

**TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
January 9, 2025**

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Absent)
Joel Silva – Vice Chairman (Absent)
Joshua Carpenter (Present)
Christopher Coelho (Present)
Kathleen Houle, Associate Member (Present)

RECEIVED
TOWN CLERK'S OFFICE
2025 FEB 14 A 10:17
TOWN OF LUDLOW

The meeting began at 7:15 p.m. in the Selectmen's Conference Room.

Mr. Coelho acted as Chairman in Mr. Phoenix's absence.

Mr. Coelho explained that there is not a quorum for the meeting, and that the public hearings will be opened and continued.

PUBLIC HEARING – Site Sketch – Matthew Nichols, Eversource Gas of Massachusetts – 76 Ravenwood Drive (Assessors' Map 29, Parcel 41) (construct a new below grade station within the limits of subsidiary company property)

SEE SEPARATE MINUTES

PUBLIC HEARING – Special Permit/Estate Lot – Muhammad Ali Saleem – 0 Sunset Ridge (Assessors' Map 25, Parcel 27C) (estate lot)

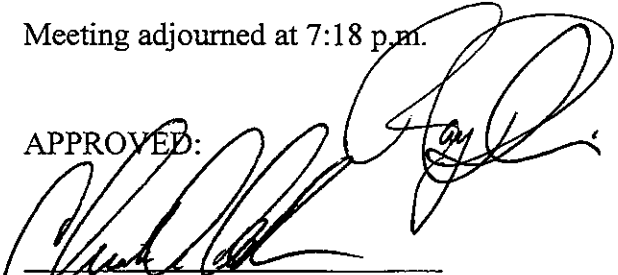
SEE SEPARATE MINUTES

Mr. Coelho mentioned that the Site Sketch appointment for Commonwealth Electrical Technologies LLC – 68 State Street will be rescheduled for 7:45 p.m. on January 23, 2025.

Mr. Carpenter: **MOTION** to adjourn.
SECOND Ms. Houle.
3-0 in Favor.

Meeting adjourned at 7:18 p.m.

APPROVED:



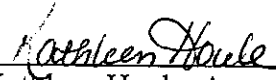
Christopher Coelho

Minutes of January 9, 2025

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Joshua Carpenter



Kathleen Houle, Associate Member

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2025 FEB 14 A 10:17

TOWN OF LINDSEY

(All related documents can be viewed at the Planning Board Office during regular business hours.)

**TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SITE SKETCH
76 Ravenwood Drive (Assessors' Map 29, Parcel 41)
Matthew Nichols, Eversource Gas of Massachusetts**

**(Construct a new below grade station within the limits of subsidiary company property)
January 9, 2025**

RECEIVED
TOWN OF LUDLOW

2025 FEB 14 A 10:17

TOWN OF LUDLOW

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Absent)
Joel Silva – Vice Chairman (Absent)
Joshua Carpenter (Present)
Christopher Coelho (Present)
Kathleen Houle, Associate Member (Present)

The public hearing began at 7:15 p.m. in the Selectmen's Conference Room.

Mr. Coelho acted as Chairman in Mr. Phoenix's absence.

In attendance: Matthew Nichols – Eversource Gas, attendees

Mr. Coelho read the legal notice which included the description of: construct a new below grade station within the limits of subsidiary company property.

Mr. Carpenter: Mr. Chairman, I **MOVE** that we continue the public hearing to January 23rd at 7:15 p.m.

Ms. Houle: Mr. Chairman under the rule of necessity, a **SECOND** to that motion.

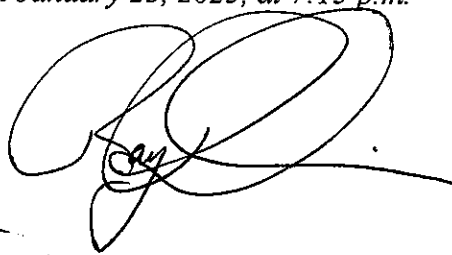
3-0 in Favor.


The public hearing was continued until January 23, 2025, at 7:15 p.m.

APPROVED:



Christopher Coelho





Joshua Carpenter



Kathleen Houle, Associate Member

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(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

**TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT / ESTATE LOT
0 Sunset Ridge (Assessors' Map 25, Parcel 27C)
Muhammad Ali Saleem
(estate lot)
January 9, 2025**

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Absent)
Joel Silva – Vice Chairman (Absent)
Joshua Carpenter (Present)
Christopher Coelho (Present)
Kathleen Houle, Associate Member (Present)

RECEIVED
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The public hearing began at 7:16 p.m. in the Selectmen's Conference Room.

Mr. Coelho acted as Chairman in Mr. Phoenix's absence.

In attendance: attendees

Mr. Coelho read the legal notice which included the description of: estate lot.

Mr. Carpenter: Mr. Chairman.

Mr. Coelho: Mr. Josh.

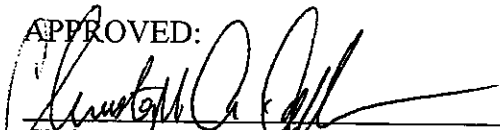
Mr. Carpenter: I make a **MOTION** to continue the public hearing to 7:30 on January 23rd.

Ms. Houle: Mr. Chairman under the rule of necessity, I **SECOND** that motion.

3-0 in Favor.

The public hearing was continued until January 23, 2025, at 7:30 p.m.

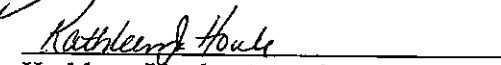
APPROVED:



Christopher Coelho



Joshua Carpenter



Kathleen Houle, Associate Member

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(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

Public Hearing – Saleem
January 9, 2025

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