

# PUBLIC NOTICES

## LUDLOW PLANNING BOARD LEGAL NOTICE SPECIAL PERMIT SITE PLAN

The Ludlow Planning Board will hold a public hearing in accordance with the Order of Remand issued by the Hampden County Superior Court in Ludlow Town Hall, Selectmen's Conference Room on **Thursday, August 14, 2025 at 7:30 p.m.** on the application of JLL Real Estate, LLC for the property located at **590-596 (0) Center Street, Ludlow, MA (Assessors' Map 16B, Parcels 116 & 116A)** for the purpose of: **redevelopment of site into a self-storage facility in an Agricultural Moderate Density Overlay District.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, August 28, 2025.

Raymond Phoenix  
Chairman

07/30, 08/06/2025

## LUDLOW PLANNING BOARD LEGAL NOTICE SPECIAL PERMIT ESTATE LOT

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Selectmen's Conference Room on **Thursday, August 14, 2025, at 7:15 p.m.** on the application of Mary & Andrew Nocrasz for the property located at **0 Lyon Street Ludlow, MA (Assessors' Map 19, Parcel 17)** for: **estate lot.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, August 28, 2025.

Raymond Phoenix, Chairman  
07/30, 08/06/2025

## NOTICE OF PLANNING BOARD HEARING Relative to PROPOSED ZONING BYLAW AMENDMENTS Pursuant to G.L. c. 40A, § 5 LEGAL NOTICE ZONING BYLAW

The Planning Board of the Town of Ludlow will hold a public hearing to discuss proposed amendments to the town's zoning bylaws. The public hearing will be held as follows:

Place: Ludlow Town Hall, Select Board's Conference Room, 3rd floor  
Date Thursday, August 14, 2025

Time: 8:05 PM  
Applicant: Planning Board  
Location: 488 Chapin Street, Ludlow, MA

The subject matter of the proposed amendment is as indicated below. The complete text and maps relative to the proposed amendments are available for inspection during regular business hours in the Planning Board Office and Town Clerk's Office.

Proposed zoning revisions to include the following: Replace all references of "Board of Selectmen" or "Selectmen" to "Select Board" throughout the entirety of the Zoning Bylaw.

Raymond Phoenix, Chairman  
07/30, 08/06/2025

## LUDLOW CONSERVATION COMMISSION LEGAL NOTICE

The Ludlow Conservation

Commission has scheduled a Public Meeting under W.P.A. (M.G.L. Ch. 131, § 40) in Ludlow Town Hall, 3rd floor, Selectmen's Conference Room, for **Wednesday, August 6, 2025, at 6:45 p.m.** for the **Request for Determination of Applicability** application of Arden Associates LLC, for the property located at **Lot 52F Moore Street (Assessors' Map 33, Parcel 52F).** The subject of the meeting is: seeking confirmation of wetland delineation and permission to access and conduct soil testing.

If for any reason this meeting is cancelled, it will be rescheduled to Wednesday, September 3, 2025.

Angela Tierney, Chair  
07/30/2025

## LUDLOW PLANNING BOARD LEGAL NOTICE SPECIAL PERMIT HOME OCCUPATION

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Selectmen's Conference Room on **Thursday, August 14, 2025, at 7:00 p.m.** on the application of Ryan Dorcas of **350 West Street, Unit 26 Ludlow, MA (Assessors' Map 3, Parcel 86)** for: **hair braiding salon.**

If for any reason this hearing is cancelled, it will be rescheduled to August 28, 2025.

Raymond Phoenix, Chairman  
07/30, 08/06/2025

## LUDLOW CONSERVATION COMMISSION LEGAL NOTICE

The Ludlow Conservation Commission has scheduled a Public Meeting under W.P.A. (M.G.L. Ch. 131, § 40) in Ludlow Town Hall, 3rd floor, Selectmen's Conference Room, for **Wednesday, August 6, 2025, at 7:05 p.m.** for the **Request for Determination of Applicability** application of Scot & Michelle Padgett, for the property located at **558 Alden Street (Assessors' Map 40, Parcel 14A).** The subject of the meeting is: replace existing failed septic system.

If for any reason this meeting is cancelled, it will be rescheduled to Wednesday, September 3, 2025.

Angela Tierney, Chair  
07/30/2025

## Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 Docket No. HD25P1476GD In the interests of Marcello Chotain of Ludlow, MA

**Minor NOTICE AND ORDER: Petition for Appointment of Guardian of a Minor NOTICE TO ALL INTERESTED PARTIES**

**1. Hearing Date/Time:** A hearing on a Petition for Appointment of Guardian of a Minor filed on **07/16/2025** by **Yazmin Rivera of Ludlow, MA** **Melvin Santana of Ludlow, MA**

will be held **08/13/2025 08:30 AM Guardianship of Minor Hearing In Person.** Located: **Hampden Probate & Family Court, 50 State Street, 4th Floor, Springfield, MA, 01103.**

**2. Response to Petition:** You may respond by filing a written response to the Petition or by appearing in person at the hearing. If you choose to file a written response, you need to:

File the original with the Court; and

Mail a copy to all interested parties at least five (5) business days before the hearing.

**3. Counsel for the Minor:** The minor (or an adult on behalf of the minor) has the right to request that counsel be appointed for the minor.

**4. Counsel for Parents:** If you are a parent of the minor child who is the subject of this proceeding you have a right to be represented by an attorney. If you want an attorney and cannot afford to pay for one and if you give proof that you are indigent, an attorney will be assigned to you. Your request for an attorney should be made immediately by filling out the Application of Appointment of Counsel form. Submit the application form in person or by mail at the court location where your case is going to be heard.

**5. Presence of the Minor at Hearing:** A minor over age 14 has the right to be present at any hearing, unless the Court finds that it is not in the minor's best interests.

Date: July 16, 2025  
**Rosemary A. Saccomani**  
Register of Probate

07/30/2025

## Ludlow Public Schools Destruction of Special Education Records

Please be advised that the SPECIAL EDUCATION RECORDS from the Ludlow High School Class of 2018, along with the records of students released from special education services during the **2017-2018** school year, will be destroyed the week of **August 4, 2025.** If you wish to obtain your records, **please contact the Special Education office at 583-8372, ext 1216 prior to Friday, August 1, 2025,** in order to make arrangements for pick up. Please note that identification will be required at the time of record retrieval.

07/09, 07/16, 07/23, 07/30/2025

## LUDLOW CONSERVATION COMMISSION LEGAL NOTICE

The Ludlow Conservation Commission will hold a Public Hearing under W.P.A. (M.G.L. Ch. 131, § 40) and Town of Ludlow Bylaws, Chapter XV, in Ludlow Town Hall, 3rd floor, Selectmen's Conference Room, on **Wednesday, August 6, 2025, at 6:30 p.m.** on the **Notice of Intent** application of Laura Ernst, National Grid, for the property located at **Existing Electric Transmission ROW (Assessors' Map 41, Parcels 29, 35, 41).** The subject of the hearing is: replace wood structures and Optical Ground Wire along the existing 301 transmission line.

If for any reason this hearing is cancelled, it will be resched-

uled to Wednesday, September 3, 2025.

Angela Tierney, Chair  
07/30/2025

## Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Probate and Family Court 50 State Street Springfield, MA 01103 (413)748-7758 Docket No. HD25P1515EA Estate of: Daniel Lee Ferry Date of Death: 05/02/2025 CITATION ON PETITION FOR FORMAL ADJUDICATION

To all interested persons:

A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by **Susan Lorraine Bahr of Underhill, VT** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: **Susan Lorraine Bahr of Underhill, VT** be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration.**

### IMPORTANT NOTICE

**You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 08/20/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.**

**UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)**  
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. **Barbara M Hyland**, First Justice of this Court.  
Date: July 23, 2025  
**Rosemary A Saccomani**  
Register of Probate

07/30/2025

## Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division Docket No. HD25P1142EA

**Estate of: Stephen P. Mastalerz Also Known As: Stephen Mastalerz, Stephen Peter Mastalerz Date of Death: February 4, 2025 INFORMAL PROBATE PUBLICATION NOTICE**

To all persons interested in the above captioned estate, by Petition of Petitioner **Alicia C. Clark of Lexington, SC** a Will has been admitted to informal probate.  
**Alicia C. Clark of Lexington, SC** has been informally appointed as the Personal Representative of the estate to serve **without surety** on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.  
07/30/2025

## Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division Docket No. HD24P2064EA Estate of: Maria Celicina Varandas Date of Death: 05/28/2024 INFORMAL PROBATE PUBLICATION NOTICE

To all persons interested in the above captioned estate, by Petition of Petitioner **Paul M. Varandas of Ludlow, MA.**

**Paul M. Varandas of Ludlow, MA** has been informally appointed as the Personal Representative of the estate to serve **without surety** on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.  
07/30/2025

## NOTICE OF PLANNING BOARD HEARING Relative to PROPOSED ZONING BYLAW AMENDMENTS Pursuant to G.L. c. 40A, § 5 LEGAL NOTICE ZONING BYLAW

The Planning Board of the Town of Ludlow will hold a public hearing to discuss proposed amendments to the town's zoning bylaws. The public hearing will be held as follows:

Place: Ludlow Town Hall, Select Board's Conference Room, 3rd fl.

Date: Thursday, August 14, 2025  
Time: 8:00 PM  
Applicant: Planning Board  
Location: 488 Chapin Street, Ludlow, MA

The subject matter of the proposed amendment is as indicated below. The complete text and maps relative to the proposed amendments are available for inspection during regular business hours in the Planning Board Office and Town Clerk's Office.

Proposed zoning revisions to include the following: SECTION III: GENERAL USE REGULATIONS. SECTION 3.22 TABLE 1 LUDLOW TABLE OF PRINCIPAL USES. Remove Accessory Apartment and replace with Accessory Dwelling Units (ADU) allowed through Site Plan Approval from the Planning Board (SPA) in RA-1, RA, RB, A, AMD zoning districts. Add Accessory Dwelling Units over 900 SQ FT, and Additional Accessory Dwelling Units allowed through Special Permit and Site

Plan Approval from the Planning Board in RA-1, RA, RB, A, AMD zoning districts.

Raymond Phoenix, Chairman  
07/30, 08/06/2025

## NOTICE OF PLANNING BOARD HEARING Relative to PROPOSED AMENDMENTS TO SUBDIVISION RULES AND REGULATIONS Pursuant to G.L. c. 41, §81Q LEGAL NOTICE SUBDIVISION RULES AND REGULATIONS

The Planning Board of the Town of Ludlow will hold a public hearing to discuss proposed amendments to the town's subdivision rules and regulations. The public hearing will be held as follows:

Place: Ludlow Town Hall, Select Board's Conference Room, 3rd floor

Date: Thursday, August 14, 2025

Time: 8:10 PM  
Applicant: Planning Board  
Location: 488 Chapin Street, Ludlow, MA

The subject matter of the proposed amendment is as indicated below. The complete text relative to the proposed amendments is available for inspection during regular business hours in the Planning Board Office and Town Clerk's Office.

Proposed revisions to the Subdivision Rules and Regulations include the following: Replacing all references of "Board of Selectmen" or "Selectmen" to "Select Board".

Raymond Phoenix, Chairman  
07/30, 08/06/2025

## Commonwealth of Massachusetts The Trial Court Probate and Family Court Hampden Division Docket No. HD24P2064EA Estate of: Maria Celicina Varandas Date of Death: 05/28/2024 INFORMAL PROBATE PUBLICATION NOTICE

To all persons interested in the above captioned estate, by Petition of Petitioner **Paul M. Varandas of Ludlow, MA.**

**Paul M. Varandas of Ludlow, MA** has been informally appointed as the Personal Representative of the estate to serve **without surety** on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.  
07/30/2025

WE'VE EXPANDED OUR WEB SITE

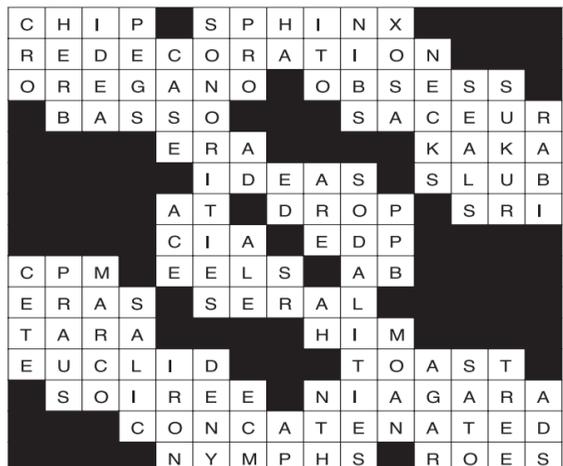
# PUBLIC NOTICES

## ARE NOW ONLINE

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- 2 Access archives and digital tear sheets by newspaper title.
- 3 Find a quick link to the state of Massachusetts' public notice web site to search all notices in Massachusetts newspapers.

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