

**PLANNING BOARD BACKGROUND INFORMATION
TOWN MEETING
OCTOBER 5, 2015**

ARTICLE 15 – This article seeks to add a. 8. One member or designee of the Historical Commission to Section IV. DIMENSIONAL AND DENSITY REGULATIONS. 4.4 MILL REDEVELOPMENT DISTRICT (MRD) Bylaw 4.4.10 Site Plan Approval Process. At the request of Westmass, the developers for the Ludlow Mills, they have asked that a Historical Commission representative be added to the Administrative Review Committee, as this is a historic mill and the Historic Commission has been involved with its development. At their meeting of September 10, 2015, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 16 – This article seeks to add 6.13 CONSERVATION DEVELOPMENT BYLAW to SECTION VI: SPECIAL LAND USE REGULATIONS. The purpose of this bylaw is to promote compact development using flexible development standards; protect open space for use as farmland, forestry, recreation, or wildlife habitat; protect the town's rural character, natural resources, environmentally sensitive areas, or scenic views; increase use of sustainable or green energy sources in residential development; and preserve or enhance town character, including scenic roads and town centers. The intent would be to preserve/conserve the majority of the land and concentrate the developable portion into a smaller area. At their meeting of September 10, 2015, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 17 - This article seeks to rezone a parcel of land located at 18 Chapin Street (Assessor's Map # 29 Parcel 30), owned by Marco M. Vieira and Jessica Fernandes, by changing from **Agriculture** to **Residential A**, so owner can build a single-family house. At their meeting of September 14, 2015, the Planning Board voted 2-2 on this article. This means the article was not recommended for approval for Town Meeting and as a result failed. This is the second public hearing for this article within one year. Since the Board's recommendation did not result in an approval, there now is a 2 year moratorium on a zone change for this property, as per MGL 40A Section 5 Adoption and Amendment, Repetitive Petition. The 2 year moratorium is in effect from October 2014 until October 2016. The next time the owner will be able to apply for this zone change will be after October 2016.

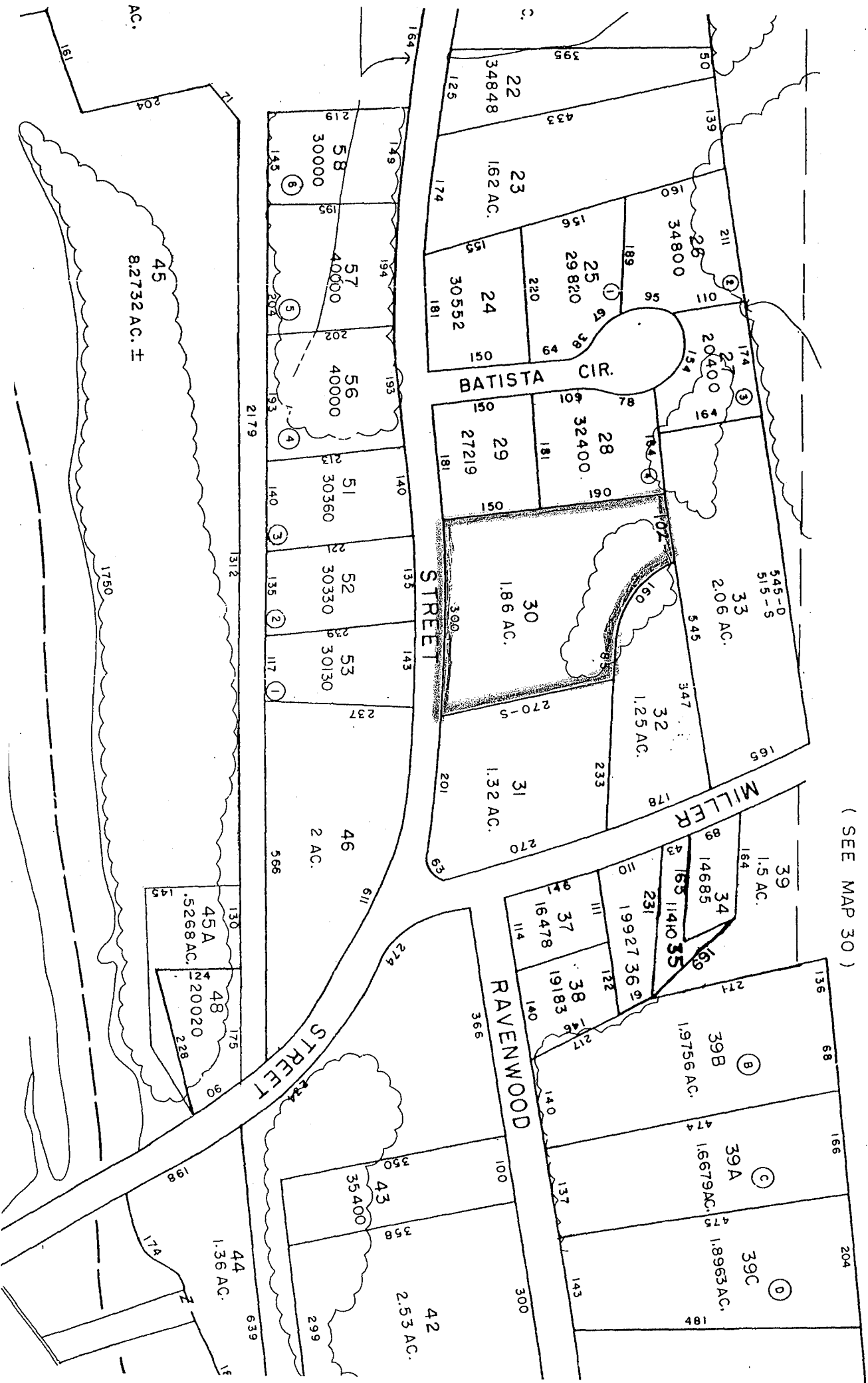
ARTICLE 18 – This article seeks to rezone a parcel of land located at 79 Lawton Street (Assessors Map # 3 Parcel 13) owned by Gilbert D. Palatino, by changing from **Agriculture** to **Residential A**, to develop an estate lot. At their meeting of September 10, 2015, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 19 – This article seeks to rezone a parcel of land located at 0 Amherst Street (Assessors Map # 15D Parcel 141) owned by Hilario Q. & Natalina R. Pereira, by changing a portion of the parcel from **Residential A** to **Business A**, to give Business A portion to 575 East Street and Residential A portion to 19 Amherst Street. At their meeting of September 10, 2015, the Planning Board voted 4-0 to recommend approval of this article.

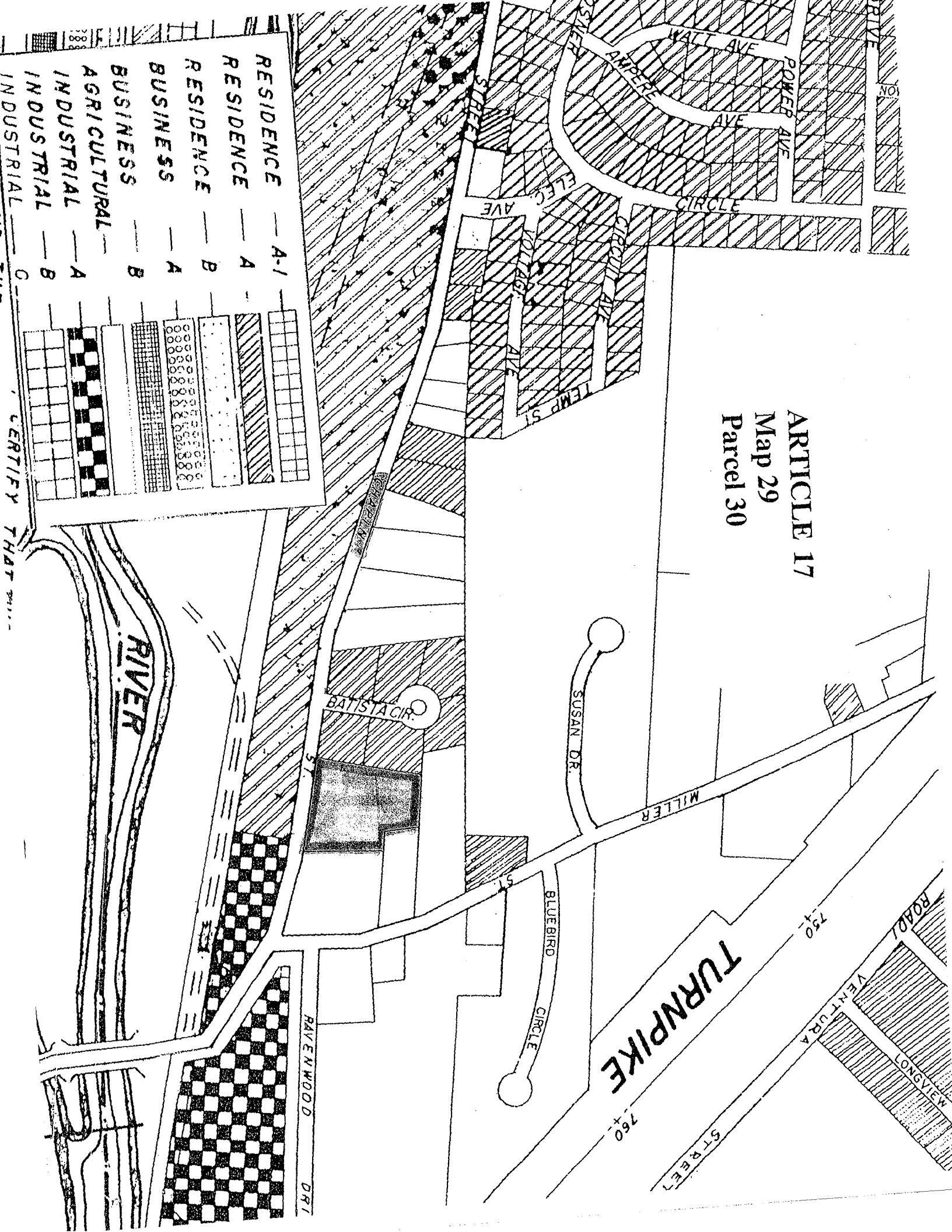
ARTICLE 17
MAP 29
PARCEL 30

TOWN OF LUDLOW, MASSACHUSETTS
ASSESSORS MAPS

(SEE MAP 30)



ARTICLE 17
Map 29
Parcel 30

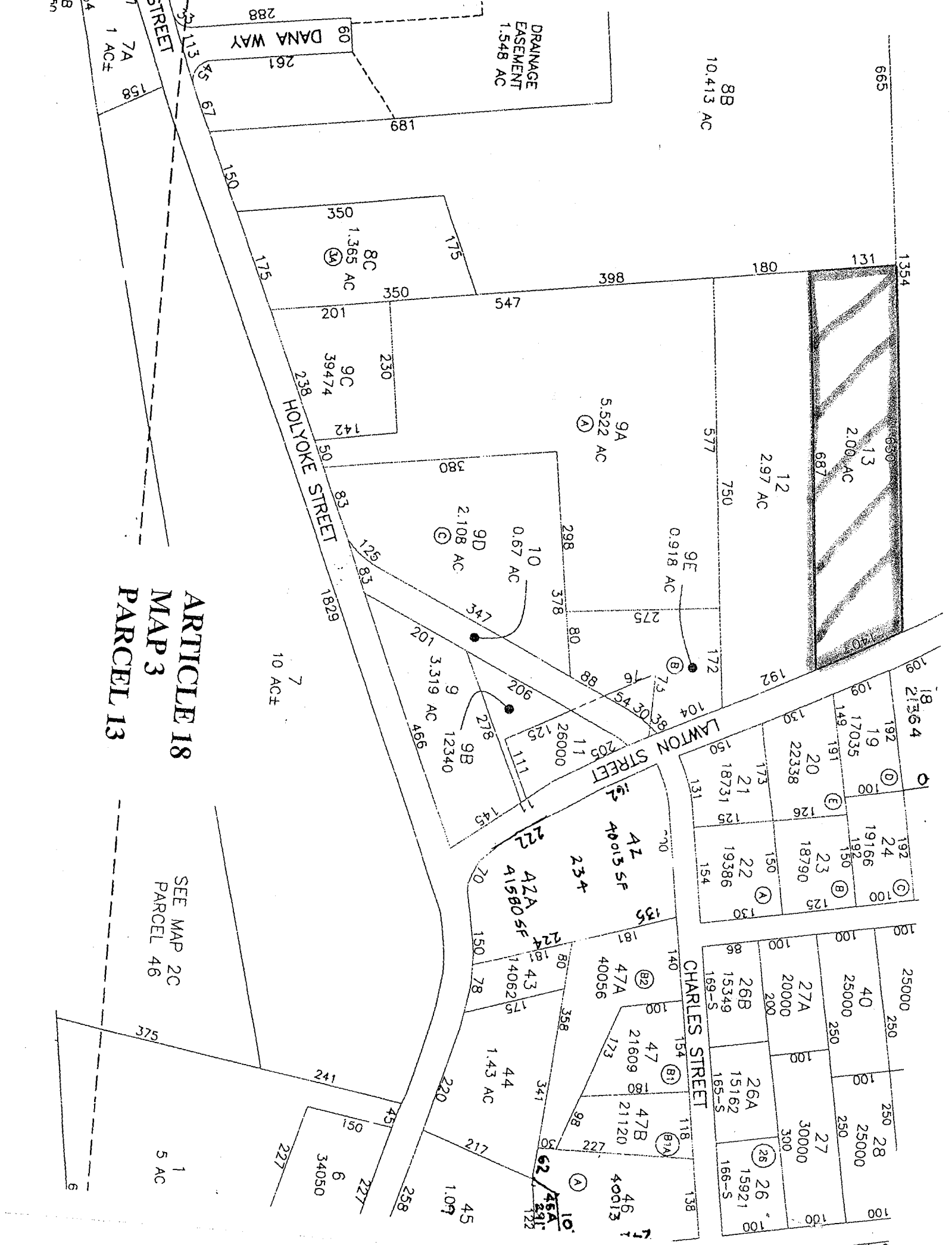


RESIDENCE	A-1	[Grid Pattern]
RESIDENCE	A	[Diagonal Hatching]
RESIDENCE	B	[Dotted Pattern]
BUSINESS	A	[Horizontal Hatching]
BUSINESS	B	[Vertical Hatching]
AGRICULTURAL		[Cross-hatching]
INDUSTRIAL	A	[Checkered Pattern]
INDUSTRIAL	B	[Grid Pattern]
INDUSTRIAL	C	[Diagonal Hatching]

CERTIFY THAT...

**ARTICLE 18
MAP 3
PARCEL 13**

SEE MAP 2C
PARCEL 46



SEE MAP 2C
PARCEL 46

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5 AC

6
34050

7
10 AC±

8
10 AC±

9
3.319 AC

10
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ARTICLE 18
 MAP 3
 PARCEL 13

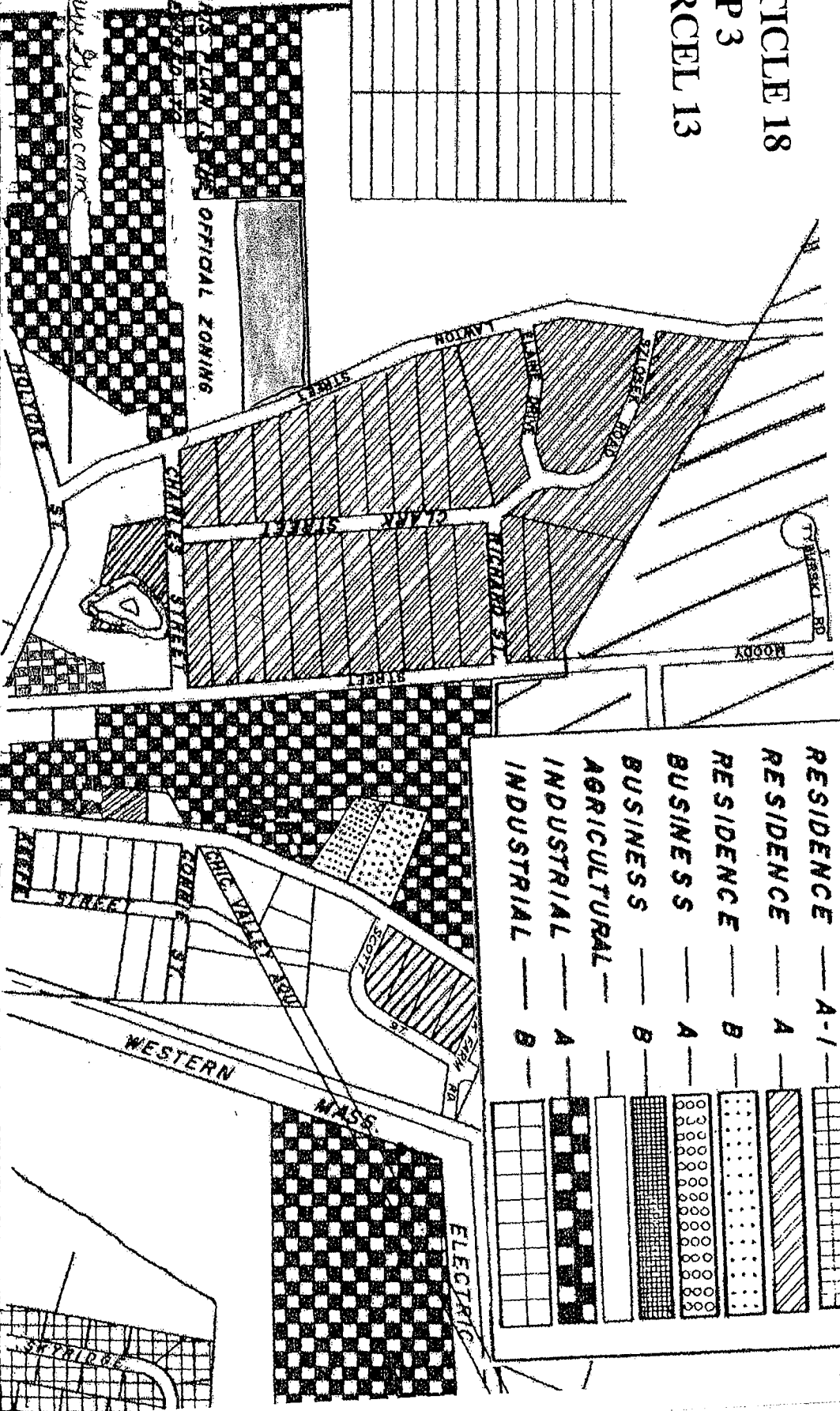
TOWNE & CHANGELAINA
 ENGINEERS -
 17 - SPRINGFIELD, MASS.

TOWN CLERK *Thomas J. Lonsdale*

CERTIFY THAT THIS PLAN IS IN ACCORDANCE WITH THE OFFICIAL ZONING
 TOWN OF LUDLOW RECORDS

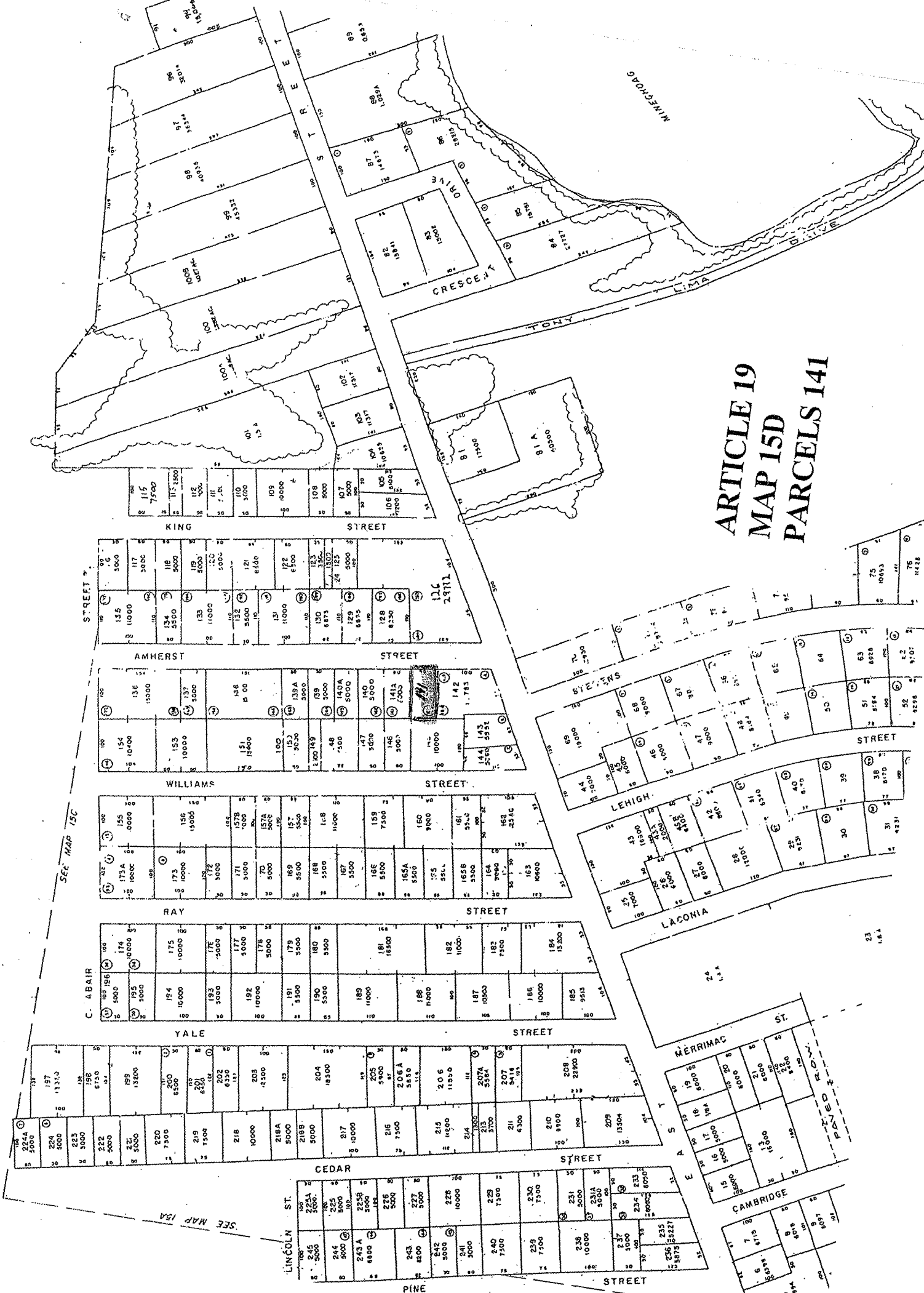
ZONE MAP OF LUDLOW, MASS. DETAIL SE

SCALE 1" = 200'



- INDUSTRIAL — C —
- RESIDENCE — A-1 —
- RESIDENCE — A —
- RESIDENCE — B —
- BUSINESS — A —
- BUSINESS — B —
- AGRICULTURAL —
- INDUSTRIAL — A —
- INDUSTRIAL — B —

ARTICLE 19 MAP 15D PARCELS 141



SEC. MAP 15C

SEE MAP 15A

23
14.1

PAVED ROAD

PINE STREET

CAMBRIDGE STREET

MERRIMAC ST.

LACONIA STREET

LEHIGH STREET

STEPHENS STREET

STREET

KING STREET

AMHERST STREET

WILLIAMS STREET

RAY STREET

YALE STREET

CEDAR STREET

LINCOLN ST.

PINE STREET

PINE STREET

CRESCENT STREET

TONY STREET

WINDHOLM

630

640

650

650

TURNPIKE

ARTICLE 19
MAP 15D
PARCEL 141

INDUSTRIAL	C
RESIDENCE	A-1
RESIDENCE	A
RESIDENCE	B
BUSINESS	A
BUSINESS	B
AGRICULTURAL	
INDUSTRIAL	A
INDUSTRIAL	B



MINECHOAG
POND

MCLEAN
PARKWAY

MCLEAN

STREET

ST

STREET

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ST

AMHERST ST

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AVENUE

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CABAIR ST

WILLIAMS ST

RAY ST

YALE ST

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MILTON ST

LAKEVIEW ST

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LAWRENCE ST

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NEWBURY ST

CANTERBURY ST

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