

AGENDA - REVISED (03/13/25 1:30 p.m.)

Town of Ludlow Planning Board

Meeting of March 13, 2025

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

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TOWN OF LUDLOW

Appointments:

- 7:00 – CONTINUED PUBLIC HEARING – Revocation of Site Plan – 4-8 White Street
(Assessors’ Map 15B, Parcel 39)
- 7:20 – PUBLIC HEARING – Zone Change – S & C Investors, LLC – 0 West Street
(Assessors’ Map 9, Parcel 5) (Agricultural to Industrial C)
- 7:30 – ANR – James A. Nawrocki – 0 Lyon Street (Assessors’ Map 20, Parcel 4C)
(3 parcels to be conveyed to abutters, 1 new estate lot)
- 7:35 – PUBLIC HEARING – Special Permit/Estate Lot – James A. Nawrocki – 0 Lyon Street
(Assessors’ Map 20, Parcel 4C) (estate lot)
- 7:40 – SITE SKETCH – Molly Bragiell – 459 East Street (Assessors’ Map 15D, Parcel 236)
(opening hair & beauty salon)
- 7:50 – Ken Comia, Pioneer Valley Planning Commission – Community Planning Grant / Zoning Bylaw
Update and Planning Board Assistance / Town Planner Position Description

Discussion:

Tandem Bagel sign inquiry

Request for continuance/extension of plan submittal for Site Plan – 592 Holyoke Street

Ludlow Fish & Game Club noise complaint

Mail Items:

13. Approval of Articles - Ludlow Special Town Meeting of October 7, 2024 - from Office of the Attorney General

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 12. - Legal Notices from surrounding communities
- ◆ SIGN Special Permits:
 - Marie Tefts – 53 Wilson Street (graphic design/art business)
 - Faith Rains – 242 James Street (online Doula consultations)

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.