

**LUDLOW CONSERVATION COMMISSION
MINUTES OF THE MEETING OF
May 7, 2025**

CONSERVATION MEMBERS

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

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

Reorganize

The commission will reorganize at the next meeting.

Al LaRiviere – Discuss maintenance of detention basins at 308 Miller Street / Paradise Creek

In attendance: Al LaRiviere, Gene Olearczyk, attendees

Mr. LaRiviere explained that there are two detention basins on the property that have not been mowed for the past several years due to a possible complaint that was made to the DEP. He said that they are overgrown and not working properly and asked if they could resume mowing them during the dry season. Mr. Olearczyk noted that the detention basins were manmade for the purpose of catching stormwater run off on the property.

Ms. Lebel: I make a **MOTION** that we allow Paradise Creek to clean out the detention basins and make this as an annual cleaning.

SECOND Mr. Cerqueira.

4-0 in Favor.

Documents included: Email & photos from Al LaRiviere (April 10, 2025) re: Paradise Creek Stormwater Basin

Public Meeting – Request for Determination – Janusz & Christine Szlosek – Lot 58 Colonial Drive (Assessors' Map 18, Parcel 32B) (to construct a single-family home with associated utilities, grading, septic, well)

In attendance: Janusz & Christine Szlosek, attendees

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

Ms. Lebel said that she went by the property and that the silt fence was already up. Mr. Szlosek remarked that the corner of the house will be approximately 80-90 feet from the wetland. Ms. Tierney mentioned that the land sufficiently slopes toward the wetland.

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Ms. Lebel: I make a **MOTION** to issue a negative determination for the RDA for Lot 58 Colonial Drive.
SECOND Mr. Chaloux.
4-0 in Favor.

Mr. Chaloux: **MOVED** to close the public meeting.
SECOND Ms. Lebel.
4-0 in Favor.

The public meeting closed at 6:45 p.m.

Documents included: Request for Determination of Applicability – Development of a Single-Family Dwelling – Lot 58 Colonial Drive Ludlow, MA (April 2025); Proposed Plot Plan Lot-58 Colonial Drive Ludlow, MA for Janusz Szlosek (4/2/2025)

Public Meeting – Request for Determination – Antonio Francisco – 962 Center Street (Assessors' Map 25, Parcel 9) (removal of five (5) trees)

In attendance: Antonio Francisco, attendees

The public meeting opened at 6:46 p.m.

Ms. Tierney and Mr. Chaloux went out on a site visit to the property. Mr. Francisco explained that he has five trees that need to be taken down because they are a hazard to his barn and garage.

Ms. Lebel: I make a **MOTION** to issue a negative determination for 962 Center Street.
SECOND Mr. Chaloux.
4-0 in Favor.

The Commission suggested that a snag be left for wildlife habitat.

Ms. Lebel: **MOTION** to close the public meeting for 962 Center Street.
SECOND Mr. Cerqueira.
4-0 in Favor.

The public meeting closed at 6:51 p.m.

Documents included: WPA Form 1 – Request for Determination of Applicability; Quote from DL&G Tree Service (4/16/25); GIS Map for Parcel 25-9

Ratify Emergency Certification Form for 36 Birch Point

An emergency certification was issued for a damaged tree due to the proximity of the house.

Ms. Lebel: I make a **MOTION** to sign the emergency certification for 36 Birch Point.
SECOND Mr. Cerqueira.
4-0 in Favor.

Documents included: WPA Emergency Certification Form; GIS Map for Parcel 16A-126; Tree photos

Ratify Emergency Certification for 59 Knollwood Road (207-0643) & Request for Variance

Ms. Tierney explained the history of the property. She said that the water line could not be placed near the road due to the chances of it being damaged, so instead the water line was put under the wetland. She said as they were bringing the water line under the wetland, they hit the water table which collapsed the section of trench hole and that a trench box needed to be installed right away. Ms. Tierney remarked that they are requesting a variance of the town bylaw so that the work can be done properly, and that they will restore the original condition inside the no-disturb zone with native plantings, mulch, and markers.

Ms. Lebel: I make a **MOTION** that we ratify the emergency certification for 59 Knollwood Road.
SECOND Mr. Cerqueira.

4-0 in Favor.

Ms. Lebel: I make a **MOTION** that we issue a variance to the Ludlow Conservation Commission Bylaw.
SECOND Mr. Cerqueira.

4-0 in Favor.

Documents included: WPA Emergency Certification Form; Variance Request Letter from Matt Cloutier & Chris Bloom (4/29/25); Trench photos

Request for Certificates of Compliance – 308 Miller Street, Unit 12 (207-0483 & 207-0548)

Ms. Tierney said that Unit 12 is up for sale under two Notices of Intent.

Ms. Lebel: I make a **MOTION** we issue a Certificate of Compliance for Unit 12 at 308 Miller Street.
SECOND Mr. Chaloux.

4-0 in Favor.

Documents included: WPA Form 8A – Request for Certificate of Compliance (2); GIS Map 26-66

Installation of temporary fencing at 0 Sportsmen's Road (Ludlow Fish & Game Club)

A letter with photos was received requesting to put up a temporary fence in the softball field to prevent the balls from going into the brush.

Ms. Lebel: I make a **MOTION** that we allow the Relics Field to put up a temporary silt fencing.
SECOND Mr. Chaloux.

4-0 in Favor.

Documents included: Email & photos (exhibits 1-5) from Ted Chmura III (May 5, 2025); Letter from Christopher Brown re: "Relics" request to place temporary fencing at Relics Field (5/5/2025)

MAIL ITEMS

29. Town Board Reorganizations
 30. Resurfacing and Related Work on I-90 – permit tolling extension from MassDOT
 31. Update on Center Street Reliability Project (207-0660)
 32. Memorial Day Parade Invitation from Bruce Durand
 33. Planning Board Legal Notice – Special Permit/Home Occupation – 87 Ventura Street
 34. Planning Board Legal Notice – Special Permit/Home Occupation – 24 Ridgeview Circle
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Approve/sign minutes of April 2, 2025

Ms. Lebel: I make a **MOTION** that we sign the minutes of April 2, 2025, all members are present.

SECOND Mr. Chaloux.

4-0 in Favor.

Ms. Tierney mentioned that there is still a vacancy on the Conservation Commission.

Ms. Tierney thanked the Boy Scouts, Girl Scouts, and parents for their cleanup efforts at the Riverwalk as part of Clean-up Ludlow.

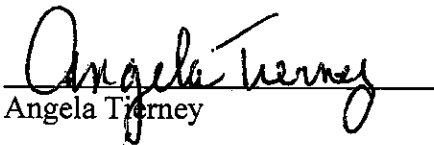
Ms. Lebel **MOVED** to adjourn.

SECOND Mr. Cerqueira.

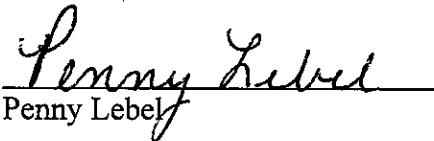
4-0 in Favor.

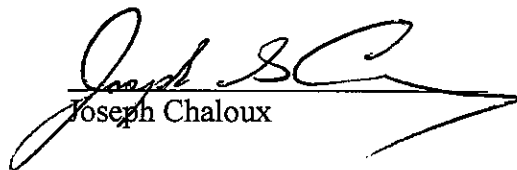
Meeting adjourned at 7:11 p.m.

APPROVED:


Angela Tierney

Helder Cerqueira


Penny Lebel


Joseph Chaloux

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

Minutes of May 7, 2025

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