

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

**CONSERVATION MEMBERS**

Angela Tierney – Chair (Present)  
Helder Cerqueira – Vice Chair (Absent)  
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.

**Public Meeting – Request for Determination – Andrew & Mary Nocrasz - 0 & 1093 Lyon Street (Assessors' Map 19, Parcels 17 & 16) (determination of resource area boundaries as shown on plan, and approval of a proposed driveway within buffer zone to a Bordering Vegetative Wetland)**

*In attendance: Mike Dolan – R Levesque, attendees*

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

Mr. Dolan explained that he highlighted the wetland boundaries, and that a small portion of the driveway falls within the 100-foot buffer zone. He also noted that there is a perennial stream across the street with the 200-foot river front area, which they are not within.

Ms. Lebel **MOVED** that we issue a negative determination for the RDA submitted in regards to 0 Lyon Street and 1093 Lyon Street.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

Ms. Lebel **MOVED** to close the public meeting for the RDA for 0 and 1093 Lyon Street.

**SECOND** Mr. Cerqueira.

**4-0 in Favor.**

*The public meeting was closed at 6:33 p.m.*

*Documents included: Request for Determination of Applicability Proposed Residential Driveway (including WPA Form 1) (September 29, 2025); Request for Determination of Applicability Filing Plan – 0 & 1093 Lyon Street Ludlow, MA, W-1 & W-2 (September 3, 2025)*

**Continued 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#207-0674)**

*In attendance: Mike Pietras – ELS, Paul Adzima, attendees*

*The public hearing opened at 6:35 p.m.*

Mr. Pietras remarked that DEP's comment for Lot 6 noted that the Commission should ensure the wetland flags are clearly marked in the field and erosion sediment controls are in place prior to work. Mr. Pietras said that he will contact the office when those are in place. He also mentioned that Natural Heritage said that the filing doesn't have to go through their review. Mr. Pietras explained that the silt fence at its closest point is at 38 feet, and outside of the 100-foot buffer at its furthest. He said that the permanent markers will be erected along the work zone as it's proposed, and that he can adjust the polygon to show the endangered species line on the map that he presented.

Ms. Lebel **MOVED** that we approve the Notice of Intent, Lot 6 Center Street, Assessors' Map 25 Parcel 48D.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

Ms. Lebel **MOVED** that we issue the Standard Order of Conditions that are gonna include Mr. Pietras's comments about the markers at the correct location and about the endangered species.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

Ms. Lebel **MOVED** to close the public hearing for the Notice of Intent.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

*The public hearing was closed at 6:49 p.m.*

*Documents included: Notice of Intent - Site Development for a Single-Family House Lot - 6 - 48D Center Street (Rt.21) Ludlow, MA 01056 (including WPA Form 3) (September 2025); Resource Area Location(s) Lot-1 Center Street Ludlow, MA 01056 for Miller Gap, LLC (4/2022); DEP File Number/Comments*

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**Continued 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#207-0675)**

*In attendance: Mike Pietras – ELS, Paul Adzima, attendees*

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

Mr. Pietras told the Commission that the septic system is sitting at the 50-foot buffer, and that the limit of work is just about 34 to 38 feet on the southern side of the wetland resource itself, with everything else at 34 feet or greater away. He mentioned that the lot does have the floodplain.

Ms. Lebel **MOVED** to approve the Notice of Intent number 207-0675 for Lot 9, I'm sorry, Lot 8 Center Street Map 25-48C.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

Ms. Lebel **MOVED** that we issue the Standard Order of Conditions with the same as the previous one.

**SECOND** Mr. Chaloux.

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**4-0 in Favor.**

*The public hearing ended at 6:57 p.m.*

*Documents included: Notice of Intent - Site Development for a Single-Family House Lot - 8 - Portion of Lot-48C Center Street (Rt.21) Ludlow, MA 01056 (including WPA Form 3) (September 2025); Resource Area Location(s) Lot-1 Center Street Ludlow, MA 01056 for Miller Gap, LLC (4/2022); DEP File Number/Comments*

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**Continued 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#207-0676)**

*In attendance: Mike Pietras – ELS, Paul Adzima, attendees*

*The public hearing opened at 6:57 p.m.*

Mr. Pietras reviewed the comments from DEP and stated that almost the entire home site as proposed is out of the 100-foot buffer, and that the driveway itself is the only portion that they're really looking to permit.

Ms. Lebel **MOVED** that we approve the Notice of Intent 207-0676 for Lot 9 on Center Street, Map 25-48C.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

Ms. Lebel **MOVED** that we issue the Standard Order of Conditions including the markers on the work limit line.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

Ms. Lebel **MOVED** to close the public hearing for 207-0676.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

*The public hearing was closed at 7:03 p.m.*

*Documents included: Notice of Intent - Site Development for a Single-Family House Lot - 9 - Portion of Lot-48C Center Street (Rt.21) Ludlow, MA 01056 (including WPA Form 3) (September 2025); Resource Area Location(s) Lot-1 Center Street Ludlow, MA 01056 for Miller Gap, LLC (4/2022); DEP File Number/Comments*

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**Continued 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) (BYLAW)**

*In attendance: Mike Pietras – ELS, Paul Adzima, attendees*

*The public hearing opened at 7:04 p.m.*

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Mr. Pietras remarked that this filing is under the Ludlow Bylaw only because it is an isolated wetland that was a farm pond years ago. He said that monuments would be set on the no-disturb zone at the work limit line as proposed.

Ms. Lebel **MOVED** that we approve the Notice of Intent for Lot 10 Center Street Map 25 Parcel 48C with the Ludlow Conservation Commission number.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

Ms. Lebel **MOVED** that we issue the Standard Order of Conditions including the markers on the work limit line.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

Ms. Lebel **MOVED** to close the public Notice of Intent for Lot 10 Center Street.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

*The public hearing was closed at 7:08 p.m.*

*Documents included: Notice of Intent - Site Development for a Single-Family House Lot - 10 - Portion of Lot-48C Center Street (Rt.21) Ludlow, MA 01056 (including WPA Form 3) (September 2025); Resource Area Location(s) Lot-1 Center Street Ludlow, MA 01056 for Miller Gap, LLC (4/2022)*

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**Continued 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#207-0677)**

*In attendance: Mike Pietras – ELS, attendees*

*The public hearing opened at 7:08 p.m.*

Mr. Pietras explained that the parcel was previously developed and that house was demolished due to the condition. He noted that the new proposal including the dwelling, well, and septic will be moved further away from the wetland area. He also noted that the parcel has a flood zone on it, and that one corner of the house will be within the 100-foot buffer to the BVW. Mr. Pietras reviewed the comments from the DEP, stated that the house and any permanent fixture is outside of the 100-foot line. He went on to say that the lawn was held at 15 or 18 feet off the house just for maintenance purposes, and that they are proposing the permanent no work bounds be placed on that work limit line.

Ms. Lebel **MOVED** to approve the Notice of Intent 207-0677 for 164 Rood Street.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

Ms. Lebel **MOVED** that we issue the Standard Order of Conditions including the markers on the work limit line.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

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Ms. Lebel **MOVED** to close the public hearing for 207-0677, 164 Rood Street.  
**SECOND** Mr. Chaloux.  
**4-0 in Favor.**

*The public hearing was closed at 7:27 p.m.*

*Documents included: Notice of Intent - Site Development for a Single-Family House 164 Rood Street Ludlow, MA 01056 (including WPA Form 3) (September 2025); Proposed Site Plan Septic System (9/10/2025); DEP File Number/Comments; Evaluation of 10.58 (5) Redevelopment Projects Revised to March 22, 2013*

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### **Modify Motion/Determination made on 10/1/25 for 1252 East Street & - 0 Ventura Street**

Ms. Tierney explained that a motion was made for a negative determination at the last meeting, and that the applicant wanted a positive determination.

Ms. Lebel **MOVED** to correct the Determination for 1252 East Street and 0 Ventura Street to a Positive Determination, Number two.  
**SECOND** Mr. Chaloux.  
**4-0 in Favor.**

*Documents included: Minutes of October 1, 2025*

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### **Request for Certificate of Compliance – Whitetail Wrek LLC – 0 Ventura Street (207-0639)**

Ms. Tierney read the correspondence from Daniel O'Brien which stated that all of the proposed improvements pursuant to the development of Hundred Acre Wood Phase III project as detailed in the Notice of Intent dated February 10, 2021, have been substantially installed in accordance with the Order.

Ms. Lebel **MOVED** that we issue a Certificate of Compliance for 207-0639 for 0 Ventura Street, Assessors Map 30 Parcel 112.  
**SECOND** Mr. Chaloux.  
**4-0 in Favor.**

*Documents included: WPA Form 8A -- Request for Certificate of Compliance; Letter from Daniel W. O'Brien, PLS (October 29, 2025)*

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### **Discuss February 4, 2026 meeting**

The discussion will be tabled until the December 10<sup>th</sup> meeting.

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### **MAIL ITEMS**

- 65. Planning Board Legal Notice – Special Permit/Home Occupation – 23 Adams Street**
- 66. Planning Board Legal Notice – Special Permit/Home Occupation – 61 Homestretch Drive**
- 67. Change of Occupancy/Comment sheet (456A Center Street) from Planning Board**  
Comments were sent to Planning that if an additional dumpster is needed, Conservation would like

to know the location of where it would be placed.

- 68. 627 Randall Road Draft Wetland Assessment Letter Report from Joe Rogers**  
A site visit will be scheduled for spring.

**69. Forest Cutting Plan – 1310 Lyon Street**

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**Approve/sign minutes of October 1, 2025**

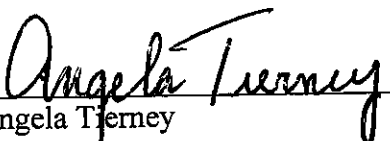
Ms. Lebel **MOVED** to approve the minutes of October 1st.  
**SECOND** Mr. Chaloux.  
**4-0 in Favor.**

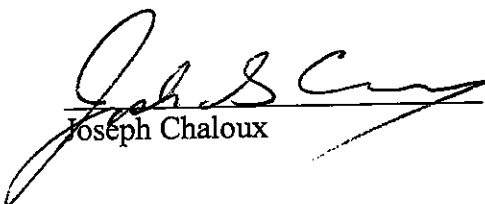
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Ms. Lebel **MOVED** to adjourn.  
**SECOND** Mr. Chaloux.  
**4-0 in Favor.**

Meeting adjourned at 7:44 p.m.

APPROVED:

  
Angela Tierney

  
Joseph Chaloux

  
Penny Lebel

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Caroline Suska

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