

**AGENDA - REVISED** (04/25/24 2:00 p.m.)

**Town of Ludlow Planning Board**

**Meeting of April 25, 2024**

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

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

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TOWN CLERK'S OFFICE

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TOWN OF LUDLOW

***Appointments:***

- 7:00 – CONTINUED PUBLIC HEARING – Special Permit/Estate Lot – Craig Authier - 0 Kendall Street (Assessors’ Map 11B, Parcel 100) (estate lot) (request to continue to June 13, 2024)
- 7:20 – CONTINUED PUBLIC HEARING – Special Permit/Home Occupation – Christopher A. Coelho – 149 Poole Street (Assessors’ Map 31, Parcel 93A) (home office for real estate & consulting business)
- 7:30 – CONTINUED 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)

***Mail Items:***

- 28. Reorganizations of Town Boards/Committees
- 29. Special Permit granted from Zoning Board of Appeals – 681 Center Street
- 30. Legal Notice – Ludlow Conservation Commission – Request for Determination – 562 Miller Street
- 31. Legal Notice – Ludlow Conservation Commission – Request for Determination – 0 Deroche Circle

***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 27. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of March 28, 2024 and April 11, 2024
- ◆ APPROVE Change of Occupancies:
  - Francis T Federico (Sewall Street Auto Center) – 330 Sewall Street (from auto sales to auto sales)
  - Luis Fernandez (Elevated Auto Detailing) – 330 Sewall Street (from auto sales/upholstery to auto detailing)
  - Ernesto Quinteros – 319 East Street (from restaurant to restaurant)
- ◆ SIGN Special Permits:
  - Daniel B. Moore – 77 Yale Street (landscaping business)
  - Jan Wojcik – 827 Poole Street (home-based photography studio)

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.