future will be back with some other upgrades. I'm sure it will trigger a form of a site plan review or otherwise. So, this is kind of the first step, we can't replace equipment in the facility if it's being fed from vintage 70's equipment. So. This'll be kind of a first step and then we'll have



some other replacement items in the future that we'll be coming back to just further invest in the facility. We're not really increasing the size or anything like that, we're just modernizing.

Mr. Coelho: I'd have to assume that would lead to a more safer facility as well.

Mr. Blackburn: That is the goal; safety, reliability, and maintenance. That is what we have strived for at all of the other facilities as well.

Mr. Phoenix: And just, since you're letting us know that up front, I think it's only fair to mention, if you are looking at other changes down the line, generally speaking, when we are doing site sketches as an addendum to an existing site plan, the criteria that we tend to look at is the size of it and everything, but also how many amendments have already been done on the plan. So, if we've already had the plan amended twice, or if the existing full plan is over 25 years old, we usually want something updated just to make sure that what we have on file accurately reflects current state as well as it's not somebody needing to look at one main plan and 800,000 separate amendments. So, we kind of drew that line in the sand at two amendments in 25 years. So, if you are looking at making additional changes certainly come in with them as is appropriate but if there's opportunities depending on how many changes you want to make to batch some of those, it might be in your best interest as well to try and bring those together.

Mr. Blackburn: And correct me if I'm wrong, we have a very current site survey that's included actually in the permit set for the building department. I think for us, using the site sketch on this application was really a timing item or issue. That will not be a problem because we have, and with all of our designs, we include and update the site survey, so I think in the future that's not gonna be an issue from us coming in with the proper documentation.

Mr. Phoenix: I just wanted to make sure that I let you know. You know, normally there aren't a lot of people that come up against that terribly often. I think some of the places where we've seen that more frequently tend to be like some of the wireless communications facilities where they've got four pads servicing the same tower and different people setting those up, a handful of other things with different businesses that are having some growing pains and so we usually try and let people know, hey you're looking to do three different changes, if you can put them all one thing it might serve you well in the long run. I'm just trying to make sure we're giving you that same ---.

Mr. Grace: And I think this is number two anyway, so we're.

Mr. Stefancik: This is the first amendment.

Mr. Grace: Oh, this is the first amendment, ok.

Mr. Stefancik: The first site plan we have on file was 2008.

Mr. Grace: Ok.

Mr. Stefancik: So, you'd have a second amendment.

Mr. Grace: We would have a second one, ok.

Mr. Carpenter: Mr. Chairman, where is this property located? Is it?

Mr. Phoenix: Ravenwood.

Mr. Coelho: At the end of Miller.

Mr. Carpenter: At the end of Miller by Cottage, right?

Mr. Coelho: Yup.

Mr. Carpenter: Ok. I didn't even know there was a facility down there.

Mr. Coelho: Yeah, nobody really does.

Mr. Blackburn: That's our goal.

Mr. Carpenter: Other than the sign that there's like a Columbia Gas building right at the street. I don't know what's down there.

Mr. Blackburn: --- three miles from one of our other facilities and didn't know it was there.

Mr. Coelho: After looking at Google Earth, I think I'd like to fish that point though.

Mr. Carpenter: Put a little hydroelectric over there.

Mr. Phoenix: So, just to be able to continue the hearing to time and date certain. To be able to get the members here, to be able to get that opinion back from town counsel, do we think that we can get that back within two weeks? --- everybody? So why don't we look at, we've got a 7:20, maybe say...

Mr. Carpenter: 7:30, we've got a home occ for Mr. Coelho.

Mr. Phoenix: I don't know. That sounds very controversial, that home occ over there.

Mr. Carpenter: It might be, it might be.

Mr. Coelho: I will recuse myself from this discussion.

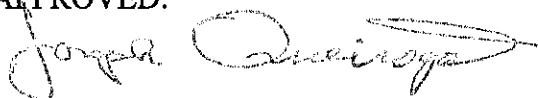
Mr. Carpenter: Mr. Chairman, I make a **MOTION** to one, just get some guidance from legal counsel on the wording of the legal notice that we had regarding the 24,000 square feet down to 2,400 and continue the public hearing to April 25<sup>th</sup> at 7:30 p.m.

**SECOND Mr. Coelho.**

**3-0 in Favor.**

*The public hearing was continued until April 25, 2024, at 7:30 p.m.*

APPROVED:



Joseph Queiroga, Secretary

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2024 APR 26 A 11: 10  
TOWN OF LUDLOW

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Documents: Master application (Site Sketch Application – Ludlow LNG Facility Improvements Project Ludlow, Massachusetts (March 2024); waiver request; comments from seven departments/boards; Permit Drawings – Eversource Energy Ludlow LNG Facility Improvements (March 2024)

*(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).*

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