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TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Mobile Home Rent Control Board

The Meeting of the Mobile Home Rent Control Board held on Monday, November 10, 2025, began at 6:30 p.m. in the Select Board's Conference Room.

Members Present: Anthony Alves, William Rosenblum, Mary Evangelista, Anna Pepin

Also Present: Attorney Brian Winner, Tom Lennon, Attorney Robert Kraus and Attorney Joel Feldman

Mr. Rosenblum asked if anyone is recording to identify themselves now. Channel 22 and ABC News and 2 others.

6:30 p.m. – CALL TO ORDER/PLEDGE OF ALLEGIANCE

Public Hearing – West Street Village Petition for Rent Increase.

Motion made by Mr. Alves to open the meeting at 6:32 p.m. **Ms. Pepin second. Ms. Pepin yes, Mr. Alves yes, Ms. Evangelista yes, Mr. Rosenblum yes. All in favor. Motion passed 4-0.**

Mr. Rosenblum stated in accordance with Chapter 240 of the Acts of 1983, Chapter XII of the Town's Bylaws, and 801 CMR 1.00, NOTICE IS HEREBY GIVEN that the Town of Ludlow Mobile Home Rent Control Board will hold a public hearing on Monday, November 10, 2025, at 6:30 p.m. pursuant to a Judgement of Remand in the matter of Boulanger, et al. v LMHRCB and West Street Village, LLC, Western Housing Court, Docket No. 24-CV-0297 and pursuant to the application of West Street Village, LLC on May 26, 2023 seeking a rent increase. The agenda for said meeting will be posted not less than 48 hours before the meeting and will be available at the Ludlow Town Hall. A copy of the application and related materials will be on file with the Select Board's office for review by interested parties during regular Town Hall business hours. All persons who wish to comment on this matter should attend the hearing or submit comments in writing prior to the hearing.

Mr. Winner stated this is an adjudicatory hearing and a transcript of the hearing will likely be provided to the court. There will be a formal legal reference prepared with all the legal evidence gathered today, including testimony. Anyone who gives testimony will be sworn in



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to do so. This is a formal legal proceeding and we expect it is likely going to be reviewed by a court of competent jurisdiction. It means there are rules of order similar to a Town Meeting. All questions need to come through the Chair of the Board. It is expected the applicant will present their case first and the Board will listening. The next party will be able to present and it will be turned over to the public. At the conclusion, if the Board is satisfied that we have a complete and competent record to make a decision, the Board may entertain a motion to close the public hearing. Or the hearing may be continued to another night.

An oath was taken by all members of the public.

A certificate of service signed by Amy Kurtz, Executive Assistant to the Select Board, who also acts as support to the Mobile Home Rent Control Board, certifying that service was made by public notice to the schedule of residents in the park.

Public Hearing was held.

Motion made by Ms. Evangelista to close the public hearing at 8:24 p.m. Mr. Alves second. Ms. Evangelista yes, Ms. Pepin yes, Mr. Alves yes, Mr. Rosenblum yes. All in favor. Motion passed 4-0.

Three handwritten signatures are written on a set of horizontal lines. The top signature is the most legible, appearing to read 'William Alves'. The middle signature is more stylized and less legible. The bottom signature is also stylized and less legible.