

# AGENDA

**Town of Ludlow Planning Board**

**Meeting of February 13, 2025**

**Time: 7:00 p.m.**

**Ludlow Town Hall – Selectmen’s Conference Room**

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TOWN OF LUDLOW

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**Moment of remembrance of Doug Stefancik, Town Planner**

**Appointments:**

- 7:00 – PUBLIC HEARING – Special Permit/Home Occupation – Marie Tefts – 53 Wilson Street (Assessors’ Map 11D, Parcel 52) (graphic design/art business)
- 7:10 – PUBLIC HEARING – Special Permit/Home Occupation – Faith Rains – 242 James Street (Assessors’ Map 31, Parcel 65) (online Doula consultations)
- 7:20 – PUBLIC HEARING – SITE PLAN – A.L.M. Group, LLC c/o Manny Goncalves - 592 Holyoke Street (Assessors’ Map 3, Parcel 8B) (construction of two (2) auto sales and office space buildings with associated site improvements)
- 7:40 – 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)
- 7:45 – Rescheduled Site Sketch – Commonwealth Electrical Technologies LLC – 68 State Street (Assessors’ Map 14B, Parcel 130B) (install 4 Level-2 EV Charging Stations with associated work)

**Discussion:**

Remote meetings

Inquiry regarding sign installation at 36 Hubbard Street – Site Plan or Sketch needed?

Procedure update on pending ADU Bylaw from Brian Winner, Town Counsel

Town Planner

**Mail Items:**

- 07. Legal Notice – Ludlow Conservation Commission – 574 Alden Street
- 08. Inquiry on process for negotiating changes to the 100’ buffer along State Street at the Millside Business Park, from Sarah LaCour
- 09. Canopy expansion question for 40 Westover Road

**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 06. - Legal Notices from surrounding communities

- ◆ APPROVE Change of Occupancy:
  - Jonathan Goyer / Dillon Halvorsen (Cottage Melts) 1327 East Street (from glassworks to handcrafted goods)
- ◆ Sign Invoices: Schwaab Inc., Turley Publications, Roberts & Ludlow Printing

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.