

AGENDA

Town of Ludlow Planning Board

Meeting of September 12, 2024

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

Appointments:

- 7:00 – Kishore Parmar, Pioneer Valley Hotels, Inc. (Holiday Inn Express) 321 Center Street – Site plan discussion for EV Chargers

- 7:15 – PUBLIC HEARING – Proposed zoning bylaw revisions to include the following: SECTION IV DIMENSIONAL AND DENSITY REGULATIONS 4.4 MILL REDEVELOPMENT DISTRICT (MRD) Bylaw 4.4.10 Site Plan Approval Process b. By changing six members to five members. SECTION VI: SPECIAL LAND USE REGULATIONS add 6.13 Battery Energy Storage Systems (BESS). SECTION III: GENERAL USE REGULATIONS 3.0 GENERAL REGULATIONS. SECTION 3.2.2 TABLE 1 LUDLOW TABLE OF PRINCIPLE USES. Add to Land Use Classification/ General Uses: Battery Energy Storage System associated with Large Scale Solar Facility, Tier 1 Residential Battery Energy Storage System, Tier 2 Battery Energy Storage System, and Tier 3 and Tier 4 Battery Energy Storage Systems (Stand -Alone) with their associated permitted use and zoning district.
Add special permit to the following uses under zoning district Business A (BA) and/or Business B (BB) in TABLE 1 LUDLOW TABLE OF PRINCIPAL USES, Room Rental, Amusement Parks, Automated Teller Machine (ATM), Automated Vending Kiosk, Banks, Bowling Alleys, Dining Establishments, Halls, Hotels/Inns, Motels, Office Buildings, Open Air Parking, Parking Garages, Retail, Roller Rinks, Services, Warehousing, Wholesale.
Add Site Plan Approval from the Administrative Review Committee (ASPA) under zoning district Mill Redevelopment District (MRD) for Land Use Classification: Winery, Micro-Winery & Nano-Winery.

- 7:30 – PUBLIC HEARING – Special Permit/Home Occupation – Russell Orcutt Jr. – 1087 Center Street (Assessors’ Map 24, Parcel 69) (asbestos clerical office)

- 7:40 – ANR (2) – Dan O’Brien – 0 & 45 Deroche Circle (Assessors’ Map 11B, Parcels 29B & 65) (create parcels A & B to be exchanged by Miccoli & Jendrysik)
– 0 Deroche Circle (Assessors’ Map 11B, Parcels 29A & 29B) (create parcels C & D to be exchanged by Miccoli & Akehurst Homes, LLC)

- 7:45 – ANR – Barry Linton – 0 West Street (Assessors’ Map 3, Parcels 66N, 66P, 66G) (combine three lots into one new parcel)

- 7:55 – Walter Trusz – 401 West Street – Site plan for auto dealer license

Mail Items:

- 59. Legal Notice – Ludlow Conservation Commission – 164 Lyon Street

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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 58. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of August 22, 2024
- ◆ APPROVE Change of Occupancy:
 - Brianna Chabot (Fluff N Mut) 85 East Street (change of ownership – dog grooming)
- ◆ SIGN Special Permits:
 - Brandon McCarthy – Lot 82 Turning Leaf Road (accessory apartment)
 - Matthew Nay – 186 Lyon Street (bounce house rental business)
 - Thomas Morin – 143 Parker Lane (roofing business)

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.

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