

**LUDLOW CONSERVATION COMMISSION  
MINUTES OF THE MEETING OF  
June 5, 2024**

**CONSERVATION MEMBERS**

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

RECEIVED  
TOWN CLERK'S OFFICE  
2024 AUG -9 A 9 30  
TOWN OF LUDLOW

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 Gamelli – 58 Beachside Drive (Assessors' Map 16A, Parcel 113) (build a retaining wall)**

*In attendance: Susan Gamelli, attendees*

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

Mr. Cerqueira said that he and Ms. Tierney went out to the site at 58 Beachside Drive for a site visit and that the water was about six inches to a foot above the patio and that it certainly needs a wall or something to keep the water away from the house. Ms. Gamelli remarked that the water has receded some. Ms. Tierney confirmed with Ms. Gamelli that she is asking for permission to build a retaining wall to keep the water from coming up onto the patio and into the house. Ms. Gamelli said that she has a contractor in mind to do the work, but that they can't start until the water has receded to the beach.

Ms. Lebel: I make a **MOTION** to issue a negative determination for the RDA submitted by Susan Gamelli at 58 Beachside Drive.

**SECOND** Mr. Cerqueira.

**4-0 in Favor.**

Ms. Lebel: I make a **MOTION** to close the public meeting for the RDA for 58 Beachside Drive.

**SECOND** Mr. Cerqueira.

**4-0 in Favor.**

*The public meeting closed at 6:35 p.m.*

*Documents included: WPA Form 1 – Request for Determination of Applicability; photos*

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**Approve/sign minutes of May 1, 2024**

Ms. Lebel **MOVED** to approve the minutes from May 1, 2024.

**SECOND** Mr. Cerqueira.

**4-0 in Favor.**

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## MAIL ITEMS

- 37. Planning Board Site Plan Approval – 100 State Street, Suite 122
- 38. Planning Board Site Sketch Approval – 433 Center Street
- 39. Planning Board Legal Notice - Special Permit/Home Occupation – 356 Lyon Street
- 40. Planning Board Legal Notice - Special Permit/Home Occupation – 118 Highland Avenue  
*No wetland concerns associated with mail items above.*

- 2024 AUG - 9 A 9:30  
TOWN OF LUDLOW
- 41. Notification of Haviland Pond Treatment from Judy Breault, Ludlow Pond Management Committee (file)

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**Public Meeting – Request for Determination of Applicability – Iron Duke Brewing, Nicholas Morin – 100 State Street, Suite 122 (Assessors' Map 14B, Parcel 130F) (Top 25' of existing asphalt with concrete, and addition of topsoil/grass on remaining 5')**

*In attendance: Nicholas Morin, attendees*

*The public meeting opened at 6:40 p.m.*

Ms. Tierney remarked that the Mills Administrative Review Committee approved the plan for improvements for Iron Duke. Mr. Morin said that he wants to make the small patio area to the east of the building a permanent space for patrons to enjoy. He said that the previous right of way for vehicles has now been blocked off and turned into a parking area. He said that there will be minimal excavation that will not impede the roadway near the river.

Ms. Lebel: I make a **MOTION** to issue a negative determination for the Iron Duke, 100 State Street RDA submitted to us.

**SECOND** Mr. Covill.

**4-0 in Favor.**

Ms. Lebel: I make a **MOTION** to close the public meeting for the Iron Duke, 100 State Street RDA submitted to us.

**SECOND** Mr. Cerqueira.

**4-0 in Favor.**

*The public meeting closed at 6:48 p.m.*

*Documents included: WPA Form 1 – Request for Determination of Applicability; Site Plan – Iron Duke Brewing, 100 State Street Suite 122 Ludlow, MA (April 9, 2024)*

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### **Cheryl Boisselle – dumping concerns at 357 Fuller Street (Southview Estates)**

*Cheryl Boisselle was present for the appointment.*

Ms. Boisselle commented that she just wanted some clarification regarding the Construction Observation report from Dan Nitzsche regarding the dumping of grass clippings at Southview Estates. Ms. Tierney  
Minutes of June 5, 2024

explained that all of the debris should have already been removed from the wetland buffer area. Dan Nitzsche remarked in his May 10, 2024 email that the landscapers cleaned the area twice and that it will be seeded with a wildflower mix to improve vegetative cover. Ms. Boisselle said that it appears that there is still some debris there. The Commission advised Ms. Boisselle that some of the debris may have been left there in order to aid the growth of the seeded vegetation. Ms. Boisselle also questioned if there is a restriction of trimming the thicket area near the wetland area, and that a lot of the branches were not removed from the area. Ms. Tierney said that 25 feet from the wetland has to stay as-is but anything outside of the buffer zone can be trimmed.

2024 AUG -9 A 9:30

TOWN OF LUDLOW

Ms. Tierney remarked that Mr. Nitzsche can be contacted to see if the area has been reseeded and that the Commission can schedule a site visit in early September to see if things are growing back.

*Documents included: Email from Dan Nitzsche (May 10, 2024); Construction Observation Report – GZA Environmental Inc. (January 23, 2024)*

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### **Francisco Estrada – Above ground pool installation filing inquiry – 29 Deer Hill Circle**

*In attendance: Francisco Estrada*

Mr. Estrada said that he would like a building permit to install an above ground pool in his yard, but that there are wetlands in the back of the property. Ms. Tierney said that they should be out of the jurisdiction of Conservation since there is approximately 249 feet from the back of the house to the wetland.

*Documents included: GIS Map of 29 Deer Hill Circle; Email from Frank Estrada re: Above Ground Pool Installation with Wetlands (May 28, 2024)*

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### **Review/Approve Camp White/Barks and Recreation Dog Park Sign**

Ms. Tierney explained that the Town Planner informed her that there is some money to put a new sign in front of Camp White so that people will know where the dog park is. The Commission reviewed the two sign samples that Mr. Stefancik, Town Planner, provided. Ms. Tierney suggested that the current Camp White sign be moved to where the trails start. She also said that she asked DPW to remove the existing “park closed” and replace it with a “park closed dusk to dawn” sign. In addition, Ms. Tierney commented that she asked the DPW to remove the damaged gate at the entrance and do some landscaping in the area.

The Commission members agreed to notify Mr. Stefancik that the black and burgundy sign is their choice.

*Documents included: Proposed signs from Sign Dynamics (June 3, 2024)*

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### **Concerns at Wayfinders construction site – 188 Fuller Street (207-0595)**

Ms. Tierney said that a complaint was received in the office about bulldozing dirt into the wetland. She explained that she went to the site and walked the area with the project manager and that there was nothing going into the wetland. Ms. Tierney mentioned that the project manager is on site every day,

and that there is a chain link fence around the whole property, along with silt fence and silt sock protecting the wetland area.

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**Inquiry re: permanent markers - 149 Nash Hill Road (207-0597) & 1237 Lyon Street (207-0598)**

Don Frydryk sent an email asking if the E-Z Spike Black Powder-Coated post and signs could be used as permanent markers for 149 Nash Hill Road and 1237 Lyon Street. The Commission members agreed that they cannot be used as they are easily removed.

Ms. Lebel: I make a **MOTION** that we send a response to Don Frydryk from Hancock Associates that the Commission is not in favor of wetland protection signs.

**SECOND** Mr. Cerqueira.

**4-0 in Favor.**

*Documents included: Email from Donald J. Frydryk re: CIL Realty, Lyon Street & Nash Hill Road (May 7, 2024)*

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**Email from Steve Riberdy – Filing of Notice of Intent for 164 Lyon Street**

Ms. Tierney mentioned that she and Mr. Cerqueira went out on the site for a visit, but that the applicant is not ready to file the Notice of Intent at the moment. The email from Steve Riberdy suggested that they may be filing in August.

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**Clearing concerns at 0 Deroche Circle (Map 11B, Parcels 29A & 29B)**

A complaint was received in the office that they were cutting trees and filling in the wetlands at 0 Deroche Circle. Ms. Tierney commented that she went out to the property and met with the person who was doing the tree clearing, and that the silt fence was up and there was no tree clearing beyond the silt fence.

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**Shed additions at Ludlow High School, Harris Brook School, East Street School**

Mike Bertini submitted plans to install sheds at the Ludlow High School, Harris Brook School, and East Street Schools.

Ms. Lebel: I make a **MOTION** that we allow them to put the sheds where they're requested at Ludlow High, Harris Brook, and East Street.

**SECOND** Mr. Cerqueira.

**4-0 in Favor.**

Ms. Lebel: I amend my **MOTION** to remind them to reseed the area where the soccer nets are at Harris Brook Elementary School.

**SECOND** Mr. Cerqueira.

**4-0 in Favor.**

*Documents included: GIS maps with shed locations*

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### Clearing at 142 Amherst Street/0 Willow Way

Ms. Tierney stated that she met the son of the owner of the property at 142 Amherst Street. She said that the lot next to the house on 0 Willow Way was overgrown, so they cleared the lot and didn't go anywhere near the wetland.

The Commission members discussed the fact that a resident has blocked off Willow Way with a fence.

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### Request for Extension to Order of Conditions (207-0643) 0 Bondsville Road/0 Knollwood Road

A letter was received from Matt Cloutier requesting an extension to the Orders of Conditions (207-0643) because it is due to expire soon. He has also applied for a building permit for a single-family home.

Ms. Lebel: I make a **MOTION** that we extend the Notice of Intent 207-0643 for Matt Cloutier at 0 Bondsville Road/0 Knollwood Road.

**SECOND** Mr. Cerqueira.

**4-0 in Favor.**

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### Removal of invasives at Riverwalk

Ms. Tierney said that the Riverwalk is being overrun with invasives including bittersweet and poison ivy. She said that Mr. Stefancik, Town Planner, said that he has contacts with an agricultural group at UMass who could possibly get involved with the removal. She also mentioned that the Young Marines may be interested in helping out. Ms. Tierney asked Ms. Lebel if she can coordinate with Mr. Stefancik and the Young Marines to take care of that.

Ms. Lebel: I make a **MOTION** that we let Doug reach out to his share of contacts and we can follow up once we know more information.

**SECOND** Mr. Cerqueira.

**4-0 in Favor.**

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### Mail Item 42. Baseline Documentation Report/Hodgman Conservation Restriction from Pete Westover

A report was received on the conservation restriction of Elaine Hodgman on Center Street. Ms. Tierney also mentioned that there is a conservation restriction on a bog on the Chenier property that a site visit should be scheduled for in late summer. She noted that there is also supposed to be a 26-acre conservation restriction on the land at the Ludlow Mills property between the end of the Riverwalk and the trestle. Mr. Stefancik will be contacted for any information on the status of that restriction.

**Cancel meeting of July 3, 2024?**

Ms. Tierney, Ms. Lebel, and Mr. Cerqueira are not available for the July 3<sup>rd</sup> meeting.

Ms. Lebel **MOVED** that we cancel the July 3, 2024 meeting.

**SECOND** Mr. Cerqueira

**4-0 in Favor.**

2024 AUG -9 A 9:31

Ms. Lebel **MOVED** to adjourn.

**SECOND** Mr. Cerqueira.

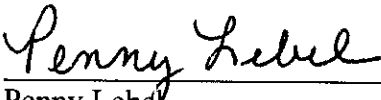
**4-0 in Favor.**

Meeting adjourned at 7:41 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.)