

AGENDA - REVISED (11/14/24 3:00 p.m.)

Town of Ludlow Planning Board

Meeting of November 14, 2024

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

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2024 NOV 14 P 2:55
TOWN OF LUDLOW

Appointments:

- 7:00 – PUBLIC HEARING – Special Permit/Home Occupation – Jessica Leonczyk – 97 Allison Lane (Assessors’ Map 11A, Parcel 72K) (baking sourdough goods)
- 7:10 – ANR – Kevin Lavigne – 8-10 & 0 Wedgewood Drive (Assessors’ Map 11A, Parcels 160 & 218) (subdivide the existing land into new parcels A & B)
- 7:15 – Comprehensive Zoning Review – Kyle Finnell & Aodham Hemeon-McMahon – Pioneer Valley Planning Commission

Discussion:

ADU Bylaw

Mail Items:

- 65. Residences at Mill 8 Ribbon Cutting November 18th
- 66. Legal Notice – Ludlow Conservation Commission – Request for Determination – 31 Batista Circle
- 67. Legal Notice – Ludlow Conservation Commission – Notice of Intent – Santana Drive
- 68. Legal Notice – Ludlow Conservation Commission – Request for Determination – 33 Evergreen Circle
- 69. Legal Notice – Ludlow Conservation Commission – Notice of Intent – Lot 54 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 64. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of October 10, 2024 & October 24, 2024
- ◆ APPROVE Change of Occupancies:
 - Katie & Chris Wolcott (C and R Auto Repair) 473 Holyoke Street (from auto repair to auto repair)
 - Chet Lokey Jr. (Slate Roof Repair LLC) 150 Moody Street (from office/storage to office/storage)
 - Johnny Muhammad (KFC) 481 Center Street (restaurant to restaurant)
 - Nick Raval (Pop-N-Kork) 12 Cady Street (from liquor store to liquor store)
- ◆ SIGN Special Permits:
 - Kevin Bradley – 6 Rosewood Drive (off-site retail distribution & operations, real estate management)
 - Hajer Saad Zaben Brak – 191 West Street (auto repair shop on mixed use property)

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.