

**LUDLOW CONSERVATION COMMISSION
MINUTES OF THE MEETING OF
March 5, 2025**

CONSERVATION MEMBERS

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

The meeting began at 6:30 p.m. in the Selectmen's Conference Room.

Continued Public Hearing – Notice of Intent - Pauldin, LLC c/o Dinis Baltazar – 148 Carmelinas Circle (Assessors' Map 26, Parcel 9D) (completion of drainage and stormwater site improvements) (207-0522) (Request to continue to April 2, 2025)

In attendance: attendees

The public hearing opened at 6:30 p.m.

Ms. Tierney read the request for continuance letter which explained that the applicant is asking for further time to complete the test pits requested in MassDEP review comments.

Ms. Lebel: I make a **MOTION** to continue the hearing for 207-0669 for the Notice of Intent at 148 Carmelinas Circle to our April 2, 2025 meeting at 6:30.

SECOND Mr. Chaloux.

3-0 in Favor.

The public hearing was continued until April 2, 2025, at 6:30 p.m.

Documents included: Request for continuance from Nina Fazio – R Levesque Associates (March 3, 2025)

Requests for Certificates of Compliance – 13 Autumn Ridge Road (Lot 44) (207-0585 & 207-0586)

Ms. Lebel: I make a **MOTION** to issue a Certificate of Compliance for the 13 Autumn Ridge Road, Lot 44, no wetlands on there.

SECOND Mr. Chaloux.

3-0 in Favor.

Documents included: WPA Forms 8A - Request for Certificate of Compliance; Email from Paul Barry (2/20/2025); GIS Map

Winter maintenance of Riverwalk & Dog Park

Ms. Tierney said that she received a question on the maintenance on the Riverwalk & the Dog Park in the winter because they were both not clear this winter and were icy. She said that the DPW told her that they have never cleared nor have the means to clear the Riverwalk and that they can't put down salt due to the close proximity to the river. She also mentioned that the town does not want liability if someone slips and falls. The DPW will be reminded in late fall/early winter to put "closed/use at own risk" signs up for the winter, and LCTV will also be notified to post on cable tv.

Inquiry regarding access to ponds

A resident came into the office inquiring about fishing access to various ponds in Ludlow. He claims that even if the pond is surrounded by private owners there needs to be access according to the Massachusetts Great Ponds Act. An email was sent to Mark Stinson of DEP who responded that there aren't any great ponds in Ludlow and that someone would need to get permission from a property owner to access a pond.

Documents included: Email from Mark Stinson (March 4, 2025); The Massachusetts Lake and Pond Guide

Public Hearing – Notice of Intent – Danill Gerasimchuk – 715 West Street (Assessors' Map 8, Parcel 1L) (construction of garage, driveway, swimming pool & retaining wall) (207-0668)

In attendance: Danill Gerasimchuk, Neil Jackson – J & P Engineering Services, attendees

The public hearing opened at 6:40 p.m.

Mr. Jackson explained that the original filing (207-0611) did not include the driveway and garage within the 100-foot buffer, along with a pool and retaining wall that are outside of the 100-foot buffer, therefore a new Notice of Intent was filed to include the additional work that was done. Ms. Tierney commented that she and Mr. Chaloux went out for a site inspection and that the work for the original Notice of Intent was completed along with the permanent markers in place. Mr. Jackson said they will request a Certificate of Compliance for both filings at the same time. Mr. Gerasimchuk said that nothing further will be done beyond the driveway toward the wetland. The Commission suggested that Mr. Gerasimchuk mark on the plan where he will be placing a mobile storage container along the driveway. A new plan will be submitted that also includes the limit of work line.

Ms. Lebel: I make a **MOTION** to approve the Notice of Intent for 207-0668 for 715 West Street.

SECOND Mr. Chaloux.

3-0 in Favor.

Ms. Lebel: I make a **MOTION** to issue our standard Order of Conditions for 207-0668 for 715 West Street.

SECOND Mr. Chaloux.

3-0 in Favor.

Ms. Lebel: **MOTION** to close the public hearing for Notice of Intent 207-0668.

SECOND Mr. Chaloux.

3-0 in Favor.

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RECEIVED
TOWN OF LUDLOW
2025 APR - 3
A 11:05

The public hearing closed at 6:47 p.m.

Documents included: WPA Form 3 – Notice of Intent; DEP Notification of Wetlands Protection Act File Number (February 6, 2025); Lot as Built Layout Plan – 715 West Street Ludlow, MA (10DEC24)

Continued Public Hearing – Notice of Intent – Brandon Teixeira – 0 West Street (Lot 3 Brook Street) (Assessors' Map 7, Parcel 19) (construction of a single-family home and associated site improvements) (207-0667)

In attendance: Keith Terry – Sherman & Frydryk, Brandon Teixeira, Carlos Teixeira, attendees

The public hearing opened at 6:49 p.m.

Mr. Terry said that they re-mailed all the abutter's notifications for this public hearing and explained that everything requested by the DEP is noted on the plan.

Ms. Lebel: I make a **MOTION** to approve the Notice of Intent for 207-0667 for Lot 3 Brook Street.
SECOND Mr. Chaloux.

3-0 in Favor.

Ms. Lebel: I make a **MOTION** to issue our standard Order of Conditions for 207-0667 Lot 3 Brook Street.
SECOND Mr. Chaloux.

3-0 in Favor.

Ms. Lebel: I make a **MOTION** to close the public hearing for 207-0667 for Lot 3 Brook Street.
SECOND Mr. Chaloux.

3-0 in Favor.

The public hearing was closed at 6:52 p.m.

Documents included: WPA Form 3 – Notice of Intent; DEP Notification of Wetlands Protection Act File Number (January 6, 2025) Notice of Intent Layout/Details Plan - Lot 3, Brook Street Ludlow, MA (01/03/2025); Notice of Intent Narrative (Revised: January 20, 2025)

MAIL ITEMS

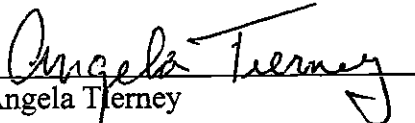
12. **Planning Board Legal Notice – Zone Change – 0 West Street (Assessors' Map 9, Parcel 5)**
13. **Planning Board Notice of Decision – Home Occupation - 53 Wilson Street**
14. **Planning Board Notice of Decision – Home Occupation - 242 James Street**
15. **Planning Board approval letter for Site Sketch – 76 Ravenwood Drive**
16. **Planning Board approval letter for Site Sketch – Mill 10, 68 State Street**
17. **Planning Board Legal Notice & Comment Sheet - Special Permit/Estate Lot – 0 Lyon Street (Assessors' Map 20, Parcel 4C) (wetlands are located in the back – plan will need to be submitted to Conservation)**
18. **Eversource notice of herbicide applications along power line rights-of-way**
19. **Forest Cutting Plan – DCR – Kendall Street**
20. **Planning Board Legal Notice & Comment Sheet – Site Plan – 321 Moody Street (no wetlands)**
21. **Planning Board approval letter for Site Plan – 321 Center Street**

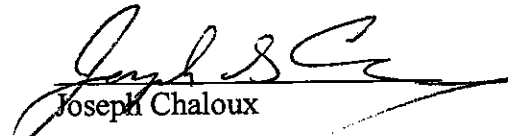
Ms. Tierney welcomed Joe Chaloux as the newest member of the Conservation Commission.


Ms. Lebel **MOVED** to adjourn.
SECOND Mr. Chaloux.
3-0 in Favor.

Meeting adjourned at 7:06 p.m.

APPROVED:


Angela Tierney


Joseph Chaloux


Penny Lebel

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