

AGENDA - REVISED (07/25/24 3:00 p.m.)

Town of Ludlow Planning Board

Meeting of July 25, 2024

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

RECEIVED
TOWN CLERK'S OFFICE

2024 JUL 25 P 3:15

TOWN OF LUDLOW

Appointments:

7:00 – PUBLIC HEARING – Special Permit/Home Occupation – Kalee Kenney – 126 Winsor Street
(Assessors’ Map 14B, Parcel 14) (office for vehicle graphic installation)

7:10 – PUBLIC HEARING – Special Permit/Home Occupation – Kevin Silva – 41 Crest Street
(Assessors’ Map 27A, Parcel 61) (office for landscaping business & real estate investment company)

7:20 – Site Sketch – 407 West Street (Assessors’ Map 3, Parcel 66) Linton Holdings LLC
(placement of 14’ x 40’ storage building)

Discussion:

Zoning Bylaws

Mail Items:

46. Certificate of Assessment for the Pioneer Valley Planning Commission (7/1/2024 - 6/30/2025)

47. Reorganization of the Commission on Disability

48. Legal Notice – Ludlow Conservation Commission – Lot 15 Church Street (Map 17, Parcel 103D)

49. Articles for the October 7, 2024 Special Town Meeting Warrant - Marc Strange, Town Administrator

50. Legal Notice – Ludlow Conservation Commission – 0 Lyon Street (Map 18, Parcel 3B)

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 45. - Legal Notices from surrounding communities

◆ APPROVE/SIGN Minutes of June 27, 2024

◆ APPROVE Change of Occupancies:

- Jonencia Wood (Mystic Willow, LLC) – 289 East Street (clothing store to metaphysical store & wellness)

- Jillian Procon (Maple Brooke, LLC dba Align Fitness Boutique) 483 Holyoke Street, Suite 2
(from physical therapy to fitness studio)

- Cory L. Brantley (Lewis Devine Clothing Co.) – 114 Sewall Street (clothing store to clothing store)

- Christopher Pelletier (The Watch Wellness Group Inc.) 104 Moody Street, Suite 2 (from transportation office to expanding wellness offices currently occupying Suite 1)

- ◆ SIGN Special Permits:
 - Rosineide Carvalho – 118 Highland Avenue (cleaning service)
 - Nicholas Manewich – 356 Lyon Street (general contracting & property management business)
 - Jillian Beaulieu – 28 Woodland Place (interior design business)

- ◆ SIGN Release of Covenant – Amelia Minney (Lot 7 Penwood Estates, Colonial 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.