

**AGENDA - REVISED** (03/27/25 2:00 p.m.)

**Town of Ludlow Planning Board**

**Meeting of March 27, 2025**

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

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

RECEIVED  
TOWN CLERK'S OFFICE  
2025 MAR 27 P 2:03  
TOWN OF LUDLOW

**Board to Reorganize**

**Appointments:**

7:00 – Karen Sunnarborg – Housing Production Plan Update

7:30 – CONTINUED 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) (*Request to continue - April 10, 2025 @ 7:00 p.m.*)

7:45 – PUBLIC HEARING – Site Plan – Mel O’Leary CEO: Meredith-Springfield Associates, Inc. – 321 Moody Street (Assessors’ Map 3, Parcel 109) (to construct a new 30,200 sq ft warehouse)

7:55 – ANR – Jeff Grassette – 319 West Street (Assessors’ Map 2C, Parcel 47) (deed Parcel D-1 to the Town of Ludlow)

***Discussion:***

Committee Assignments

Town Planner job description

Remote meetings

**Mail Items:**

15. Donation of 3 EV charging stations – East Coast Renewable Energy (ECR)

16. Legal Notice – Ludlow Conservation Commission – Murphy Pond

17. Legal Notice – Ludlow Conservation Commission – Lot 15 Church Street

18. Legal Notice – Ludlow Conservation Commission – 67 Lyon Street

19. Complaint re: Class III Motor Vehicle License for T & J Auto Body – 239 Hubbard Street

20. Cease & Desist Business Operation at 45 Amherst Street from BJ Church, Building Commissioner

21. Excess Number of Vehicles on Property from BJ Church, Building Commissioner – 935 Center Street

**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 14. - Legal Notices from surrounding communities

◆ APPROVE/SIGN Minutes of February 27, 2025

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.