

**LUDLOW CONSERVATION COMMISSION
MINUTES OF THE MEETING OF
October 1, 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)

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

Continued Public Meeting – Request for Determination – Hemlock Ridge, LLC c/o Mr. Armand Deslauriers – 1252 East Street & 0 Ventura Street (Assessors' Map 31, Parcels 127 & 121B) (to confirm whether wetland boundaries are accurately delineated)

Ryan Nelson – R Levesque and Steve Riberdy – Goddard Consultants were in attendance.

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

Mr. Nelson said that they reviewed Mr. Riberdy's comments from the peer review of the delineation and agreed with his suggested corrections. He commented that they updated the plan set, adjusted the buffer zones from those revised flag locations, and have provided additional delineation data on some of the areas in question which addressed all the comments that were made from the peer review.

Ms. Lebel **MOVED** to issue a negative determination for the RDA for Mr. Armand Deslauriers at 1252 East Street and 0 Ventura Street.

SECOND Mr. Cerqueira.

5-0 in Favor.

Ms. Lebel **MOVED** to close the public hearing for this RDA for 1252 East Street and 0 Ventura Street.

SECOND Mr. Cerqueira.

5-0 in Favor.

The public hearing was closed at 6:33 p.m.

Documents included: Request for Determination of Applicability Wetland Delineation (including WPA Form 1) (August 19, 2025); Wetland Consultant Peer Review letter from Steven Riberdy (September 25, 2025); Response to Peer Review Comments from Ryan Nelson (September 25, 2025); Conservation Filing Plan – East Street Ludlow, MA (August 19, 2025)

Request for Certificate of Compliance – Greenstead Grove – 188 Fuller Street (207-0595)

Ms. Tierney explained that she, Mr. Chaloux, and Ms. Suska were at the property for a site inspection. Mr. Chaloux commented that they walked around the border of the development and that all the vegetation was established and stabilized and ready for a Certificate of Compliance.

Ms. Lebel **MOVED** to issue a Certificate of Compliance for Greenstead Grove at 180 Fuller Street.

SECOND Mr. Chaloux.

5-0 in Favor.

Documents included: WPA Form 8A - Request for Certificate of Compliance; Email from Michelle McAdaragh re: Greenstead Grove Request for Certificate of Compliance; WPA Request for Certificate of Compliance letter from Michael R. Gagnon, PE (August 28, 2025)

Culvert on Miller Street – Comments from Jim Goodreau, DPW

Ms. Tierney read the correspondence from Jim Goodreau which explained that the culvert on Miller Street was replaced as it was going to collapse from old water pipes running underneath, and that they will be filing a new Notice of Intent for future work within the town that will include an updated street map.

Documents included: GIS Map for 111 Miller Street

Public Hearing – Notice of Intent – Town of Ludlow Department of Public Works for the properties located on the Town of Ludlow Street Map 2023 (routine maintenance projects for roads and associated storm water drainage and sewer systems) (DEP#207-0673)

In attendance: Jamie Tomas, Jim Goodreau – Ludlow DPW

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

Mr. Goodreau stated that the DPW currently has a bundled Notice of Intent which expires tomorrow, so they are re-submitting with the new street map for the same maintenance work as they've always done. In response to Mark Stinson's comments, Mr. Goodreau said they're not going to be doing a culvert replacement when there's a stream running through it, and that they would file a Notice of Intent if they were doing something to that extent. He also discussed the maintenance of various detention basins in town.

Ms. Lebel **MOVED** to approve the Notice of Intent for the Ludlow Department of Public Works.

SECOND Mr. Cerqueira.

5-0 in Favor.

Ms. Lebel **MOVED** to issue our Standard Order of Conditions for this Notice of Intent for the Department of Public Works.

SECOND Mr. Cerqueira.

5-0 in Favor.

Ms. Lebel **MOVED** to waive all the fees for the Department of Public Works.

SECOND Mr. Cerqueira.

5-0 in Favor.

Ms. Lebel **MOVED** to close the public hearing for the Department of Public Works.

SECOND Mr. Cerqueira.

5-0 in Favor.

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

Documents included: WPA Form 3 – Notice of Intent (Including Attachment A); Notification of Wetlands Protection Act File Number (October 1, 2025); Town of Ludlow Street Map (January 2023)

Ms. Tierney commented that she and Mr. Chaloux walked the trails at Camp White with the Sheriff's Department. She said the trails were very narrow and that the Sheriff's Department was very excited about going in there and making the trails wider, adding mulch, and removing some of the fallen branches. She also mentioned that they will bring in a lift to cut some overhanging branches and take a look at some of the really nice trees that are in there and shape them, and that mid-November would be a good starting point for them. Mr. Goodreau and Mr. Tomas said that the Sheriff's Department is very good to the Town of Ludlow and that they will support them in any way that they can.

Public Hearing – Notice of Intent – Marco Vieira, V and V Properties LLC – 20 East Street (Assessors' Map 13C, Parcel 58) (repairs to concrete retaining wall) (DEP#207-0672)

In attendance: Steve Riberdy – Goddard Consulting

The public hearing opened at 6:51 p.m.

Mr. Riberdy said that the Notice of Intent was filed to make repairs to the concrete retaining wall which abuts the river. He mentioned that it's not falling into the river yet, but there's some cracks and some of the cap on it is deteriorating. He also noted that there's a whole area between the wall and the parking lot where there's a crack and all the trees started to grow in there. He went to say that the idea is to remove the fence and probably put up some temporary fencing along the back just to keep people from getting into trouble into the river, take out the trees that are growing, and then just do hand concrete work on the wall itself. Mr. Riberdy remarked that they will have a boom truck and kind of go over the front, and put some catchment underneath there in case little bits of concrete fall off. Mr. Riberdy said that the work will probably begin in 2026.

Ms. Lebel **MOVED** to motion to approve the Notice of Intent for Marco Vieira, 20 East Street for the 207-0672 Notice of Intent.

SECOND Mr. Cerqueira.

5-0 in Favor.

Ms. Lebel **MOVED** that we issue a Standard Order of Conditions that also includes the request for a construction sequence plan.

SECOND Mr. Chaloux.

5-0 in Favor.

Ms. Lebel **MOVED** to close the public hearing for Marco Vieira, 20 East Street, 207-0672.

SECOND Mr. Chaloux.

5-0 in Favor.

The public hearing closed at 7:01 p.m.

Public Hearing – Notice of Intent – Paul Adzima, Miller Gap, LLC – Lot 6 Center Street (Assessors' Map 25, Parcel 48D) (construction of single-family dwelling with all associated grading and utilities) (DEP#207-0)

Public Hearing – Notice of Intent – Paul Adzima, Miller Gap, LLC – Lot 8 Center Street (Assessors' Map 25, Parcel 48C) (construction of single-family dwelling with all associated grading and utilities) (DEP#207-0)

Public Hearing – Notice of Intent – Paul Adzima, Miller Gap, LLC – Lot 9 Center Street (Assessors' Map 25, Parcel 48C) (construction of single-family dwelling with all associated grading and utilities) (DEP#207-0)

Public Hearing – Notice of Intent – Paul Adzima, Miller Gap, LLC – Lot 10 Center Street (Assessors' Map 25, Parcel 48C) (construction of single-family dwelling with all associated grading and utilities) (DEP#207-0)

Ms. Tierney read the email from Mike Pietras requesting a continuance for the filings on Center Street.

Ms. Lebel **MOVED** to continue the Notice of Intent request for Miller Gap, Center Street lots to the November 5th, 6:35 p.m. meeting.

SECOND Mr. Cerqueira.

5-0 in Favor.

The public hearings were continued until November 5, 2025, at 6:35 p.m. (Lot 6); 6:40 p.m. (Lot 8); 6:45 p.m. (Lot 9); 6:50 p.m. (Lot 10).

Documents included: Continuance request – Center St Filings and 164 Rood St filing from Mike Pietras (October 1, 2025)

Public Hearing – Notice of Intent – Fernando Blanco, Blanco Electric LLC – 164 Rood Street (Assessors' Map 17, Parcel 95) (construction of single-family dwelling with all associated grading and utilities) (DEP#207-0)

Ms. Tierney read the email from Mike Pietras requesting a continuance of the filing on Rood Street.

Ms. Lebel **MOVED** to continue the Notice of Intent for Fernando Blanco at 164 Rood Street to the November 5th, 6:55 p.m. meeting.

SECOND Mr. Cerqueira.

5-0 in Favor.

The public hearing was continued until November 5, 2025, at 6:55 p.m.

Documents included: Continuance request – Center St Filings and 164 Rood St filing from Mike Pietras (October 1, 2025)

Request for Certificate of Compliance – Abel Goncalves – 187 Church Street (207-0656)

Ms. Tierney commented that she drove by and that the house is far enough from the wetlands and that everything was complete.

Ms. Lebel **MOVED** to issue a Certificate of Compliance to Abel Goncalves, 187 Church Street (207-0656).

SECOND Mr. Cerqueira.

5-0 in Favor.

Documents included: WPA Form 8A - Request for Certificate of Compliance; As Built Plan – 187 Church Street Ludlow, MA (September 25, 2025); Inspection letter from Paul S. Smith (September 25, 2025)

Site Visit with Sheriff's Department at Riverwalk & Camp White

Ms. Tierney explained that she, Mr. Chaloux, and Ms. Suska went out on a site walk along the Riverwalk and at Camp White and that the Sheriff's Department is all set to come in and help the town with all the necessary tree work and widening of the trails at Camp White.

Request for Partial Certificate of Compliance – Christine J Lessing Provost, Esquire – 353 Fuller Street, Unit 42 (207-0509)

Ms. Tierney went out on site and said that a partial Certificate of Compliance could be issued for this unit, which is part of Phase 3. She also mentioned that Mr. Manganaro should be contacted in regard to asking for a Certificate of Compliance for the work that is done so that that paperwork can be cleared away, and then he can come in and file a new Notice of Intent for any future development.

Ms. Lebel **MOVED** to issue a partial Certificate of Compliance for Christine Lessing Provost, Esquire, 353 Fuller Street, Unit 42 (207-0509).

SECOND Mr. Cerqueira.

5-0 in Favor.

Documents included: WPA Form 8A - Request for Certificate of Compliance

MAIL ITEMS

60. Planning Board Site Sketch approval & comment sheet for 108 Sewall Street

61. Planning Board Site Sketch comment sheet/legal notice for 8 White Street

Ms. Lebel **MOVED** to file.

SECOND Mr. Cerqueira.

5-0 in Favor.

62. Notice of comment period extension – Eversource WT-11

63. Planning Board Notice of Decision – 590-596 Center Street

64. Planning Board Legal Notice – Special Permit/Home Occupation – 107 Stevens Terrace

Approve/sign minutes of September 10, 2025

Ms. Lebel **MOVED** to approve the minutes of September 10, 2025.

SECOND Mr. Cerqueira.

5-0 in Favor.

Approve/sign invoice for Caroline Suska (reimbursement for MACC Conference)

Ms. Lebel **MOVED** to approve and sign the invoice for Caroline Suska to attend the MACC Conference.

SECOND Mr. Cerqueira.

5-0 in Favor.

Discuss February 4, 2026, meeting

The discussion will be tabled until the November meeting.

Ms. Lebel **MOVED** to adjourn.

SECOND Mr. Cerqueira.

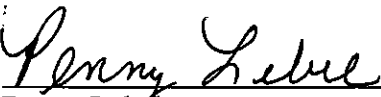
5-0 in Favor.

Meeting adjourned at 7:25 p.m.

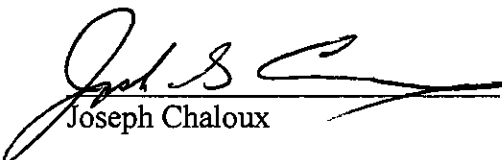
APPROVED:


Angela Tierney

Helder Cerqueira


Penny Lebel


Caroline Suska


Joseph Chaloux

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