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Ludlow working to ‘identify any inaccuracies’ in review of zoning bylaws

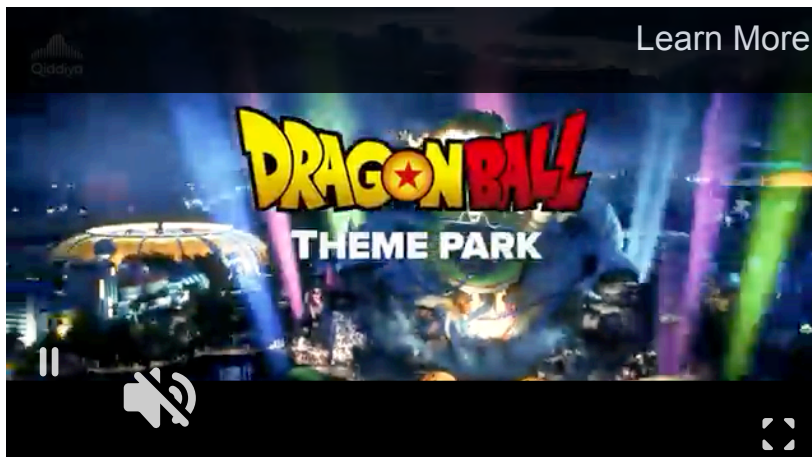
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LUDLOW — Later this month, Ludlow’s town planner will be meeting with Pioneer Valley Planning Commission staff to review the town’s zoning bylaws, which detail its use of land, buildings and structures.

Not to fear ... this is only a routine check, said Doug Stefancik, Ludlow’s town planner.



“It’s useful to get another set of eyes on our laws to see if we’ve missed anything or to identify any inaccuracies,” he said.

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Stefancik said the town applied for a grant provided by the regional commission and will have the rest of the year to work with Kenneth Comia, the agency’s deputy director of land use and environment.

The commission then will produce a report of its findings.

Comia said that reviews like this one are good to check if any bylaws don’t match state regulations.

“We’re asked to assess all amendments done to date, identify certain types of language that stem from the state to see if they are reflected in town zoning, and examine opportunities developed by community plans,” he said.

For this review, Comia said the town received \$10,000 via District Local Technical Assistance funding from the Legislature, with the governor’s

support.

“The fact that Ludlow (applied for this) means that they have an understanding of how reviews go and have done numerous in the past. It shows that they are keeping track of changes to their bylaws,” he said.

“It’s almost a little bit like housekeeping,” Comia said.

As part of this review, Stefancik said he hopes the town can explore potential zoning areas, specifically general use, commercial and its overlay district — which encourages Ludlow to create “thickly settled residential or mixed-use zoning districts to increase its housing supply and reduce costs,” he said.

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Ludlow, with over 21,000 people, is densely populated in the southwestern part of town, according to its zoning maps. It also has “two business districts, agricultural areas (which allow for residential buildings but also include farms), industrial areas and the Mill Redevelopment District,” Stefancik said.

Stefancik said he is in the middle of applying for state

Community One Stop for Growth grant, which supports [ongoing local housing and economic growth projects](#), to explore larger zoning projects in the future.

“The amount that is provided for this review is good, but more grant funding would be required for future iterations,” said Comia.

The town will meet with Comia at a Planning Board meeting on March 28.

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