

AGENDA - REVISED (10/10/24 3:30 p.m.)

Town of Ludlow Planning Board

Meeting of October 10, 2024

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

Appointments:

- 7:00 – PUBLIC HEARING – Special Permit/Estate Lot – Craig Authier - 0 Kendall Street (Assessors’ Map 11B, Parcel 100) (estate lot)
- 7:30 – PUBLIC HEARING – Special Permit/Site Plan – Hajer Saad Zaben Brak – 191 West Street (Assessors’ Map 2D, Parcel 3) (proposed auto repair shop on mixed use parcel)
- 7:45 – PUBLIC HEARING – Special Permit/Home Occupation – Kevin Bradley – 6 Rosewood Drive (Assessors’ Map 17, Parcel 3H) (administrative office for off-site retail distribution & operations, product design, and real estate management & services)
- 7:50 – ANR – Dan O’Brien / John Moltenbrey – 0 Grandview Avenue (Assessors’ Map 12B, Parcel 29) (reconfigure Lots 432-505 on Land Court Plan 4465D into new Lots 601-608)

Discussion:

Cancel meetings of November 28, 2024 & December 26, 2024

4-8 White Street

Town Planner Review

ADU Bylaw

Mail Items:

- 61. Legal Notice – Ludlow Conservation Commission – Lot 15 Mariana Lane
- 62. Legal Notice – Ludlow Conservation Commission – Lot 56 Knollwood Drive

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 60. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of September 12, 2024
- ◆ APPROVE Change of Occupancy:
 - Matthew Jensen (Matt’s Auto) 447 Center Street (from automotive repair & auto sales to same)
- ◆ SIGN Special Permits:
 - Lukasz Wolanczyk – 218 Lyon Street (landscaping business)
 - Ken Conley – 164 Lyon Street (welding business)

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- Russell Orcutt Jr. – 1087 Center Street (asbestos clerical office)

Closing Comments

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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