LUDLOW CONSERVATION COMMISSION
MINUTES OF THE MEETING OF
December 20, 2023

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CITY OF LUDLOW

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.

Jason Harkins – Mott MacDonald – Request for Amendment to Notice of Intent/Order of Conditions (207-0651) Ludlow High School Track & Field Improvements – 500 Chapin Street (Assessors' Map 16D, Parcels 67 & 67A)

In attendance: Jason Harkins – Mott MacDonald

Mr. Tierney explained that she reached out to Mark Stinson of DEP for clarification on the amendment of the Order of Conditions. Mr. Stinson wrote in the e-mail that an amendment to an Order of Conditions is basically the same thing as an amendment to a Notice of Intent and explained the procedure in which it is done. She explained to Mr. Harkins that the DEP is requiring that they send a copy of the amendment to them via email.

Mr. Harkins explained that the amendments would include only the area around the baseball field and would incorporate shifting the backstop in towards the field so they can keep the existing bleachers and a statue, resulting in less disturbance to that area.

Mr. Covill questioned whether there were any proposed changes to the track also. Mr. Harkins noted that it is essentially the same but are looking at possibly removing one portion of it, but that it is not in the plans as of yet. Ms. Tierney advised Mr. Harkins that he would need to do another amendment for any future proposed changes.

Mr. Cerqueira **MOVED** to approve the amendment to the Order of Conditions.
SECOND Mr. Covill.
4-0 in Favor.

Documents included: Narrative for Amendment Request to Order of Conditions (207-0651) (12/20/2023); Plans: Order of Conditions Amendment Request Comparison (Rev.1 9/18/2023), 200' Riverfront Area Impacts (Rev.1 9/18/2023); Email from Mark Stinson re: Amended Order of Conditions (December 13, 2023)

Dumping of landscape debris at Southview Condominiums

Cheryl Boisselle was present for the appointment.

Ms. Tierney commented that a resident (Cheryl Boisselle) had sent an email and photos regarding brush and leaves being dumped on the property at Southview Condominiums by a landscaping company. She also mentioned that the property owner is responsible for anything that happens on their property. Ms. Boisselle presented the commission members with additional photos of debris and grass clippings. Ms. Tierney said that Mark Manganaro will need to be contacted through means of a letter, email or phone call, to notify him of the complaint and have him get back to the commission within three weeks to ask what he is going to do to address the problem. She also suggested that he contact ConCom in the spring to go out on a site inspection and walk the area to see that it has been cleaned up. Ms. Tierney mentioned that he should be coming in for a Certificate of Compliance for Phase II soon.

Mr. Cerqueira **MOVED** to send a letter to Mr. Manganaro.
SECOND Mr. Covill.
4-0 in Favor.

Ms. Boisselle showed the commission members additional photos of branches that were trimmed and left on the ground. She said that she asked the landscaper to remove the debris that was left, and that some of it was removed, but not all of it, and pushed other branches out further. Ms. Tierney suggested that Mr. Manganaro be contacted to walk the area with Ms. Boisselle.

Documents included: Email from Cheryl Boisselle re: Landscaping debris being dumped at Southview Condominiums with attached photos (December 11, 2023)

Question regarding filing for installation of solar at 28 Pondview Drive

Ms. Urban explained that a representative from Freedom Forever Solar came into the office questioning whether they would need to file with Conservation to install solar panels at 28 Pondview Drive, which abuts a substantial wetland area. The Commission agreed that they would like to see a more detailed plan with the house and trench location, any erosion controls that will be used, a map or plan showing the grade of the property, and also what's proposed and existing in terms of solar, so that it can be determined the correct filing that will need to be submitted.

Documents included: Email from Nicole Rosario with plans for ground mounted system at 28 Pondview (December 21, 2023)

Review/Approve Annual Town Report

Ms. Lebel **MOVED** to accept the annual report.
SECOND Mr. Cerqueira.
4-0 in Favor.

Documents included: Draft 2023 Annual Report

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Building permit – Lot 15 Sunset Ridge Rd (Subdivision NOI #207-0589) Additional filing required?

Ms. Lebel noted that the stormwater basin with a 25-foot no disturb is located next to Lot 15. Ms. Tierney read the special conditions relating to the municipal ordinance or bylaw noted on the Order of Conditions for the subdivision which stated any development with 100 feet of the wetland will have to come before

Conservation. Ms. Tierney mentioned that according to the Order of Conditions they will need to file a Notice of Intent.

Documents included: Order of Conditions (DEP File #207-0589); Concept Plan – Proposed Residential Subdivision Cislak Drive (June 29, 2015)

Mail Items

Seven-Year Action Plan from Mimi Kaplan, Pioneer Valley Planning Commission
Ms. Tierney explained how the plan works and asked that the plan be emailed to all Commission Members.

Identification of National Heritage Endangered Plants at Minechoag Pond from Steven Riberdy
Ms. Tierney said that there is an endangered plant that grows around and into the pond. She commented that National Heritage will let any water treatment be done when the water level is low, but that they need to have some mapping of the plants that are there and how far into the pond they go. The Pond Committee will decide which steps will be next with any treatment of the pond due to the high cost.

Administrative Review Committee Site Plan Approval – Bldg 44, Lot B-1 & Lot B-2 Riverside Drive
Ms. Tierney remarked that the building is currently beginning renovations and is available for lease and that they did take everything that the Conservation Commission asked of them into account.

Advance Notice: MACC Dues Amount for Fiscal Year 2025 (July 1, 2024 – June 30, 2025)
Ms. Tierney told the Commission Members that they will be reimbursed if they want to take any courses that become available. She also mentioned that possibly MACC could do a conference in Ludlow regarding the siting of solar or battery storage facilities.

Planning Board Legal Notice/Comment Sheet - Site Sketch 314-330 Sewall Street
No wetlands.

Planning Board Legal Notice for 732 Fuller Street – Home Occupation
No wetlands.

Application for Disposal System Construction Permit – 162 James Street
No wetlands, install erosion controls as needed.

Application for Disposal System Construction Permit – 65 Margaret Lane
No wetlands.

Application for Disposal System Construction Permit – 203 West Street
No wetlands.

Application for Disposal System Construction Permit – 484 Poole Street
No wetlands.

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Application for Disposal System Construction Permit & Building Permit – Lot 1 Center Street
No wetlands on property.

2023-year end summary report for Harris Pond from Joe Onorato
Filed.

Planning Board Legal Notice/Comment Sheet - Site Plan 20-56 East Street
No wetland impacts with interior work.

Planning Board Legal Notice/Comment Sheet – Waiver of Frontage – 601 Center Street
No wetlands.

Planning Board Site Sketch approval – 314-330 Sewall Street
No wetlands.

Planning Board Notice of Decision – 732 Fuller Street (home office – cottage bakery)
No wetlands impacted.

Eversource Energy Right-of-Way (ROW) Vegetation Maintenance Activities
Filed.

APPROVE/SIGN Minutes of November 15, 2023

Ms. Lebel **MOVED** to approve the minutes of November 15, 2023.
SECOND Mr. Cerqueira.
4-0 in Favor.

Sign bill for J.P. Cooke Co.

New meeting day/next meeting

Ms. Tierney commented that we are looking to change the meeting day to the first Wednesday of each month to be held in the Selectmen's Conference Room.

Mr. Cerqueira **MOVED** to change the meeting to the first Wednesday of the month.
SECOND Mr. Covill.
4-0 in Favor.

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

Meeting adjourned at 7:37 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.)