

**SPECIAL TOWN MEETING
OCTOBER 4, 2021
BACKGROUND**

ARTICLE 1: Unpaid bills prior years: Chapter 44, Section 64 of the Massachusetts General Laws allows towns which have unpaid or over-expended bills of prior years to pay such bills at Town Meeting by nine-tenths vote:

\$118.50	Ludlow Police Department Jordan Liszka – Basic Narcotics School – Meal Reimbursement
\$922.16	Ludlow Police Department Ryan Collette – Basic Narcotics School – Hotel Reimbursement
\$412.93	Department of Public Works Roberts Energy – Heating Oil
\$317.50	Ludlow Community Center B-G Mechanical Service, Inc. – Pool Heater
\$1,771.09	TOTAL

Note, these are the bills as presented at the time of the warrant posting. There could be further bills added prior to Town Meeting.

ARTICLE 2: This article seeks to remove from SECTION II: ZONING DISTRICTS 2.0 CLASSIFICATION OF DISTRICTS. Industrial B (IB). Industrial B zoning does not exist. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 3: This article seeks to replace the title Building Inspector with Building Commissioner in SECTION III: GENERAL USE REGULATIONS 3.0 GENERAL REGULATIONS 3.0.1 Use of Buildings, Structures, and Land, and additionally replace Building Inspector/Building Official/ Inspector of Buildings with Building Commissioner in the entire zoning bylaw. Correct title is Building Commissioner. At their meeting of September 9, 2021, the Planning Board voted 4-0 to postpone action on this article.

ARTICLE 4: This article seeks to amend SECTION III: GENERAL USE REGULATIONS 3.0 GENERAL REGULATIONS 3.0.3 Obstruction at Street Intersections by adding “See Diagram #3.” Diagram #3 is the correct reference for the section. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 5: This article seeks to remove Industrial B from the second paragraph. SECTION III: GENERAL USE REGULATIONS 3.0 GENERAL REGULATIONS 3.0.4 Fences. Industrial B zoning does not exist. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 6: This article seeks to add the following paragraph, “For the purpose of property separation on residential property, fencing must be made of wood, vinyl, chain-link, metal and/or aluminum materials. Barbed wire and similar wire type fencing, to include chicken wire, shall not be allowed for residential property separation” to SECTION III: GENERAL USE REGULATIONS 3.0 GENERAL REGULATIONS 3.0.4 Fences. The Planning Board received a request from a town resident asking to amend the fencing bylaw regarding the types of fencing materials that should be allowed for residential property. At their meeting of September 9, 2021, the Planning Board voted 4-0 to postpone action of this article.

ARTICLE 7: To see if the Town will vote to amend the Zoning Bylaws of the Town of Ludlow, SECTION III: GENERAL USE REGULATIONS 3.2.2 TABLE OF PRINCIPAL USES by removing the Land Use Classification Industrial B (IB) from TABLE I LUDLOW TABLE OF PRINCIPAL USES. Industrial B zoning does not exist. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 8: This article seeks to remove in its entirety 4.1.3 Industrial B Districts from SECTION IV: DIMENSIONAL AND DENSITY REGULATIONS 4.1 SPECIFIC DISTRICT DIMENSIONAL REQUIREMENTS. Industrial B zoning does not exist. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 9: This article seeks to amend the Zoning Bylaws of the Town of Ludlow by changing five members to six members in SECTION IV DIMENSIONAL AND DENSITY REGULATIONS 4.4 MILL REDEVELOPMENT DISTRICT (MRD) Bylaw 4.4.10 Site Plan Approval Process b. A quorum for a 10-member committee would be six members, not five members. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 10: This article seeks to amend the Zoning Bylaws of the Town of Ludlow, SECTION VI: SPECIAL LAND USE REGULATIONS 6.4 PARKING REQUIREMENTS 6.4.2 Parking Guidelines by adding a new section (e.). This would allow the Planning Board to determine parking requirements, with consultation from DPW and the Safety Committee, when a proposed use is not listed in the guidelines. Sometimes there are proposed uses that are not covered in the parking guidelines. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 11: This article seeks to amend the Zoning Bylaws of the Town of Ludlow, SECTION VI: SPECIAL LAND USE REGULATIONS 6.4 PARKING REQUIREMENTS, 6.4.5 Parking Area Location a. by removing reference to Industrial B zoning. Industrial B zoning does not exist. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 12: This article seeks to amend the Zoning Bylaws of the Town of Ludlow, SECTION VII: SITE PLAN APPROVAL 7.1.5 Required Site Plan Contents m. Landscaping Requirements 2. By removing “2e” from the paragraph. Section 6.5 2e. does not exist. Section 6.5 references the Sign Regulation of the bylaw. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 13: This article seeks to amend the Zoning Bylaws of the Town of Ludlow, Section 3.2.2 TABLE 1 LUDLOW TABLE OF PRINCIPAL USES, LAND USE CLASSIFICATION/GENERAL USES by adding site plan approval (SPA) to EARTH REMOVAL. Site Plan Approval from the Planning Board is allowed in the following districts: Agriculture, Agriculture Moderate Density, Industrial A, Industrial C, and the Mill Redevelopment District and to amend Table 1 to reflect this change. Currently the Planning Board approves the site plan and the Board of Selectmen approve the permit for earth removal. The Table of Principal Uses should be consistent with the bylaw. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 14: This article seeks to amend the Zoning Bylaws of the Town of Ludlow, Section 3.2.2 TABLE 1 LUDLOW TABLE OF PRINCIPAL USES, by adding to MIXED USE, under LAND USE CLASSIFICATION/MIXED USES, and allowing the use through Site Plan Approval (SPA) and Special Permit (SPPB) approval from the Planning Board in the following districts: Business A and Business B and to amend Table 1 to reflect this change. This would allow mixed use in Business A and Business B, meaning housing and commercial development would be allowed through site plan approval and special permit with the Planning Board. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 15: This article seeks to amend the Zoning Bylaws of the Town of Ludlow SECTION X: DEFINITIONS by adding MIXED USE DEVELOPMENT. Currently there is no definition for Mixed Use Development and there should be with acceptance of the Land Use Classification. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 16: This article seeks to amend the Zoning Bylaws of the Town of Ludlow, Section 3.2.2 TABLE 1 LUDLOW TABLE OF PRINCIPAL USES, LAND USE CLASSIFICATION/RESIDENTIAL USES by adding APARTMENTS by site plan (SPA) and special permit (SPPB) approval from the Planning Board in the following districts: Residential B, Business A, and Business B and to amend Table 1 to reflect this change. Apartments would be allowed through site plan approval and special permit for properties that take advantage of the mixed-use zoning designation. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 17: This article seeks to amend the Zoning Bylaws of the Town of Ludlow SECTION X: DEFINITIONS by adding APARTMENT: a dwelling unit in a multi-family dwelling or in a mixed-use building. Currently there is no definition for

Apartments and there should be with the acceptance of the Land Use Classification. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 18: This article seeks to amend the Zoning Bylaws of the Town of Ludlow, SECTION VI: SPECIAL LAND USE REGULATIONS: by adding 6.13 CONSERVATION DEVELOPMENT BYLAW. 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/conservate the majority of the land and concentrate the developable portion into a smaller area. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 19: This article seeks to amend the Zoning Bylaws of the Town of Ludlow, SECTION III: GENERAL USE REGULATIONS 3.0 GENERAL REGULATIONS 3.0.6 Mobile Homes by amending and adding the new verbiage regarding mobile home replacement. This article came at the request of the Board of Selectmen, who want to see the existing mobile home parks repaired and improved. The current bylaw does not allow for mobile home replacement. At their meeting of September 9, 2021, the Planning Board voted 4-0 to recommend approval of this article.

ARTICLE 20: This article will allow the Town to exercise the right to enter into an additional three-year contract with COMSTAR, LLC for the ambulance billing and collections. Funding for this contract is added to the budget annually.

ARTICLE 21: This article will allow the Town to exercise the right to enter into an additional three-year contract with HARPERS for payroll processing services. Funding for this contract is added to the budget annually.

ARTICLE 22: This article proposes that the Town accept the legally described street, Avelino Way, as a public way within the Town of Ludlow. The Certificate of all pins and boundary markers, the legal description, letter from the Department of Public Works and as-built plans have been submitted and accepted in compliance with the requirements set forth in the Subdivision Rules and Regulations. See attached A.22.

ARTICLE 23: This article authorizes the Town to convey ownership to the MWRA of the radio communications tower to be built on property located on Nash Hill Road which is under the care, custody, maintenance and control of the MWRA. The town in turn will enter into a long-term usage agreement with the MWRA. MWRA would assume a large portion of the maintenance for the tower and equipment associated with it. Location of this tower at this site is crucial to the upgrades to radio communications system. Town Counsel, MWRA and the State are all negotiating the conveyance.