

**LUDLOW CONSERVATION COMMISSION
MINUTES OF THE MEETING OF
August 6, 2025**

CONSERVATION MEMBERS

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

RECEIVED
TOWN CLERK'S OFFICE

2025 SEP 11 P 2: 04

TOWN OF LUDLOW

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

Public Hearing – Notice of Intent – Laura Ernst – National Grid – Existing Electric Transmission ROW (Assessors' Map 41, Parcels 29, 35, 41) (DEP #207-XXX) (replace wood structures and Optical Ground Wire along the existing 301 transmission line)

In attendance: Carmen Dancy

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

Ms. Dancy explained that the application was filed for structural replacements of an existing power line. She said that the project itself as a whole goes from the Belchertown Ludlow town line to Charlton, 23 miles in length, and it basically starts where Ludlow ends, but that it's just for the structure replacements. Ms. Dancy mentioned that there is one structure in Belchertown that they cannot access through just Belchertown, so they must go through Ludlow. She noted that the work is exempt from the Wetlands Protection Act but that they are filing through the Ludlow Bylaws since it doesn't have a utility maintenance exception, like the Wetland Protection Act does. The Notice of Intent filed was for work including temporary impacts to bordering vegetated wetlands, with some temporary work area in riverfront area, the hundred foot buffer zone and within the 25-foot buffer zone that the town has. She mentioned that the temporary impact in wetlands is for temporary construction mats that will be used for access, and that the mats would only be down in that wetland for less than one growing season. Ms. Tierney stated that the Commission can't issue a determination because there has been no DEP number issued.

Ms. Lebel **MOVED** that we continue this notice of intent to our next meeting.
SECOND Mr. Cerqueira.
5-0 in Favor.

The public hearing was continued to September 10, 2025.

Documents included: WPA Form 3 – Notice of Intent; New England Power Company 301 Transmission Line Asset Condition Refurbishment – Ludlow, MA (July 3, 2025)

Public Meeting – Request for Determination – Arden Associates LLC – Lot 52F Moore Street (Assessors' Map 33, Parcel 52F) (seeking confirmation of wetland delineation and permission to
Minutes of August 6, 2025

access and conduct soil testing)

In attendance: Michael Pietras - ELS

The public meeting opened at 6:39 p.m.

Mr. Pietras commented that they're just looking to finish up the perk testing on the parcel and that all testing will be outside of any buffer zone. He said that the soil testing is for septic and any drainage that they may be looking to do with the observation holes maybe eight feet or ten feet deep.

Ms. Lebel **MOVED** that we issue a negative determination for the application of Arden Associates Lot 52F Moore Street for soil testing there.

SECOND Mr. Cerqueira.

5-0 in Favor.

Ms. Lebel **MOVED** to close the public meeting for the Request for Determination for Arden Associates.

SECOND Mr. Cerqueira.

5-0 in Favor.

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

Documents included: WPA Form 1 - Request for Determination of Applicability packet

Visitation from Fire Department re: parking lot expansion

In attendance: William Ellison – Ludlow Fire Department; Jamie Tomas – Ludlow DPW; Steve Santos

It was explained that five nine-foot-wide parking spaces are being proposed at the Fire Station with a full curb and asphalt, and that the Town would be doing the work. Water runoff concerns onto Center Street were discussed.

They were advised to submit a Request for Determination with a detailed plan for the next meeting.

Documents included: Email from Jamie Tomas re: Expansion of parking lot (Fire Station)(December 5, 2024); Plan: Proposed addition to Ludlow Public Safety Complex

Public Meeting – Request for Determination – Scot & Michelle Padgett – 558 Alden Street (Assessors' Map 40, Parcel 14A) (replace existing failed septic system)

In attendance: Neil Jackson – J & P Engineering Services

The public meeting opened at 7:05 p.m.

Mr. Jackson explained that the Request for Determination was filed for repair of an onsite failed septic system and that they are proposing a Elgin septic system that's an innovative system for better nitrogen removal, which is the big thing near water. Ms. Tierney was present for the site visit and remarked that the septic that they're putting in actually will be closer to the house and further away from the pond.

Mr. Lebel **MOVED** that we issue a negative determination for the Request for Determination for Scott and Michelle Padgett at 558 Alden Street.

SECOND Mr. Cerqueira.

5-0 in Favor.

Ms. Lebel **MOVED** to close the public meeting for the Request for Determination for Scott and Michelle Pagett, 558 Alden Street.

SECOND Mr. Cerqueira.

5-0 in Favor.

The public meeting closed at 7:07 p.m.

Documents included: WPA Form 1 - Request for Determination of Applicability; GIS Map: 558 Alden Street

Marco Vieira – discussion re: wall repairs behind Walgreens Plaza (54 East Street)

In attendance: Steve Riberdy

Mr. Riberdy said that Mr. Vieira, the property owner, wants to do some repairs to a concrete wall located behind Walgreens and submitted some photos of the wall which abuts the river. He said there is deterioration to the top of the wall and that Mr. Vieira needs to go in there and do some top dressing of it now to stop it from getting worse and then replace the fence.

The Commission agreed that a Notice of Intent will need to be filed since the project is located in the riverfront area.

Documents included: Email from Steve Riberdy re: Walgreens Wall Repair (July 30, 2025); GIS Map – Walgreens Plaza; Photos

Request for partial Certificate of Compliance – 627 Randall Road (207-0650)

In attendance: Jackie Claver – GZA, Benjamin Belisle

Ms. Claver & Mr. Belisle presented plans for a modification to the current site plan and said that they are looking to pave part of the parking lot and add a swale to catch the water runoff. They explained that the middle of the parking lot will be pitched so that half the water goes into the swale and the other half goes where it's currently draining to the street. They also stated that they are just looking to have this modification to the existing plan and everything is out of the 25 foot no disturb zone and just partially within the hundred-foot buffer zone.

Ms. Tierney noted that she and Mr. Chaloux went out on the site inspection and that she had a long discussion with a wetland scientist and the representative from the sheriff's office as to how best to complete this area. She also said that apparently the DEP had seen some erosion back there but when they were out there it was already vegetated.

Mr. Belise explained that there's an access door back there to the building and needed to have some pavement back there to make the building the best use of the building and to prevent the erosion and

Minutes of August 6, 2025

Page 3 of 6

degradation of the parking lot. So this was proposed as an amendment to the NOI, which is still active.

Ms. Lebel **MOVED** to issue an amendment to 207-0650 for the change that's being submitted.

SECOND Mr. Cerqueira.

5-0 in Favor.

Ms. Claver and Mr. Belisle then discussed the request for a partial Certificate of Compliance for the work that was completed on the kennel area that's been done for a few years now. Mr. Chaloux remarked that there's well controlled flow for those wetlands and said that he would recommend a partial approval, based on his observations. Ms. Tierney agreed.

Ms. Lebel **MOVED** to issue a partial Certificate of Compliance for 207-0650 for the work that has been completed to this date.

SECOND Mr. Chaloux.

5-0 in Favor.

Working with Hampden County Sherriff's Dept. to remove invasives along Riverwalk

The Commission discussed the removal of invasives along the Riverwalk and asked Mr. Belisle if the Sherriff's Office would be interested in helping. Being an arborist, Mr. Belisle said that he could coordinate with the DPW for removal of the invasives and also look into helping maintain the trails at Camp White by removing dead trees and identifying invasives.

Mail Item 47. Spotted lanternfly sightings – Massachusetts Dept. of Agricultural Resources

A letter from Jane Thompson stating that she found a spotted lanternfly and reported it was also included. Mr. Belisle was included in the discussion of the lanternfly and said that it's everywhere in Springfield and that it has no preferred tree host and has seen it on almost every hardwood species. Ms. Suska commented that they are doing studies in Vermont with milkweed in controlling the lanternfly.

Documents included: Request for Partial Certificate of Compliance (including WPA Form 8A) from Patrick Lord (June 30, 2025); Area 2 Site Plan – Hampden County Sheriff's Department 627 Randall Road Ludlow, MA 01056 (08/06/2025)

Change dates of December 3, 2025 & February 4, 2026 meetings

Due to a lack of quorum, the Commission agreed to the new meeting dates of: September 10, 2025, December 10, 2025, and February 11, 2026.

Estate Lot – 0 Lyon Street (Map 20, Parcel 4C) Photos & Wetland Report

The map that Chris Bloom provided showed that the wetlands are over 100' from the construction.

Ms. Tierney: Can we just let Steve (Riberdy) know to keep us updated as to what happens with the plan just in case things change if they're hitting so much rock allegedly?

Ms. Lebel: I make that a **MOTION**.

SECOND Mr. Chaloux.

5-0 in Favor.

Documents included: Email & photos from Chris Bloom re: Biological study Lot 5 Line (Lyon) St. Ludlow from Steve Riberdy (July 31, 2025)

Site Visit – 148 Carmelinas Circle (207-0669)

Ms. Tierney and Mr. Chaloux went out on the site visit. Ms. Tierney said that the detention basin is complete, and that they had laid down a mat and grass was starting to come up through it. She noted that the outfall and the inlet were visible, and everything looked fine. She mentioned that they can't get a Certificate of Compliance until they pave the parking lot but said that the Enforcement Order can be lifted for the drainage system.

Ms. Lebel: **SO MOVED**.

SECOND Mr. Chaloux.

5-0 in Favor.

The applicant will be notified that they're no longer under the Enforcement Order, but that they can't have a Certificate of Compliance until all the work in the Notice of Intent is complete.

Re-issue Certificates of Compliance for 74 Knollwood Road (207-0200 & 207-0422)

The Certificates of Compliance were previously issued but never recorded. The house was sold on July 8, 2025, and new originals are needed for the sale.

Ms. Lebel: **MOVED** that we reissue the Certificate of Compliance for 74 Knollwood Road.

SECOND Mr. Chaloux.

5-0 in Favor.

MAIL ITEMS

48. Treatment of Harris, Haviland, Alden & Murphy Ponds from Jessica Valla, Water and Wetland

Ms. Tierney said that if you follow the Ludlow Community Forum on Facebook, there are updates on which ponds are being treated at which time and although the treatment is not hazardous to humans, it's requested that you stay off the pond so that the people doing the work can get their work done.

49. Planning Board Approval letter/Legal Notice/comment sheet – Site Sketch – 345 Holyoke Street

50. Planning Board Legal Notice – Special Permit/Site Plan – 590-596 (0) Center Street

51. Planning Board Legal Notice – Special Permit/Home Occupation – 350 West St., Unit 26

52. Planning Board Legal Notice/comment sheet – Estate Lot – 0 Lyon St (Map 19, Parcel 17)

53. Planning Board Legal Notices (3) Zoning Bylaw Amendments

54. DCR Service Forestry - Forest cutting plan – 21 Piney Lane

Approve/sign minutes of June 4, 2025

Ms. Lebel **MOVED** to approve the minutes of the June 4, 2025 meeting.

SECOND Mr. Chaloux.

5-0 in Favor.

Sign MACC Annual Dues Fiscal Year 2026 Invoice

Ms. Lebel **MOVED** that we sign the MACC annual dues for fiscal 2026 invoice.

SECOND Mr. Chaloux.

5-0 in Favor.

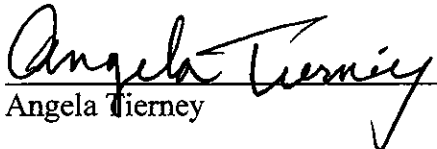
Ms. Lebel **MOVED** to adjourn.

SECOND Mr. Cerqueira.

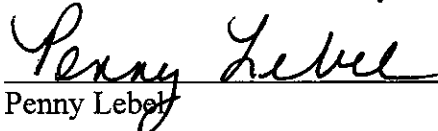
5-0 in Favor.

Meeting adjourned at 8:00 p.m.

APPROVED:


Angela Tierney

Joseph Chaloux


Penny Lebel


Helder Cerqueira


Caroline Suska

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