

**LUDLOW CONSERVATION COMMISSION  
MINUTES OF THE MEETING OF  
May 1, 2024**

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TOWN CLERK'S OFFICE

2024 JUN -7 A 10:10

TOWN 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 the Selectmen's Conference Room.

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**Public Meeting – Request for Determination of Applicability – Susan Rose – 562 Miller Street (Assessors' Map 25, Parcel 53) (remove and replace deck, siding, gutters, and install 3-season porch)**

*In attendance: Susan Rose, attendees*

*The public meeting opened at 6:30 p.m.*

Ms. Rose explained that she had bought the house and removed a ten-foot dilapidated deck and replaced it with a new four-foot deck. She said that the builder stopped the work when it was discovered that the building permit was never issued and that they had to go to Conservation due to wetlands in the rear of the property.

Mr. Tierney said that she and Mr. Cerqueira went on a site visit on April 27, 2024, and that the placement of erosion controls were discussed with Ms. Rose at that time. She noted that the wetlands drop down about 15 feet from the house and that she has no issue with the project.

Ms. Lebel: I make a **MOTION** we issue a negative determination for the Request for Determination for 562 Miller Street.

**SECOND** Mr. Cerqueira.

**4-0 in Favor.**

Ms. Lebel: I make a **MOTION** to close the public meeting for 562 Miller Street.

**SECOND** Mr. Covill.

**4-0 in Favor.**

*The public meeting closed at 6:34 p.m.*

*Documents included: WPA Form 1 – Request for Determination of Applicability; Plot plan 562 Miller Street (Rev 1 04/06/2024)*

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**Approve/sign minutes of April 3, 2024**

Ms. Lebel **MOVED** to approve the minutes from April 3, 2024.

**SECOND** Mr. Cerqueira.

**3-0-1 in Favor.** (Mr. Covill)

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**Don Frydryk – Request for Certificates of Compliance: 1237 Lyon Street (Lot 1) (207-0598) and 149 Nash Hill Road (Lot 2) (207-0597) CIL Realty of Massachusetts, Inc.**

*Don Frydryk was present for the appointment.*

Ms. Tierney commented that the letter requested a certificate of compliance for each property, but that the work has not been completed because of no permanent markers being placed on the 25-foot no disturb zone. Mr. Frydryk said that the permanent markers are the only thing lacking on both lots and that everything else has been completed.

The Commission members suggested that large boulders or Lally columns be used for the markers.

Mr. Frydryk will let the property owners know what needs to be done and that Conservation needs to be notified when the work is completed to schedule a site visit.

*Documents included: WPA Form 8A – Request for Certificate of Compliance for 1237 Lyon Street, Lot 1, including photos and letter from Donald Frydryk (April 9, 2024); WPA Form 8A – Request for Certificate of Compliance for 149 Nash Hill Road, Lot 2, including photos and letter from Donald Frydryk (April 9, 2024)*

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**Public Meeting – Request for Determination of Applicability – Peter Miccoli – 0 Deroche Circle (Assessors' Map 11B, Parcels 29A & 29B) (development of two single-family homes)**

*In attendance: Patrick Lord – GZA GeoEnvironmental, attendees*

*The public meeting opened at 6:53 p.m.*

Mr. Lord presented the plan and explained that the wetlands were delineated and that the big resource area is a riverfront area associated with Higher Brook. He said that the proposed building envelopes will be outside the riverfront area for both parcels and that the 200-foot buffer will be staked out with erosion controls to set the limit of work. Mr. Lord remarked that there is public sewer and water available for the property.

Ms. Lebel: I make a **MOTION** to issue a negative determination for the property at 0 Deroche Circle.  
**SECOND** Mr. Covill.

**4-0 in Favor.**

Ms. Lebel: I make a **MOTION** to close the public meeting for the RDA for 0 Deroche Circle.  
**SECOND** Mr. Covill.

**4-0 in Favor.**

*The public meeting closed at 7:04 p.m.*

*Documents included: Request for Determination of Applicability – 0 Deroche Circle Ludlow, Massachusetts (April 2024)*

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## **Flooding at 58 Beachside Drive**

Ms. Tierney and Ms. Lebel explained that they had been out to that property in the past. Ms. Tierney remarked that the photo shows water up to the door, and that a retaining wall can't be put up until the water subsides. She said that the homeowner should file a Request for Determination for any proposed work.

*Documents included: Photo of flooding on property*

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## **Updated Mitigation Plan for Ludlow High School Track & Field Improvements (207-0651)**

Ms. Tierney said that she received a phone call a while ago to meet with the DPW and the landscaping people at the track because there seems to be a major issue with the plantings. She said the original proposal was to plant 512 seedlings in the track area for mitigation, but they realized that they were going to be planted in an area that is mowed. Two proposed plans were submitted via email by Daniel Dinis:

Option 1 – 24 qty – 2” caliper shade trees

Option 2 – 35 qty – 1-1 1/2” caliper shade trees

Ms. Lebel: I make a **MOTION** that we let Mott McDonald know that our choice is Option 2, and that is to approve the amendment.

**SECOND** Mr. Cerqueira.

**4-0 in Favor.**

*Documents included: Email from Daniel Dinis re: Ludlow Track & Field – Tree Planting (April 25, 2024); Proposed plans - Options 1 & 2*

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## **MAIL ITEMS**

### **20. Reorganizations of Town Committees/Boards (file)**

**21. Planning Board Notice of Decision Special Permit – 827 Poole Street**

**22. Planning Board Notice of Decision Special Permit – 77 Yale Street**

**23. Planning Board Site Plan Approval – 20-56 East Street**

**24. Planning Board Notice of Decision Special Permit – 115 Laconia Street**

**25. Planning Board Notice of Decision Special Permit – 386 Chapin Street**

**26. Planning Board Notice of Decision Special Permit – 735 Center Street**

**27. Planning Board Notice of Decision Special Permit – 55 Pleasantview Street**

**28. Zoning Board of Appeals Special Permit Approval – 681 Center Street**

*No wetlands associated with mail items above.*

**29. Dept of Environmental Protection 401 Water Quality Certification – Piney Lane/Broad Brook (file)**

**30. Inquiry re: Japanese Knotweed growing along Route 21 from Keith Terry**

Ms. Tierney noted that she doesn't think there's an active plan to eradicate the Knotweed, but said

that it's not advisable to pull it out or dig it up because it's very toxic, but instead should be chopped down. Mr. Terry will be advised to contact the DPW.

**31. Planning Board Revised plans for Volta Charging, LLC – 433 Center Street**

Ms. Tierney said that she is concerned with drainage as there is a whole drainage system of the parking lot that goes from Pickerel Pond to the other wetland near the vicinity of the turnpike.

**32. Planning Board - Approved Site Sketch – 76 Ravenwood Drive**

**33. Legal Notice – Zoning Board of Appeals – 76 Ravenwood Drive**

**34. Zoning Board of Appeals Special Permit Approval – 53 White Street**

**35. Legal Notice – Zoning Board of Appeals – 0 Rood Street (Map 17, Parcel 66A)**

**36. Planning Board Notice of Decision Special Permit – 149 Poole Street**

*No wetlands associated with mail items 32 – 36.*

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**Sign Form 8B – Certificate of Compliance – Lot 71 Balsam Hill Rd (207-0639) (Approved 4/3/24)**

The Certificate of Compliance was approved by the Commission at the last meeting of April 3, 2024. Form 8B was not signed at that time but has been requested by the attorney involved in the sale of the property.

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Ms. Tierney mentioned that she received a phone call from Barry Linton regarding his property on West Street that was recently submitted for a zone change from residential to industrial. Mr. Linton would like to know if he can brush hog the land so that it can be surveyed. Ms. Tierney said that she told him that she didn't feel that the Commission would have any objection to that.

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**Reorganization**

Ms. Lebel: I make a **MOTION** that Angie Tierney continue as our chairperson for the rest of her term.  
**SECOND** Mr. Cerqueira.  
**4-0 in Favor.**

Ms. Lebel: I make a **MOTION** for vice chair as Cameron Covill.  
**SECOND** Mr. Cerqueira.  
**4-0 in Favor.**

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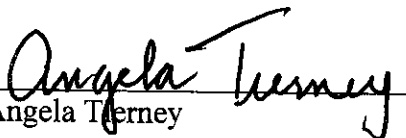
Ms. Tierney commented that there was a question of whether the Commission would object to putting a sign in front of Camp White for the dog park because people are having problems finding it. Ms. Lebel said that the official name of the dog park is Barks and Recreation at Camp White. Ms. Tierney suggested that Doug Stefancik run some signs by the Commission for approval. She also mentioned that there is a dilapidated fence/gate that needs to be taken down. Ms. Tierney will contact Mr. Stefancik about the gate removal.

Ms. Lebel **MOVED** to adjourn.  
**SECOND** Mr. Cerqueira.  
**4-0 in Favor.**

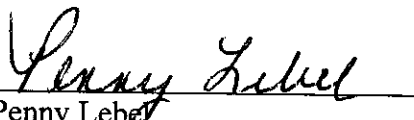
Meeting adjourned at 7:44 p.m.

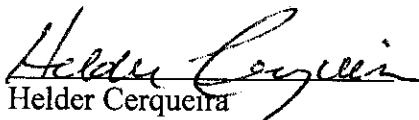
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APPROVED:

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