

AGENDA - REVISED (07/24/25 2:00 p.m.)

Town of Ludlow Planning Board

Meeting of July 24, 2025

Time: 7:00 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

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TOWN CLERK'S OFFICE

2025 JUL 24 P 2:15

TOWN OF LUDLOW

Appointments:

- 7:00 – CONTINUED PUBLIC HEARING – Special Permit/Home Occupation – Kevin Bradley – 6 Rosewood Drive (Assessors’ Map 17, Parcel 3H) (small batch bottling of wine)
- 7:10 – CONTINUED PUBLIC HEARING – Special Permit/Home Occupation – Evarist Ndererubusa – 145 Coolidge Avenue (Assessors’ Map 2C, Parcel 122) (office for travel & tourism)
- 7:20 – CONTINUED PUBLIC HEARING – Special Permit/Home Occupation – Dillon Price – 59 Lehigh Street (Assessors’ Map 15D, Parcel 52) (office for online work-travel job board)
- 7:30 – PUBLIC HEARING – Site Sketch – Thomas & Jenna Alimberti – 345 Holyoke Street (Assessors’ Map 11B, Parcel 9) (school of dance)
- 7:40 – Linda Collette – Ludlow 250th Committee (storage shed discussion)
- 7:50 – Tiida Bohannon, Cleide dos Santos (discussion of proposed restaurant at 4-8 White Street)
- 8:00 – ANR – Lupa Real Estate, LLC – 0 Nash Hill Road ((Assessors’ Map 9, Parcel 84E) (split parcel into two (2) parcels)

Discussion:

Housing Production Plan Grant - additional funding

Zoning Bylaw Project/Community Engagement Plan update (Ken Comia)

Special Town Meeting Warrant: Amend Zoning Bylaws and Subdivision Rules & Regulations to reflect change from Board of Selectmen to Select Board; Amend Table 1 to reflect recently adopted ADU Bylaw

Ad for Register – Planning Member advertisement

Mail Items:

- 43. Inquiry re: overhead power lines at 0 Lyon Street
- 44. Certificate of Assessment for the Pioneer Valley Planning Commission (July 1, 2025 – June 30, 2026)
- 45. Response from Chief Daniel J. Valadas re: Parking at Reservoir Cemetery
- 46. Letter to Daniel Barroso from Ludlow Select Board re: land acquisition
- 47. Permitting requirements for change of business at 456 Center Street, Suite C
- 48. Cease & Desist from Ludlow Board of Health to Vanessa Roxo, Saboria LLC, 393 State Street
- 49. Legal Notice – Ludlow Conservation Commission – Notice of Intent - National Grid

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 42. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of June 12, 2025 & Executive Session July 11, 2025
- ◆ APPROVE/SIGN Pioneer Valley Planning Commission contract for Professional Town Planning Services
- ◆ SIGN Invoices: PVPC (Ludlow Planning Board Assistance – FY25)
 - Massachusetts Municipal Association (employment listing for Town Planner)
 - Sign Dynamics, Inc. (small donor decal for Dog Park sign)

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.