

AGENDA

Town of Ludlow Planning Board

Meeting of May 22, 2025

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

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TOWN OF LUDLOW

Appointments:

7:00 – Derek Gomes – 436 Poole Street – Discuss Estate Lot approval

7:10 – ANR – Joe Alves/VDS Properties – 0 Prospect Gardens (Assessors’ Map 1B, Parcel 15 & Map 1A, Parcel 15A) (revise lots)

7:15 – Kevin Bradley – 6 Rosewood Drive - Home business discussion

7:30 – Gary Coombs – 12 Cedar Street – Room rental/Airbnb at church

Discussion:

Nonconforming Site Plans on town properties

Mail Items:

33. Email from Karen Klimek re: installation of yellow poles on walkway at Ludlow Housing Authority

34. Resignation of Joshua Carpenter from Planning Board

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 32. - Legal Notices from surrounding communities
- ♦ APPROVE/SIGN Minutes of March 13, 2025
- ♦ APPROVE Change of Occupancy:
 - Minh Hoang Nguyen (Peony Nails & Spa) 190 East Street (from nail salon to nail salon)

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.