LUDLOW CONSERVATION COMMISSION
MINUTES OF THE MEETING OF
November 15, 2023

CONSERVATION MEMBERS

Angela Tierney – Chair (Present)
Penny Lebel – Vice Chair (Present)
Cameron Covill (Present)
Helder Cerqueira (Present)
Jason Martowski, Associate Member (Absent)

The meeting began at 6:30 p.m. in Hearing Room #1, First Floor.

CONTINUED PUBLIC HEARING – Notice of Intent (207-0657) – A.J. Crane Ludlow Mills (Lot B-1 & Lot B-2) – Building #44 (Assessors' Map 14B, Parcel 130) (Modify Building #44 with associated site improvements)

In attendance: Filipe Cravo – R Levesque Associates

Mr. Cravo explained that a response letter was submitted giving the details of the five outstanding items from the last meeting. Mr. Cravo recapped that the site is an existing building with some associated site improvements adjacent to it which include parking areas, a stormwater basin, and redeveloping the existing parking lot across the street for use of the building. He noted that they have been through a peer review process which was discussed at the last meeting. He reviewed the five items in question on the response letter (*see file*) which included (1) Riverfront Area alteration calculations, (2) removal of a hardwood tree, (3) type of fencing, (4) removal of existing concrete platforms, (5) proposed plantings.

Ms. Lebel **MOVED** to approve the Notice of Intent 207-0657 for Building 44 Ludlow Mills.
SECOND Mr. Cerqueira.
4-0 in Favor.

Ms. Lebel **MOVED** to issue an Order of Conditions for Notice of Intent 207-0657.
SECOND Mr. Covill.
4-0 in Favor.

The Commission issued a standard Order of Conditions.

Ms. Lebel **MOVED** to close for Notice of Intent 207-0657.
SECOND Mr. Covill.
4-0 in Favor.

The public hearing was closed at 6:40 p.m.

Documents included: Notice of Intent Application (September 15, 2023); NOI Revision Summary/Response Letter (November 14, 2023); Site Plans – Proposed Commercial Redevelopment Ludlow Mills – Building 44 (August 8, 2023, Rev: Nov. 14, 2023).

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Judy Breault - Ludlow Pond Commission re: Minechoag Pond

Judy Breault and the members of the Ludlow Pond Commission were present for the appointment.

Ms. Breault mentioned that Minechoag Pond is located on the corner of Chapin and East Streets. She said that during the past few years, the pond committee has been working to clean up the ponds in town from weed overgrowth. Ms. Breault remarked that during the permitting process a rare plant species was identified around Minechoag Pond and that they were told to do a survey of the land around the pond before proceeding any further with cleanup. The Conservation Commission members advised the Pond Commission to contact National Heritage to find out any information on the plants, and also possibly MACC or UMass students for anyone who would be interested in doing a survey.

Ted Chmura - Ludlow Relics re: Field changes at Ludlow Fish and Game

Ted Chmura and Chris Brown were present for the appointment.

Mr. Chmura said that they play softball in the field behind the Fish and Game Club, and that it's dangerous because they can't get grass to grow during the dry spells and the ground becomes uneven because there is no source of water. He said that they have an idea to get water from Higher Brook which is about 100 feet away. Mr. Chmura explained that they'd like to slide a hose down into the brook with a diffuser at the end of it and using a simple pump bring the water up to field level to water the grass maybe eight to ten times per year depending on the amount of rain during the season. Mr. Brown remarked that no alterations will be done to the area.

Mr. Covill suggested that they check USGS Stream Stats to see if there is any information available. Ms. Tierney commented that the Notice of Intent that was done a number of years back for a culvert replacement at the Fish and Game Club should be looked at to get the stream flow stats. The Commission members said that a Request for Determination would be required.

Mr. Covill stated that when the filing comes in, he will abstain from any vote as he is a member of the Ludlow Fish and Game Club.

Change in Order of Conditions for the new track at the high school (207-0651)

Ms. Tierney read the proposed changes in number of square feet for post-construction mitigation (emails from Cameron Morissette and Jason Harkins – *see file*). Ms. Lebel said that they are ready to start construction and that the Order of Conditions has been recorded at the Registry of Deeds. Ms. Tierney explained that the changes are due to the fact that they are trying to make the track and the ball field come into compliance with the MIAA requirements. She also commented that they are increasing the mitigation area. The Board agreed that they will need to be notified that they have to file an amended Notice of Intent.

Documents included: Notice of Intent Application WPA Form 5 – Order of Conditions – Ludlow School Department – High School; Email chain from Cameron Morissette / Jason Harkins – Mott MacDonald (7/19/23-10/17/23)

Site visit from Steve Riberdy – 73 Gaudreau Avenue (207-0652)

Ms. Lebel explained that Steve Riberdy went out to do a site inspection for the Order of Conditions on November 7, 2023. In his email he noted that the erosion controls appeared to be installed correctly, however, the DEP number was not installed but he would let them know that it needs to be put up before the start of any work.

Documents included: Email & photo from Steve Riberdy re: 73 Gaudreau (Nov 7, 2023)

Mail Items

Ludlow Planning site sketch approval letter – 4-8 White Street

Ludlow Planning site plan approval letter – 346-348 White Street

Ms. Lebel **MOVED** to file.
SECOND Mr. Covill.
4-0 in Favor.

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APPROVE/SIGN Minutes of October 18, 2023

Ms. Lebel **MOVED** to sign the minutes from Wednesday October 18th.
SECOND Mr. Covill.
4-0 in Favor.

FY2025 Budget

Ms. Tierney remarked that she will be attending a budget meeting on December 6th at 3:00. She said that there are funds available for training and for the MACC membership for the commission members. She also mentioned that the Town Accountant is looking into what's left in the Camp White and Eversource accounts.

Next meeting December 20, 2023

Ms. Tierney commented that we may be looking to change the meeting night so that the meetings can be held in the Selectmen's Conference Room without any conflicts.

Ms. Tierney sent condolences to out to the Moutinho family.

Mr. Cerqueira: **MOTION** to adjourn.
SECOND Mr. Covill.
4-0 in Favor.

Meeting adjourned at 7:32 p.m.

APPROVED:

Angela Tierney

Cameron Covill

Penny Lebel

Helder Cerqueira

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(All related documents can be viewed at the Conservation Office during regular business hours.)

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