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TOWN CLERK'S OFFICE
2025 JUL 31 P 1:34
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Office of the Select Board

AGENDA
SELECT BOARD
Select Board's Conference Room
August 5, 2025
5:30 p.m.

Pursuant to MGL Chapter 30A, section 20(f), after notifying the Select Board chair, any person may record the open session of this Select Board meeting, subject to reasonable requirements of the chair. This meeting is being recorded by Ludlow Community Television. If anyone else is recording, please identify yourself now.

I. 5:30 p.m. - CALL TO ORDER/PLEDGE OF ALLEGIANCE

II. 5:30 – 5:45 p.m. – PUBLIC COMMENT

III. VISITATION

6:00 p.m. – Mike Kennedy, Center for Living & Working, Inc. – Presentation of the Town's ADA Self-Evaluation and Transition Plan.

6:30 p.m. – Joe Alves & Board of Assessors – To discuss billing practices and FY26 tax classification hearing target dates.

IV. CORRESPONDENCE

144. Letter from Louis Gilli, EH&S Engineer informing the Board that Massachusetts Municipal Wholesale Electric Company (MMWEC) will be performing routine inspections and mowing operations on its natural gas pipeline right of way during the third quarter of 2025.
145. Letter from Jason Coddington, Ludlow Fire Department – Requesting permission to hold annual "Boot Day" to benefit Muscular Dystrophy Association Friday August 29, 2025, 1:00 – 6:00 p.m. in front of the Fire Station at Chapin & Center Streets.
146. Letter from Anna Pepin – Request to be appointed to the Mobile Home Rent Control Board.



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**Town of Ludlow, Massachusetts
Office of the Select Board**

147. Letter of resignation from Joseph Wlodyka – Zoning Board of Appeals. Board to post vacancy.
148. Charter Communications/Spectrum – Pole work to be conducted throughout Town August 7th – August 19th. List of streets and dates available.
149. Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, Section 111F for injuries sustained by a Firefighter as a result of an incident that occurred on July 24, 2025.
150. Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, Section 111F for injuries sustained by a Firefighter as a result of an incident that occurred on July 26, 2025.

V. UNFINISHED BUSINESS

Board to approve and sign the Select Board Meeting Minutes of July 8, 2025.

Board to approve and sign the Select Board Meeting Minutes of July 15, 2025.

Board to discuss and possibly vote to accept draft Strategic Planning Committee bylaw to be included in October Town Meeting Warrant (tabled from July 22, 2025)

VI. NEW BUSINESS

Board to appoint Daniel Valadas as a Special Police Officer

Board to appoint Lt. Brennan as the Provisional Police Chief, effective August 9, 2025

Board to discuss and possibly vote on minimum bid requirements for pending auction.

Board to approve and sign the Licensing Authority Certification for Iron Duke Brewing, LLC dba Sole Syndicate change of address which was reassigned by the Zoning Enforcement Officer.



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VII. BOARD UPDATES/MISC.

Chairman to approve and sign all bills, warrants and abatements. A record of all warrants is in the Select Board's office for perusal until provided to the Town Accountant's office

Event Calendar:

August 10 – Ludlow Cultural Council Summer Concert Series – SPF4 – Food Cart by Rustic Fusion.

Festa – August 31 – September 2, 2025.

Uniting the Community in Prayer event at Our Lady of Fatima Parish, 438 Winsor Street at the outside shrine being held on Sunday, September 14, 2025, at 3 pm.

Visitations for the next meeting on August 19th:

Not all topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the chair reasonably expects will be discussed as of the date of this notice.

#144

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JUL 07 2025

SELECT BOARD
LUDLOW, MA 01056



July 1, 2025

Town of Ludlow c/o Board of Selectman
488 Chapin Street
Ludlow, MA 01056

Dear Current Resident:

This is a courtesy letter to advise you that the Massachusetts Municipal Wholesale Electric Company (MMWEC) will be performing routine inspections and mowing operations on its natural gas pipeline right of way during the third quarter of 2025. This work may occur across or adjacent to your property in Ludlow, MA.

During this period, you may notice MMWEC personnel or their contractors along the pipeline right of way. The work will involve the placement of markers and painting of metal markers.

Brush clearing and mowing work will begin in August. Work hours are expected to be Monday through Friday, 7am to 6pm daily. Since the right of way is relatively narrow, work on most properties should be completed within one day. Properties that are currently maintained as lawns, hay fields, and construction yards will not be cleared or mowed.

This work is necessary to enable MMWEC to adequately inspect and maintain the pipeline and is required by federal and state regulations. We apologize for any inconvenience this may cause.

If you have any questions, please do not hesitate to contact me at 413-308-1259.

Sincerely,

Louis Gilli
EH&S Engineer



Ryan M. Pease
Fire Chief

#145
The Town of Ludlow, Massachusetts
Fire Department

574 Center Street • Ludlow, Massachusetts 01056
Telephone 413-583-8332 • Fax 413-583-5635



July 21, 2025


Mr. Manuel Silva, Chairman
Ludlow Board of Selectmen
488 Chapin Street
Ludlow, MA 01056

Dear Mr. Silva:

Ludlow Fire Department Local 1840 is once again requesting permission from the Board of Selectmen to hold its annual *Boot Day* to benefit the Muscular Dystrophy Association. The date planned for this event is Friday, August 29, 2025, from 1:00 PM to 6:00 PM in front of the Fire Station at Chapin and Center Streets. Only Fire Department personnel will be participating in this fundraiser. All money raised will go directly to the Muscular Dystrophy Association.

Thank you in advance for your cooperation to hold this fundraiser.

Sincerely,


Jason Coddington
MDA Committee

#1460

Amy Kurtz

From: Marc Strange
Sent: Thursday, July 24, 2025 8:20 AM
To: Amy Kurtz
Subject: Re: Rent control position

Yes please!

From: Amy Kurtz <akurtz@Ludlow.ma.us>
Sent: Thursday, July 24, 2025 8:19 AM
To: Marc Strange <mstrange@Ludlow.ma.us>
Subject: FW: Rent control position

Good Morning !
August 5th agenda item?

Amy Kurtz
Executive Assistant
Town of Ludlow
Select Board
488 Chapin Street
Ludlow, MA 01056
(413) 583-5600 Ext. 1202

-----Original Message-----

From: Anna Pepin <annap1018@gmail.com>
Sent: Wednesday, July 23, 2025 6:51 PM
To: Select Board <Selectboard@ludlow.ma.us>
Subject: Rent control position

[You don't often get email from annap1018@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

My name is Anna Pepin. I'm willing to sit on the rent control board if the position is still open. I have been a Ludlow resident for 25 years. I have lived on Lyon Street the entire time. I do know Mr. Lennon. Not personally. He Posted an add on the Ludlow Forum for someone to clean on occasion and I have cleaned a couple trailers for him. We are not friends the only time I've dealt with him was for a cleaning job.

Thank you,
Anna Pepin
413-575-6186

Sent from my iPhone

Sent from my iPhone

#147

RECEIVED

JUL 28 2025

SELECT BOARD
LUDLOW, MA 01056

To: Town of Ludlow Board of Selectmen

Town of Ludlow Zoning Board of Appeals

Date: July 28, 2025

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TOWN CLERK'S OFFICE

2025 JUL 28 P 12: 49

TOWN OF LUDLOW

Subject: Resignation

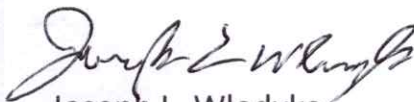
It is with much regret that I must resign from my appointment to The Town of Ludlow Zoning Board of Appeals.

I have given much thought to my twelve years of service to the Town of Ludlow, through the Zoning Board of Appeals. It has been a pleasure to have served with members, both past and present. During my tenure, I have learned much about the appeals processes and the laws governing our state and town relating to the zoning laws and building codes.

It is because of life changes, and the fact that I will no longer be a resident of the town, I will no longer qualify to serve on the board. My resignation will take effect on August 1, 2025.

I wish the current and future members of the board, much success in their future, both professionally, and in their personal lives.

Sincerely,



Joseph L. Wlodyka

Amy Kurtz

#148

From: Marc Strange
Sent: Monday, July 28, 2025 10:29 AM
To: mannysilva@charter.net; James Gennette; pgapro05@gmail.com; Anthony Alves
Cc: Amy Kurtz
Subject: Fw: [EXTERNAL] Re: Charter Communications upgrade work in Ludlow
Attachments: Network Evolution upgrade schedule 07.28.2025.xlsx

FYI—Charter is doing work on poles in town between 8/7 and 8/19.

From: Clark, Nancy M <Nancy.Clark@charter.com>
Sent: Monday, July 28, 2025 10:18 AM
To: Marc Strange <mstrange@Ludlow.ma.us>
Cc: Jamie Tomas <JTomas@ludlow.ma.us>; James Goodreau <jgoodreau@ludlow.ma.us>
Subject: RE: [EXTERNAL] Re: Charter Communications upgrade work in Ludlow

Marc, Jamie, Jim,

Thanks for the call this morning.

As discussed, I am attaching the street by street schedule for Spectrum's upgrade work in Ludlow that will take place from August 7th through 19th. I am interested in working with the Ludlow police department to get feedback on the streets that will require a detail and how the details should be requested.

The contacts for the overnight portion of the project will be Manager Stan Horanzy and Supervisor Tyler Grant. They both are working the overnight shift during this project. Their cell phone numbers are below.

- Stan Horanzy – 774-415-1644
- Tyler Grant – 475-297-6432

Thank you,
Nancy



Nancy M. Clark | Director, Government Affairs, Massachusetts
Office: (508) 365-6655
Mobile: (603) 933-4905
301 Barber Avenue, Worcester, MA 01606

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From: Marc Strange <mstrange@Ludlow.ma.us>
Sent: Thursday, July 24, 2025 8:31 AM
To: Clark, Nancy M <Nancy.Clark@charter.com>
Cc: Jamie Tomas <JTomas@ludlow.ma.us>
Subject: [EXTERNAL] Re: Charter Communications upgrade work in Ludlow

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Hi Nancy,

We can meet on Monday at 10am if that still works for you.

Marc A. Strange
Ludlow Town Administrator
488 Chapin Street
Ludlow, MA 01056
Work: 413-583-5600 x1201
Mobile: 413-262-7645

Please be advised that the Massachusetts Secretary of State and the Massachusetts Attorney General consider e-mail to be a public record, and therefore subject to the Massachusetts Public Records Law, M.G.L. c. 66 § 10.

From: Clark, Nancy M <Nancy.Clark@charter.com>
Sent: Wednesday, July 23, 2025 3:35 PM
To: Marc Strange <mstrange@Ludlow.ma.us>
Subject: Charter Communications upgrade work in Ludlow

You don't often get email from nancy.clark@charter.com. [Learn why this is important](#)

Hello Marc,

I would like to schedule thirty minutes with you to review Charter's plan for upgrade work in Ludlow starting in early August.

Can you let me know what day and time might work for you next week for a virtual meeting with me and my colleague, Jennifer Young?

At present, I can offer the following:

Monday 10 to 11:30 and 1:30 to 2:30

Tuesday 9:30 to 11 and 2:00

Wednesday 1 to 3

Thursday 10 to 11 and 2 to 3

I am also happy to include others from your side if needed.

Thanks,
Nancy



Nancy M. Clark | Director, Government Affairs, Massachusetts
Office: (508) 365-6655
Mobile: (603) 933-4905
301 Barber Avenue, Worcester, MA 01606

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Street	Low #	High #	Town	Date
1ST AVE	55	60	LUDLOW	8/15/2025
ACORN LN	11	38	LUDLOW	8/18/2025
ADAMS ST	14	52	LUDLOW	8/14/2025
ALDEN ST	10	794	LUDLOW	8/11/2025
ALDO DR	4	96	LUDLOW	8/8/2025
ALFRED ST	24	133	LUDLOW	8/18/2025
ALICE ST	4	14	LUDLOW	8/14/2025
ALLISON LN	8	117	LUDLOW	8/18/2025
ALVIN ST	1	42	LUDLOW	8/18/2025
AMERICO ST	3	226	LUDLOW	8/13/2025
AMHERST ST	16	173	LUDLOW	8/15/2025
AMPERE AVE	6	75	LUDLOW	8/7/2025
ANDREW ST	3	50	LUDLOW	8/18/2025
APPLEWOOD DR	9	73	LUDLOW	8/18/2025
ARBOR ST	8	55	LUDLOW	8/13/2025
ARCH ST	3	57	LUDLOW	8/7/2025
ARMAND ST	5	31	LUDLOW	8/13/2025
ARNOLD ST	14	130	LUDLOW	8/18/2025
ARTHUR ST	14	84	LUDLOW	8/18/2025
ASHLEY ST	13	13	LUDLOW	8/18/2025
ATLANTIC ST	5	90	LUDLOW	8/18/2025
AUBURN ST	3	8	LUDLOW	8/18/2025
AUSTIN ST	20	33	LUDLOW	8/18/2025
AUTUMN RIDGE RD	8	209	LUDLOW	8/12/2025
AVELINO WAY	6	6	LUDLOW	8/11/2025
BAKER ST	3	48	LUDLOW	8/15/2025
BALSAM HILL RD	39	39	LUDLOW	8/7/2025
BARNA ST	17	202	LUDLOW	8/13/2025
BARRE DR	12	119	LUDLOW	8/7/2025
BARRETT ST	14	44	LUDLOW	8/15/2025
BARTLETT ST	66	102	LUDLOW	8/13/2025
BARTON ST	15	35	LUDLOW	8/13/2025

BATISTA CIR	21	40 LUDLOW	8/12/2025
BEACHSIDE DR	9	68 LUDLOW	8/14/2025
BELMONT ST	3	58 LUDLOW	8/11/2025
BENTON ST	13	40 LUDLOW	8/11/2025
BERKSHIRE ST	12	52 LUDLOW	8/12/2025
BIRCH PT	12	36 LUDLOW	8/14/2025
BIRCH ST	10	127 LUDLOW	8/15/2025
BLANCHARD AVE	5	121 LUDLOW	8/11/2025
BLISS ST	3	52 LUDLOW	8/13/2025
BLISSWOOD VILLAGE DR	101	510 LUDLOW	8/11/2025
BLUEBIRD CIR	15	96 LUDLOW	8/12/2025
BLUEGRASS LN	5	60 LUDLOW	8/14/2025
BONDSDVILLE RD	8	151 LUDLOW	8/11/2025
BOOTH ST	16	162 LUDLOW	8/7/2025
BOWLES AVE	3	79 LUDLOW	8/13/2025
BRAMUCCI ST	3	61 LUDLOW	8/13/2025
BREWSTER ST	28	33 LUDLOW	8/13/2025
BRIARWOOD LN	23	68 LUDLOW	8/8/2025
BRIDLE PATH CIR	7	193 LUDLOW	8/14/2025
BRIDLE RD	30	111 LUDLOW	8/7/2025
BRIMFIELD ST	3	160 LUDLOW	8/18/2025
BRISTOL ST	11	53 LUDLOW	8/12/2025
BROOK HOLLOW DR	26	64 LUDLOW	8/8/2025
BROOK ST	1	31 LUDLOW	8/8/2025
BROOKFIELD ST	2	60 LUDLOW	8/18/2025
BROOKHAVEN DR	27	67 LUDLOW	8/14/2025
BROWNELL ST	10	29 LUDLOW	8/13/2025
BRUNELLE ST	17	51 LUDLOW	8/13/2025
BRUNI AVE	16	130 LUDLOW	8/13/2025
BUCKNELL ST	5	24 LUDLOW	8/15/2025
BUTLER ST	18	36 LUDLOW	8/18/2025
CABAIR ST	100	100 LUDLOW	8/15/2025
CADY ST	1	305 LUDLOW	8/11/2025

CAMBRIDGE ST	12	26 LUDLOW	8/15/2025
CANTERBURY ST	15	49 LUDLOW	8/18/2025
CARDINAL CIR	7	91 LUDLOW	8/14/2025
CARMELINAS CIR	12	165 LUDLOW	8/12/2025
CAROL ST	12	34 LUDLOW	8/12/2025
CEDAR ST	11	179 LUDLOW	8/15/2025
CENTER ST	5	1709 LUDLOW	8/12/2025
CHADBOURNE CIR	15	31 LUDLOW	8/15/2025
CHAPIN CIR	21	91 LUDLOW	8/14/2025
CHAPIN GREENE DR	50	122 LUDLOW	8/14/2025
CHAPIN ST	1	1102 LUDLOW	8/12/2025
CHARLES ST	1	60 LUDLOW	8/13/2025
CHERRY ST	19	64 LUDLOW	8/11/2025
CHESTNUT PL	14	14 LUDLOW	8/12/2025
CHESTNUT ST	6	63 LUDLOW	8/12/2025
CHMURA ST	11	17 LUDLOW	8/12/2025
CHURCH ST	48	241 LUDLOW	8/7/2025
CIRCUIT AVE	6	62 LUDLOW	8/7/2025
CISLAK DR	46	225 LUDLOW	8/7/2025
CLARENCE ST	16	51 LUDLOW	8/11/2025
CLARK ST	14	104 LUDLOW	8/13/2025
CLAUDIAS WAY	91	91 LUDLOW	8/13/2025
CLEARWATER CIR	32	231 LUDLOW	8/15/2025
CLOVER RD	77	268 LUDLOW	8/18/2025
COLONIAL DR	31	318 LUDLOW	8/7/2025
CONNIE AVE	4	4 LUDLOW	8/13/2025
COOLIDGE AVE	13	145 LUDLOW	8/13/2025
CRESCENT DR	24	44 LUDLOW	8/13/2025
CREST ST	15	71 LUDLOW	8/13/2025
CROSS ST	12	62 LUDLOW	8/11/2025
CYPRESS ST	10	45 LUDLOW	8/15/2025
DAISY LN	6	43 LUDLOW	8/11/2025
DALE ST	15	67 LUDLOW	8/13/2025

DANA WAY	15	15 LUDLOW	8/13/2025
DAVIS ST	20	90 LUDLOW	8/7/2025
DEER HILL CIR	11	55 LUDLOW	8/12/2025
DEPONTE DR	12	68 LUDLOW	8/8/2025
DEROCHE CIR	30	76 LUDLOW	8/13/2025
DINIS ST	5	98 LUDLOW	8/8/2025
DOWD CT	31	173 LUDLOW	8/8/2025
DUKE ST	11	62 LUDLOW	8/12/2025
E AKARD ST	24	151 LUDLOW	8/14/2025
E ST	535	535 LUDLOW	8/15/2025
EAST ST	20	1611 LUDLOW	8/12/2025
EASTWOOD DR	11	31 LUDLOW	8/15/2025
EDEN ST	7	73 LUDLOW	8/13/2025
EDGEWOOD RD	21	150 LUDLOW	8/18/2025
EDISON DR	24	182 LUDLOW	8/7/2025
ELAINE DR	8	50 LUDLOW	8/13/2025
ELECTRIC AVE	20	39 LUDLOW	8/7/2025
ELIZABETH DR	21	255 LUDLOW	8/12/2025
ELM ST	10	63 LUDLOW	8/12/2025
EMMA WAY	14	57 LUDLOW	8/11/2025
ERIN LN	21	224 LUDLOW	8/11/2025
ESSEX ST	12	62 LUDLOW	8/12/2025
EVERGREEN CIR	16	61 LUDLOW	8/18/2025
FAIRVIEW ST	16	85 LUDLOW	8/11/2025
FAIRWAY DR	4	93 LUDLOW	8/15/2025
FERN ST	8	60 LUDLOW	8/13/2025
FLORIDA ST	14	54 LUDLOW	8/7/2025
FOCOSI LN	17	44 LUDLOW	8/11/2025
FOLVI CIR	17	35 LUDLOW	8/13/2025
FONTAINE ST	2	14 LUDLOW	8/13/2025
FOX HILL RD	24	69 LUDLOW	8/7/2025
FRANKLIN ST	12	68 LUDLOW	8/12/2025
FREDETTE ST	79	79 LUDLOW	8/8/2025

FULLER ST	6	738 LUDLOW	8/7/2025
FUNSTON AVE	3	35 LUDLOW	8/11/2025
GAMACHE DR	7	224 LUDLOW	8/11/2025
GAUDREAU AVE	9	83 LUDLOW	8/18/2025
GENOVEVO DR	15	246 LUDLOW	8/7/2025
GEORGETOWN RD	16	78 LUDLOW	8/13/2025
GILBERT ST	9	26 LUDLOW	8/11/2025
GLENWOOD ST	13	97 LUDLOW	8/11/2025
GODDU ST	4	56 LUDLOW	8/7/2025
GRANDVIEW AVE	17	112 LUDLOW	8/11/2025
GRANT ST	14	39 LUDLOW	8/11/2025
GREEN ST	5	125 LUDLOW	8/13/2025
GREENWICH ST	3	61 LUDLOW	8/15/2025
GRIMARD ST	17	118 LUDLOW	8/11/2025
GRIMES ST	22	54 LUDLOW	8/11/2025
GUERTIN AVE	7	136 LUDLOW	8/18/2025
HAMPDEN ST	7	54 LUDLOW	8/12/2025
HAMPSHIRE ST	10	53 LUDLOW	8/12/2025
HARDING AVE	4	65 LUDLOW	8/15/2025
HARLAN ST	2	41 LUDLOW	8/13/2025
HARRIS LN	18	69 LUDLOW	8/14/2025
HARVEST DR	2	37 LUDLOW	8/12/2025
HASWELL CIR	7	68 LUDLOW	8/18/2025
HAVILAND ST	1	129 LUDLOW	8/15/2025
HELENA ST	8	44 LUDLOW	8/13/2025
HELENE ST	10	76 LUDLOW	8/13/2025
HERITAGE DR	25	137 LUDLOW	8/7/2025
HIGHER BROOK DR	26	187 LUDLOW	8/18/2025
HIGHER ST	15	54 LUDLOW	8/13/2025
HIGHLAND AVE	1	194 LUDLOW	8/18/2025
HIGHLAND PL	7	7 LUDLOW	8/15/2025
HILL TER	14	84 LUDLOW	8/7/2025
HILLCREST LN	21	56 LUDLOW	8/12/2025

HILLTOP TER	15	44 LUDLOW	8/13/2025
HOLY CROSS CIR	6	242 LUDLOW	8/13/2025
HOLYCROSS CIR	34	34 LUDLOW	8/13/2025
HOLYOKE ST	180	592 LUDLOW	8/11/2025
HOLYOKE ST SB	562	562 LUDLOW	8/7/2025
HOMESTEAD LN	10	26 LUDLOW	8/18/2025
HOMESTRETCH DR	5	88 LUDLOW	8/14/2025
HOWARD ST	6	313 LUDLOW	8/7/2025
HUBBARD ST	2	247 LUDLOW	8/7/2025
HUNTER RD	19	85 LUDLOW	8/18/2025
IDEAL LN	501	517 LUDLOW	8/14/2025
INVALIDADDR	123	123 LUDLOW	8/12/2025
IRLA DR	16	229 LUDLOW	8/7/2025
ISABEL LN	30	62 LUDLOW	8/12/2025
JACKIE DR	26	67 LUDLOW	8/7/2025
JAMES ST	32	280 LUDLOW	8/8/2025
JENNIFER DR	20	34 LUDLOW	8/12/2025
JERAD DR	13	194 LUDLOW	8/11/2025
JESTINA CIR	12	42 LUDLOW	8/12/2025
JOHN ST	15	126 LUDLOW	8/14/2025
JOY ST	9	55 LUDLOW	8/12/2025
KAREN DR	7	182 LUDLOW	8/13/2025
KEEFE ST	5	15 LUDLOW	8/13/2025
KEITH CIR	5	31 LUDLOW	8/13/2025
KENDALL ST	3	257 LUDLOW	8/13/2025
KING ST	17	1308 LUDLOW	8/13/2025
KIRKLAND AVE	15	184 LUDLOW	8/18/2025
KNOLLWOOD RD	15	79 LUDLOW	8/11/2025
LACONIA ST	11	146 LUDLOW	8/15/2025
LAFAYETTE LN	29	29 LUDLOW	8/13/2025
LAKEVIEW AVE	12	190 LUDLOW	8/18/2025
LAROCHE ST	7	103 LUDLOW	8/13/2025
LAUREL LN	14	215 LUDLOW	8/12/2025

LAVOIE AVE	3	140 LUDLOW	8/14/2025
LAWRENCE ST	3	53 LUDLOW	8/15/2025
LAWTON ST	2	214 LUDLOW	8/13/2025
LAZARZ ST	18	33 LUDLOW	8/11/2025
LEHIGH ST	19	60 LUDLOW	8/15/2025
LELAND DR	2	22 LUDLOW	8/7/2025
LETENDRE AVE	3	136 LUDLOW	8/18/2025
LETOURNEAU LN	37	37 LUDLOW	8/18/2025
LIBBY ST	16	78 LUDLOW	8/13/2025
LILLIAN ST	10	74 LUDLOW	8/7/2025
LOCKLAND AVE	11	193 LUDLOW	8/18/2025
LONGFELLOW DR	20	47 LUDLOW	8/15/2025
LONGRIDER LN	1	1 LUDLOW	8/12/2025
LONGVIEW CIR	14	138 LUDLOW	8/12/2025
LOOPLEY ST	4	154 LUDLOW	8/15/2025
LOOPLEY ST CBNP52	4	4 LUDLOW	8/15/2025
LOWER WHITNEY ST	1	53 LUDLOW	8/12/2025
LYON ST	22	1400 LUDLOW	8/7/2025
MAIN BLVD	16	126 LUDLOW	8/13/2025
MANOR LN	8	58 LUDLOW	8/7/2025
MAPLE ST	7	63 LUDLOW	8/7/2025
MARGARET LN	9	80 LUDLOW	8/8/2025
MARIANA LN	52	52 LUDLOW	8/11/2025
MARIANA WAY	12	54 LUDLOW	8/11/2025
MARIAS WAY	2	26 LUDLOW	8/7/2025
MARIE ST	4	16 LUDLOW	8/12/2025
MARION CIR	5	223 LUDLOW	8/8/2025
MASSACHUSETTS AVE	1	201 LUDLOW	8/13/2025
MASSACHUSETTS TPKE	861	861 LUDLOW	8/13/2025
MASSACHUSETTS TPKE V	703	703 LUDLOW	8/13/2025
MASSACHUSETTS TURNF	1	1 LUDLOW	8/13/2025
MAY RD	6	49 LUDLOW	8/7/2025
MCDONALD CIR	25	68 LUDLOW	8/12/2025

MCKINLEY AVE	16	96 LUDLOW	8/13/2025
MCLEAN PKWY	3	130 LUDLOW	8/13/2025
MEADOW ST	1	65 LUDLOW	8/12/2025
MEADOWECREST CIR	101	905 LUDLOW	8/18/2025
MEADOWLARK CIR	3	77 LUDLOW	8/7/2025
MERO ST	51	67 LUDLOW	8/11/2025
MERRIMAC ST	12	22 LUDLOW	8/15/2025
MICHAEL ST	9	178 LUDLOW	8/13/2025
MILLER ST	1	907 LUDLOW	8/12/2025
MINECHOAG HTS	25	139 LUDLOW	8/15/2025
MINERAL SPRING AVE	3	44 LUDLOW	8/15/2025
MINERAL SPRINGS AVE	198	198 LUDLOW	8/15/2025
MOODY ST	1	327 LUDLOW	8/13/2025
MOORE ST	22	834 LUDLOW	8/8/2025
MORSE ST	33	55 LUDLOW	8/7/2025
MOTYKA ST	18	102 LUDLOW	8/7/2025
MOUNTAINVIEW ST	28	113 LUDLOW	8/14/2025
MUNSING AVE	11	66 LUDLOW	8/14/2025
MUNSING ST	10	501 LUDLOW	8/7/2025
N ARTHUR ST	5	53 LUDLOW	8/18/2025
N MAIN ST	84	84 LUDLOW	8/19/2025
NAPOLEON AVE	14	119 LUDLOW	8/14/2025
NASH HILL RD	7	163 LUDLOW	8/8/2025
NEW CREST ST	7	107 LUDLOW	8/13/2025
NEWBURY ST	19	69 LUDLOW	8/15/2025
NOEL ST	16	32 LUDLOW	8/15/2025
NORA LN	21	110 LUDLOW	8/14/2025
NORTHWOOD CIR	32	56 LUDLOW	8/15/2025
NORWICH RD	22	72 LUDLOW	8/7/2025
NORWOOD ST	15	33 LUDLOW	8/12/2025
NOWAK AVE	10	10 LUDLOW	8/8/2025
NOWAK CIR	13	36 LUDLOW	8/7/2025
OAK KNOLL CIR	8	186 LUDLOW	8/12/2025

OAK ST	25	94 LUDLOW	8/15/2025
OAKRIDGE ST	7	129 LUDLOW	8/15/2025
OAKWOOD DR	18	56 LUDLOW	8/13/2025
OLD COACH CIR	15	69 LUDLOW	8/8/2025
OLD WEST ST	24	122 LUDLOW	8/8/2025
OLIVIA CIR	1	7 LUDLOW	8/18/2025
ORCHARD ST	13	41 LUDLOW	8/18/2025
OVERLOOK DR	19	177 LUDLOW	8/13/2025
OWENS WAY	41	54 LUDLOW	8/7/2025
PAINE AVE	1	74 LUDLOW	8/11/2025
PALMER ST	16	16 LUDLOW	8/18/2025
PARK PL	13	51 LUDLOW	8/12/2025
PARK TER	13	21 LUDLOW	8/12/2025
PARKER LN	7	229 LUDLOW	8/12/2025
PARKVIEW ST	1	125 LUDLOW	8/13/2025
PAUL AVE	10	37 LUDLOW	8/14/2025
PAULDING RD	6	151 LUDLOW	8/18/2025
PELL ST	1	7 LUDLOW	8/12/2025
PERIMETER RD	10	824 LUDLOW	8/7/2025
PHILIP ST	7	37 LUDLOW	8/15/2025
PINE CONE LN	26	600 LUDLOW	8/8/2025
PINE GLEN DR	29	70 LUDLOW	8/15/2025
PINE KNOLL DR	18	120 LUDLOW	8/18/2025
PINEWOOD RD	19	262 LUDLOW	8/18/2025
PINEY LN	21	162 LUDLOW	8/11/2025
PLEASANT ST	15	68 LUDLOW	8/13/2025
PLEASANTVIEW ST	1	67 LUDLOW	8/13/2025
POND ST	5	133 LUDLOW	8/11/2025
PONDVIEW DR	9	262 LUDLOW	8/7/2025
POOLE ST	19	1010 LUDLOW	8/8/2025
POSNER CIR	11	158 LUDLOW	8/7/2025
POWER AVE	5	63 LUDLOW	8/7/2025
PROKOP AVE	4	180 LUDLOW	8/14/2025

PROSPECT GDNS	26	146 LUDLOW	8/11/2025
PROSPECT ST	11	272 LUDLOW	8/18/2025
QUINCY ST	5	22 LUDLOW	8/14/2025
RAILROAD ST	24	107 LUDLOW	8/15/2025
RANDALL RD	627	730 LUDLOW	8/8/2025
RAVENWOOD DR	19	80 LUDLOW	8/12/2025
RAY ST	16	153 LUDLOW	8/15/2025
RAYMOND ST	10	27 LUDLOW	8/11/2025
REGALL ST	11	31 LUDLOW	8/14/2025
RESERVOIR RD	20	244 LUDLOW	8/15/2025
REYNOLDS ST	20	208 LUDLOW	8/7/2025
RICHARD ST	20	48 LUDLOW	8/13/2025
RICHMOND RD	14	144 LUDLOW	8/18/2025
RIDGEVIEW CIR	17	190 LUDLOW	8/13/2025
ROBERT ST	19	22 LUDLOW	8/12/2025
ROBIN DR	31	54 LUDLOW	8/7/2025
ROGERS AVE	3	41 LUDLOW	8/12/2025
RONALD ST	13	51 LUDLOW	8/7/2025
ROOD ST	5	207 LUDLOW	8/18/2025
ROONEY RD	1	1 LUDLOW	8/13/2025
ROOSEVELT AVE	20	57 LUDLOW	8/11/2025
ROSEWOOD DR	1	10 LUDLOW	8/18/2025
ROY ST	16	112 LUDLOW	8/13/2025
RUSSELL ST	39	63 LUDLOW	8/7/2025
SALLI CIR	13	140 LUDLOW	8/7/2025
SAW MILL RD	39	69 LUDLOW	8/15/2025
SCOTT ST	10	55 LUDLOW	8/8/2025
SEWALL ST	5	362 LUDLOW	8/12/2025
SHAWINIGAN DR	17	133 LUDLOW	8/7/2025
SIMONDS ST	11	211 LUDLOW	8/11/2025
SKYRIDGE ST	20	191 LUDLOW	8/13/2025
SOUTHWOOD DR	1	214 LUDLOW	8/15/2025
SPENCER ST	15	15 LUDLOW	8/13/2025

SPORTSMANS RD	198	200 LUDLOW	8/13/2025
SPRING MEADOW DR	32	111 LUDLOW	8/18/2025
SPRING ST	7	47 LUDLOW	8/15/2025
SROKA LN	6	136 LUDLOW	8/14/2025
STANLEY ST	5	52 LUDLOW	8/13/2025
STATE ST	35	465 LUDLOW	8/12/2025
STEBBINS ST	12	40 LUDLOW	8/7/2025
STEVENS ST	22	215 LUDLOW	8/15/2025
STIVENS DR	7	109 LUDLOW	8/15/2025
STIVENS TER	5	215 LUDLOW	8/15/2025
STONY BROOK ST	8	8 LUDLOW	8/7/2025
SUMMER AVE	15	95 LUDLOW	8/11/2025
SUNBRIAR LN	2	90 LUDLOW	8/18/2025
SUNSET DR	9	33 LUDLOW	8/7/2025
SUNSET RDG	2	38 LUDLOW	8/7/2025
SUNSET RIDGE	13	13 LUDLOW	8/7/2025
SUSAN DR	6	82 LUDLOW	8/12/2025
SWAN AVE	1	156 LUDLOW	8/15/2025
SZLOSEK RD	5	75 LUDLOW	8/13/2025
TAIT ST	20	75 LUDLOW	8/7/2025
TANK FARM RD	39	39 LUDLOW	8/8/2025
TILLEY ST	24	110 LUDLOW	8/8/2025
TIMBERIDGE RD	9	161 LUDLOW	8/11/2025
TONY LEMA DR	1	1 LUDLOW	8/15/2025
TOWER RD	29	293 LUDLOW	8/8/2025
TURNING LEAF RD	1	10 LUDLOW	8/12/2025
TYBURSKI RD	28	45 LUDLOW	8/13/2025
VALLEY VIEW DR	12	94 LUDLOW	8/13/2025
VENTURA ST	3	468 LUDLOW	8/12/2025
VICTOR ST	15	40 LUDLOW	8/14/2025
VICTORIA TER	5	31 LUDLOW	8/11/2025
VIENNA AVE	12	151 LUDLOW	8/11/2025
VOLTAGE AVE	5	82 LUDLOW	8/7/2025

W AKARD ST	15	148 LUDLOW	8/14/2025
W BELMONT ST	16	65 LUDLOW	8/11/2025
W ORCHARD ST	5	91 LUDLOW	8/11/2025
W ST	801	801 LUDLOW	8/8/2025
WALNUT ST	9	45 LUDLOW	8/15/2025
WARREN ST	10	46 LUDLOW	8/18/2025
WARSAW AVE	15	58 LUDLOW	8/15/2025
WARWICK DR	6	119 LUDLOW	8/15/2025
WATER ST	1	41 LUDLOW	8/18/2025
WATERS EDGE	1	72 LUDLOW	8/11/2025
WATSON LN	4	145 LUDLOW	8/11/2025
WATT AVE	13	51 LUDLOW	8/7/2025
WAVERLY RD	6	192 LUDLOW	8/15/2025
WAZ ST	3	12 LUDLOW	8/7/2025
WEDGEWOOD DR	5	221 LUDLOW	8/11/2025
WENONAH DR	7	36 LUDLOW	8/7/2025
WEST AVE	2	428 LUDLOW	8/7/2025
WEST ST	20	921 LUDLOW	8/7/2025
WESTERLY CIR	9	398 LUDLOW	8/15/2025
WESTOVER RD	2	84 LUDLOW	8/13/2025
WHITE ST	4	86 LUDLOW	8/15/2025
WHITNEY ST	110	188 LUDLOW	8/15/2025
WILLARD AVE	25	105 LUDLOW	8/11/2025
WILLIAMS ST	2	139 LUDLOW	8/15/2025
WILLOW WAY	32	32 LUDLOW	8/15/2025
WILNO AVE	22	149 LUDLOW	8/11/2025
WILSON ST	16	152 LUDLOW	8/14/2025
WINDWOOD DR	17	168 LUDLOW	8/15/2025
WINSOR ST	7	554 LUDLOW	8/12/2025
WIRELESS TEST CALL	1	1 LUDLOW	8/7/2025
WOOD DR	5	65 LUDLOW	8/18/2025
WOODLAND CIR	9	377 LUDLOW	8/15/2025
WOODLAND PL	9	30 LUDLOW	8/15/2025

WOODSIDE RD	17	139 LUDLOW	8/18/2025
WORCESTER ST	3	20 LUDLOW	8/12/2025
WYNDERMERE PL	7	38 LUDLOW	8/15/2025
WYOMING ST	58	58 LUDLOW	8/7/2025
YALE ST	20	190 LUDLOW	8/15/2025

The Meeting of the Select Board held on Tuesday, July 8, 2025, began at 5:30 p.m. in the Selectboard's Conference Room.

Members Present: Anthony Alves, William Rosenblum and Manuel Silva.

Members Absent: James Gennette

First Order of Business: The Pledge of Allegiance.

VISITATIONS:

5:35 p.m. – Verizon Pole Hearing – West Avenue – PUBLIC HEARING

Moved by Mr. Rosenblum to open the public hearing for the Verizon Pole Hearing at 5:35 p.m., seconded by Mr. Alves. Vote 3-0. All in favor.

Don with Verizon explained that he visited the site and the stake was no longer there. He measured where the base was, and it was 34 feet. The purpose of this pole is to support the pole line on the south side of West Ave. The pole line is pulling away from the road on the south side. It may need a few more of these. This should keep the pole lines more stable.

Mr. Rosenblum asked if the existing pole will stay there?

Don said they will.

Moved by Mr. Rosenblum to approve the West Avenue Verizon Pole number T.28S/E.28S, seconded by Mr. Alves. Vote 3-0. All in favor.

Moved by Mr. Rosenblum to close the Verizon Pole Hearing for West Avenue at 5:37 p.m., seconded by Mr. Alves. Vote 3-0. All in favor.

5:45 p.m. – Ludlow Rotary Club – Requesting permission to use Town Hall for Annual Tree Lighting and Toys for Tots event Sunday, December 7, 2025.

Mr. Sanches introduced himself as the President of the Ludlow Rotary Club.

Ms. Crespo introduced herself as the Chair for the Ludlow Rotary and the Toys for Tots events.

Mr. Sanches explained that they are coming in to request the use of Town Hall on Sunday, December 7, 2025, for the annual tree lighting and toys for tot's event.

Mr. Rosenblum stated that the 250th committee is morphing into the Celebrate Ludlow Committee, and they had a conversation with Mr. Rosenblum regarding having a subcommittee between civic groups like Rotary and Celebrate Ludlow. Celebrate Ludlow just received their 24' tree and they donated it to the Town with all of the decorations. He would like to know if the Rotary Club and Celebrate Ludlow are working together? They are planning on having the DPW put a pad down on the side of Town Hall for the tree. This way they won't have to use the front stairs anymore because that's a fire hazard. Putting the civic groups together would be more hands-on deck. He also reminded them that USA Hauling will be donating \$5,000 this year to Celebrate Ludlow.

Mr. Sanches explained that he doesn't see this as an issue, but he had no idea about it. They just wanted to solidify a date to get Toys for Tots on board. They are an outside organization, so they were under the impression that they would have to pay for the police detail.

Mr. Silva stated that this is a town event and does not believe that they would have to pay for police detail.

Ms. Crespo stated that they have been doing this for 14 years.

Mr. Sanches asked if they could book the 30th and the 7th just in case.

Mr. Rosenblum doesn't believe that would be a problem.

Mr. Silva told Mr. Sanches to contact Linda Collette to discuss it further.

Ms. Crespo said the more the merrier. She just wants to be sure it happens. They want to get everything in order.

Mr. Silva asked if the week after Thanksgiving is okay.

Mr. Sanches stated that it's nice to have a little break in between but either way is fine.

Ms. Crespo said they will reach out to them and start getting things organized.

Mr. Rosenblum asked them to contact Linda and they can work this out.

Mr. Alves stated that it doesn't matter if they use town hall on the 30th or the 7th but in the worst-case scenario you can move the toys for tots to a different day.

Moved by Mr. Rosenblum to approve both November 30th and December 7th for the tree lighting dependent on finalizing the date based on communications between several civic groups in town, seconded by Mr. Alves. Vote 3-0. All in favor.

6:00 p.m. – Jai Umiya Ma, Inc. dba Ludlow Shell Convenience Plus – Alteration of Premises & change of hours – PUBLIC HEARING

Moved by Mr. Rosenblum to open the public hearing for Jai Umiya, MA, Inc. dba Ludlow Shell Convenience Plus for an alteration of premises and change of hours at 6:00 p.m., seconded by Mr. Alves. Vote 3-0. All in favor.

Attorney Levine explained that they came before the Board earlier this year for a transfer of all alcohol liquor license from Turnpike Package to Ludlow Shell and that is now in place. They are here today to change the current hours of Noon - 9 pm to 10 am - 11 pm on Sunday only. The other request is to close the former car wash bays to and convert them into storage. The applicant would like to close off those doors and connect the retail shop to the former wash bays and use it for storage only and only employees will be able to access them. The back of the building is roughly 1500 feet, and the front is 3600 square feet.

Mr. Patel explained that they are only open until 10 p.m. on Sundays.

Mr. Rosenblum acknowledged that an abutter had come in the last time and was concerned about that but because it is only being used for storage, he doesn't have a problem with it. However, he does want to know if they need to go to Planning and if they will need a site plan.

Mr. Strange did not know the answer to that. He asked if one will be contingent on the other.

Attorney Levine is also confused whether it needs a site plan, however the footprint is not changing. In the interest of time, he would like to have the hours changed tonight and possibly have a contingent vote regarding the alteration of premises.

Mr. Silva agreed to do two different votes, one for the hours and then the other would be the contingent vote.

Mr. Strange asked what happens if the board approves the premises change contingent on the Planning Board blessing the project, would they have to change the application.

Attorney Levine stated that they would withdraw the application if not approved by the Planning Board.

Moved by Mr. Rosenblum to approve the new hours of operation for Sundays for Ludlow Shell Convenience Plus for the retail section only and not the alteration of premises portion to 10 am – 10 pm, seconded by Mr. Alves. Vote 3-0. All in favor.

Mr. Patel introduced himself as the owner of the Ludlow Shell and he leases it from O'Connell's. He has been there since 2018 and about 6 months after he leased it, the car wash stopped working. The car wash has not been in service for almost 6 years and at night now people park over there, and he is getting complaints from the neighbors. O'Connell suggested they just board up the doors, but they want to make it look nice and just use it for storage.

Moved by Mr. Rosenblum to approve the storage alteration of premises contingent on decisions by Planning and Building Department approval, seconded by Mr. Alves. Vote 3-0. All in favor.

Moved by Mr. Rosenblum to close the Jai Umiya Ma, Inc. dba Ludlow Shell Convenience Plus alteration of premises and change of hours public hearing at 6:22 p.m., seconded by Mr. Alves. Vote 3-0. All in favor.

CORRESPONDENCE:

132. Mass DOT – Piney Lane/Broad Bridge Inspection Report dated 5/12/2025.
Moved by Mr. Rosenblum to file, seconded by Mr. Alves. Vote 3-0. All in favor.
133. Department of Environmental Protection – Permanent Solution Statement I90 Westbound Rest Area.
Moved by Rosenblum to file, seconded by Mr. Alves. Vote 3-0. All in favor.
134. Eversource – Notification letter for transmission right of way work.
Moved by Mr. Rosenblum to file, seconded by Mr. Alves. Vote 3-0. All in favor.
135. Breathe Free Ride Hard Inc. – Request for assistance with motorcycle ride on Sunday, July 20, 2025 (weather permitting) for ride beginning in Chicopee through Ludlow to Belchertown.
Moved by Mr. Rosenblum to approve the Breathe Free Ride Hard request for assistance with motorcycle ride on Sunday, July 20, 2025, dependent on Police approval, seconded by Mr. Alves. Vote 3-0. All in favor.
136. Chief Valadas – Police Department – Parking at Reservoir Cemetery recommendations.
Moved by Mr. Rosenblum to table until July 22nd, seconded by Mr. Alves. Vote 3-0. All in favor.
Mr. Strange will reach out to the DPW to see how much the parking signs would be for the cemetery.
Mr. Rosenblum will speak with the gentlemen from Springfield Water & Sewer to see what his thoughts are.
137. Ludlow Planning Board Memorandum – Plans for Ludlow Reservoir Parking.
Mr. Rosenblum stated that the Planning Board is leaving it up to the Select Board to decide what to do with this.
Moved by Mr. Rosenblum to file, seconded by Mr. Alves. Vote 3-0. All in favor.

UNFINISHED BUISINESS

Board to discuss and possibly vote to adopt a Town Administrator Evaluation Policy (tabled from June 24).

Mr. Strange explained at the last meeting; they discussed putting in an estimated time frame as to when certain things would take place. The third party compiles the summary report in early June, each Select Board member submits their individual evaluation to the third party, which is either Carrie or Town Counsel. Individual evaluations will be resubmitted if there's been any changes to the original.

Mr. Alves thinks that will streamline the process and be a better timeframe with the fiscal year.

Moved by Mr. Alves to adopt the new Town Administrator evaluation program, seconded by Mr. Rosenblum. Vote 3-0. All in favor.

Board to discuss and possibly vote to amend Town Administrator's contract to update timing for annual evaluation process (tabled from June 24).

Mr. Strange explained that currently his contract says the employer will review and evaluate the performance of the employee on an annual basis by March 1st each year. This just changes to July 1st.

Moved by Mr. Alves to amend the contract to make the timing of the evaluation congruent with the new process, seconded by Mr. Rosenblum. Vote 3-0. All in favor.

Town Administrator to provide an update on including backup documentation with posted meeting agendas.

Mr. Strange explained that the new website went live last week. One of the issues that was presented was being able to provide backup information documentation that the board gets. Residents will now be able to go online and see the meetings and the documentation. The Clerk's office may have to take an extra step now, but it shouldn't be a problem. This will begin July 22nd. They will have to copy and scan as a pdf in order to get it on the website. The Clerk's office has to stamp the agenda and then we will have to take that stamped copy and scan it into one pdf file. It will be in the order that the Board gets their packets.

Board to approve and sign Select Board Meeting Minutes for May 6, 2025.

Moved by Mr. Rosenblum to approve and sign the Select Board Meeting Minutes for May 6, 2025, with all members present, seconded by Mr. Alves. Vote 3-0. All in favor.

Board to approve and sign Select Board Meeting Minutes for May 20, 2025.

Moved by Mr. Rosenblum to approve and sign the Select Board Meeting Minutes for May 20, 2025, with all members present, seconded by Mr. Alves. Vote 3-0. All in favor.

Board to approve and sign Select Board Meeting Minutes for June 3, 2025.

Moved by Mr. Rosenblum to approve and sign the Select Board Meeting Minutes for June 3, 2025, with all members present, seconded by Mr. Alves. Vote 3-0. All in favor.

NEW BUSINESS

Board to appoint Ryan McNutt, Treasurer, to Custodian of Insurance Records and Custodian of Tax Possession.

Moved by Mr. Rosenblum to appoint Ryan McNutt, Treasurer to Custodian of Insurance Records and Custodian of Tax Possession, seconded by Mr. Alves. Vote 3-0. All in favor.

Board to discuss and possibly vote to reclassify Deb Jolicoeur to a LATOSS IV.

Mr. Strange explained that Deb gets paid out of Sewer Enterprise fund and is in favor of this request.

Moved by Mr. Rosenblum to approve the reclassification of Deb Jolicoeur to a LATOSS IV, seconded by Mr. Alves. Vote 3-0. All in favor.

Board to review and possibly vote to approve FY25 year-end transfer requests.

Mr. Strange explained that in past years the way we handled this was the request, would go to the Finance Committee, they'd review, ask questions and eventually approve. Then the transfers come to the Select Board. This year there was some language found that indicated that it should have been the Select Board first and then the Finance Committee is second. However, Mr. Alves reminded him that there is a provision in the financial policy manual that states that transfer

requests have to be completed by July 15th, and the Finance Committee goes first, and the Select Board goes second.

Mr. Kelliher stated that they needed more backup for the transfers in order to understand why they are looking for these transfers.

Mr. Strange asked what happens if the departments cannot show a narrative but there is enough in another budget line item.

Mr. Alves stated they should still have some type of explanation why the line item was overspent.

Mr. Strange stated that some departments will have a difficult time explaining some things, but he is not sure what the value of the why is.

Mr. Alves stated that he saw value in it when he was on the Finance Committee and they never turned down any requests after the conversations.

Mr. Sanches stated that they had no idea where they were getting the transfers from and that evening, they were going in blind. They did not know about the policy that Mr. Alves pointed out and would like any policies forwarded to them for review. Currently the town is \$385,000 in the hole, the Finance Committee does have \$100,000 but that still leaves \$285,000. The grant money was found and can now be transferred over but that night, the Finance Committee knew nothing. They just want to do what is right for the community.

Mr. Kelliher stated that there was no way they could make an informed vote at their last meeting. He also asked who puts the brakes on the overspending of the budget because that would have alleviated a lot of this.

Mr. Rosenblum asked Mr. Strange to send an email to all of the departments and ask them to give more information and send it back by noon tomorrow.

Moved by Mr. Alves to table depending on the recommendations of the Finance Committee until July 15, 2025, seconded by Mr. Rosenblum. Vote 3-0. All in favor.

Board to review Town owned properties set for auction.

Mr. Silva asked to have these on the agenda to double-check them and be sure there were not any issues with them. He didn't see any issues with any of them.

Board to discuss and possibly approve changes to Budget Advisory Committee Charge & Charter.

Moved by Mr. Alves to table until Mr. Gennette is back, seconded by Mr. Rosenblum.

Board to approve and sign the One Day Permit for Ludlow Senior Center and to waive the fee if approved.

Moved by Mr. Alves to approve and sign the One Day alcohol permit for the Ludlow Senior Center and to waive the fee, seconded by Mr. Rosenblum. Vote 3-0. All in favor.

Board to approve and sign the Common Victualler license for Defina Gates, LLC dba Ludlow Coffee Co.

Moved by Mr. Rosenblum to approve and sign the Common Victualler license for Defina Gates, LLC dba Ludlow Coffee Co., seconded by Mr. Alves. Vote 3-0. All in favor.

Board to discuss and possibly vote to authorize \$9,500 in Building Infrastructure funds to install an ADA-Compliant counter in the current Human Resources office.

Mr. Strange explained that the plan is to move the Collector's office down to the current HR office to keep it on the first floor and HR will move to where the Treasurer's office is currently and keep the Treasurer's staff there because there's a lot of overlap with payroll and benefits. Therefore, they need an ADA-Compliant counter there.

Moved by Mr. Alves to authorize \$9,500 in Building Infrastructure funds to install an ADA-Compliant counter in the current HR office, seconded by Mr. Rosenblum. Vote 3-0. All in favor.

Notice of retirement – Detective Lieutenant David Kornacki.

Mr. Alves stated they are having an event at the LPD on Friday and wanted to present the citation to him there.

Mr. Silva would rather have him come into one of the Select Board's meeting to present him with the citation.

Board to open the warrant for the October 6, 2025, Special Town Meeting. Articles for inclusion in the warrant will be accepted until Friday, September 5, 2025, at 12:00 p.m. and the warrant will officially close at the Select Board meeting on Tuesday, September 16, 2025.

Moved by Mr. Rosenblum to open the warrant for the October 6, 2025, Special Town Meeting and that articles that will be in the Special Town Meeting will be accepted until Friday, September 5, 2025, at 12:00 pm, seconded by Mr. Alves. Vote 3-0. All in favor.

Ms. Saloio introduced herself as Lucy Saloio and she resides at 31 Chapin Street. She explained that last Tuesday they had a sewage leak from the town lines into their house. This infiltrated the entire basement. They had Fletcher come out and confirmed it was absolutely the town's issue. DPW came out and the line was cleared about 11 p.m. and also agreed it is on the town's side. ServPro came on Wednesday and Thursday and then they were off for the holiday weekend. ServPro came back yesterday but has not been back since because the town's insurance company decided that they are going to investigate and have not assessed liability yet. The DPW said it was a blockage in the sewer on town property, close to the Elks club. The problem is that they cannot complete the remediation within the home until the insurance has decided to claim liability. So, they will not finish removing soiled items. They won't approve testing for asbestos. The claims adjuster from MIIA said it can take 30-60 days to approve. This is not fair to us, we didn't do anything. MIIA hasn't sent anyone over to look at it either.

Mr. Silva suggested making a call to the DPW to find out what is going on.

Ms. Saloio stated that ServPro has never seen this happen before with the insurance.

Mr. Silva stated that they will make some calls and see what they can do for Ms. Saloio.

Mr. Rosenblum suggested reaching out to the insurance company as well.

Ms. Saloio explained that the toilet was actually just pouring over.

Mr. Silva stated that they will find out what exactly they can do and then take it from there.

Ms. Saloio stated that it has to be tested for asbestos, and they cannot even do that yet because it hasn't been approved. That will take 2-3 days to get back. They are also waiting for another storage unit to put things in.

Mr. Rosenblum stated that he is hoping they can help them as much as they can. At least getting it cleaned out before there is any additional damage.

CLOSING COMMENTS

Mr. Rosenblum wanted to remind residents that the website has all of the documentation on how to put your barrels out because he has seen some not close enough to the curb or facing the wrong way. These barrels will not be picked up by the trash company that way. They are still working out the kinks but please have the barrels 3 feet apart with the metal bar facing the street as close to the curb as possible. They will take the purple bags if you put them next to the trash barrel. The schedule for recycling is on the website as well. There's a learning curve right

now, but once everyone gets it, it should work out well.

Mr. Alves stated that tomorrow is the Ludlow Power information session at 10 am at the senior center and 6 pm at the veteran’s center. Saturday, July 12th is the friends of Ludlow Animal Control anniversary party at Cindy’s Drive-In in Granby from 1-3. Sunday, July 13th Acoustica and Maken Slider Food Truck, that’s the cultural council summer concert series at 6 pm at the gazebo. Sunday, July 20th is their next concert, Kitchen Jam Live and Madd EatZ food truck, 6 pm at the gazebo.

Mr. Strange stated that one of the consultants from Perogrine Group is doing a presentation, Mr. Strange and Mr. Gennette will be there as well. The original opt out date is July 21st. They can opt in at any time after that as well. He is not sure if you can opt out online for the initial date of July 21st but they can call the Select Board’s officer or Ludlow Power Choice, and another card can be mailed to their home address. Stay cool.

Mr. Silva stated that some of the elderly cannot handle those big trash bins, so please help your elderly neighbor. Stay cool and check on the elderly.

Moved by Mr. Rosenblum to adjourn their regular meeting at 7:23 p.m. and not to return to open meeting, seconded by Mr. Alves. Vote 3-0. All in favor.

_____Chairman

Ludlow Select Board

All related documents can be viewed at the Selectboard’s Office during regular business hours.



**Town of Ludlow
Office of the Select Board**

The Meeting of the Select Board held on Tuesday, July 15, 2025, began at 5:30 p.m. in the Select Board's Conference Room.

Members Present: Anthony Alves, James Gennette, William Rosenblum and Manuel Silva.

Finance Committee Members: Susan Boyea, Dolly Cincone, Matias Goncalves, Mike Kelliher, Chad Mullen and Bill Nicoll.

Members Absent: Tony Sanches, Michael Kelley and Aneta Lombardi (Finance Committee)

First Order of Business: The Pledge of Allegiance.

Moved by Ms. Cincone to open the Finance Committee Meeting at 5:30 p.m., seconded by Mr. Mullen.

VISITATIONS:

Board to review and approve year-end transfers with the Finance Committee.

Mr. Strange explained that last week the Finance Committee reviewed the transfer requests, which they approved. However, since then there have been some revisions as well as some new requests. There are three packets in front of the Boards. The first one is for approval from the Select Board only. One packet is from the Police Department with revisions they had to make. The third packet is from other departments who had to make changes or new requests. The Finance Committee should take the lead for the Police Departments and then the others and then the Select Board will go through and vote on them.

Moved by Mr. Kelliher to approve the transfer of \$100,000 from the reserve fund to a variety of accounts for the Police Department, seconded by Ms. Boyea. Vote 5-0. All in favor.

Moved by Mr. Kelliher to approve the transfer from health insurance to appointed official in the amount of \$486.09, seconded by Mr. Mullen. Vote 5-0. All in favor.

Moved by Mr. Mullen to approve the account transfer police department ACO in the amount of \$4,301.31, seconded by Mr. Goncalves. Vote 5-0. All in favor.

Moved by Mr. Kelliher to approve the Police Department ACO EMT PD dispatch payroll transfer in the amount of \$119,606.82, seconded by Ms. Boyea. Vote 5-0. All in favor.

Moved by Mr. Kelliher to approve the Police Department payroll transfer from health insurance line item to the various lines that are listed on the form, seconded by Ms. Boyea. Vote 5-0. All in favor.

Moved by Mr. Kelliher to approve the Police Department dispatch transfer in the amount of \$32,122.22, seconded by Mr. Mullen. Vote 5-0. All in favor.

Moved by Mr. Kelliher to approve the transfer from health insurance to the full-time dispatcher in the amount of \$12,249.09, seconded by Ms. Boyea. Vote 5-0. All in favor.

Moved by Mr. Mullen to approve the police department dispatch to cover the overtime training and the full-time dispatcher in the amount of \$1,237.66, seconded by Ms. Boyea. Vote 5-0. All in favor.

Moved by Mr. Mullen to approve the transfer items from the Building Inspector’s department, seconded by Mr. Kelliher. Vote 5-0. All in favor.

Moved by Mr. Kelliher to approve the Council on Aging transfers as listed, seconded by Ms. Boyea. Vote 5-0. All in favor.

Moved by Mr. Mullen to approve the various transfers for the Treasurer’s office in the amount of \$115,429.32, seconded by Mr. Kelliher. Vote 5-0. All in favor.

Moved by Mr. Kelliher to approve the transfer for the Collector’s office in the amount of \$6,230.80, seconded by Ms. Boyea. Vote 5-0. All in favor.

Moved by Mr. Kelliher to approve the DPW transfers as printed, seconded by Ms. Boyea. Vote 5-0. All in favor.

Moved by Mr. Mullen to approve the Veterans services transfer in the amount of \$10,736.01, seconded by Mr. Kelliher. Vote 5-0. All in favor.

Moved by Mr. Kelliher to adjourn the Finance Committee Meeting, seconded by Mr. Mullen. Vote 5-0. All in favor.

Mr. Strange explained that at the end of every fiscal year on July 1st, although departments can spend up until July 15th on the previous year’s fiscal budget, throughout the course of the year there are many line items that are over budget and many under budget. At the end of the year, the state allows towns to make transfers within and amongst accounts to make sure that everything balances out at the end of the year. All of the line items need to be balanced out so that when the information is sent to the Department of Revenue, they can certify the towns year-end closing documents.

Ms. Cincone stated that the state does not like to see negative balances.

Mr. Rosenblum suggested doing a quarterly review to be sure that the town knows where they are budget-wise.

Ms. Cincone agrees with Mr. Rosenblum and stated the Finance Committee has already began discussing this.

Moved by Mr. Gennette to approve the year-end transfer requests as presented by the Finance Committee, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

Moved by Mr. Rosenblum to adjourn their regular meeting at 6:13 p.m. and not to return to open meeting, seconded by Mr. Alves. Vote 4-0. All in favor.

_____Chairman

_____Ludlow Select Board

All related documents can be viewed at the Select Board’s Office during regular business hours.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

☐ For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Ludlow

City/Town

00054-PP-0632

ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

The license applicant petitions the Licensing Authorities to approve the following transactions:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/LLP Partners, Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| <input type="checkbox"/> Outdoor Only
Alteration of Premises | | <input checked="" type="checkbox"/> Other: Address | <input type="checkbox"/> Change of DBA |

APPLICANT INFORMATION

Name of Licensee	Iron Duke Brewing, LLC	DBA	Sole Syndicate
Street Address	77 Riverside Drive, Ludlow, MA		Zip Code 01056
Manager	Nicholas Morin		Granted under Special Legislation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Farmer Winery Pouring Perm	Annual	Wines Only	If Yes, Chapter of the Acts of (year)
Type (i.e. restaurant, package store)	Class (Annual or Seasonal)	Category (i.e. Wines and Malts / All Alcohol)	

DESCRIPTION OF PREMISES

Complete description of the licensed premises

It is a tasting room and manufacturing brewery. Tasting room access will be through an exterior door on the east wall of the building. Entering through the door and looking west you see the manufacturing entrance double doors and an eight- foot wall that separates the brewing area from the seating area and runs the length of the building north to south. Looking to your right, north, you will see bathrooms situated in the northeast corner of the tasting room. The entire premises include an indoor taproom and dining area. Single story with one large open space. Permanent outdoor dining with a patio approximately 3600 square feet and a 600 square foot second floor.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA:	Date:	07/30/2025	Time:	4:15 p.m.
Advertised:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date Published:	Publication:	
Abutters Notified:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Notice:		
Date APPROVED by LLA	08/05/2025	Decision of the LLA	Approves this Application	
Additional remarks or conditions (E.g. Days and hours)	Address was reassigned by the Zoning Enforcement Officer			
For Transfers ONLY:				
Seller License Number:		Seller Name:		

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director



Town of Ludlow
DEPARTMENT OF
INSPECTIONAL SERVICES

488 Chapin Street, Room 300
Ludlow, Massachusetts 01056

BJ Church
Building Commissioner/Zoning Enforcement Officer

Phone: 413 583-5600 ext. 3
www.ludlow.ma.us

May 1, 2025

Iron Duke Brewing (Sole Syndicate Brewing)
100 State Street Building 122
Ludlow, MA 01056

RE: CHANGE OF ADDRESS

Please be advised that the address known as 100 State Street Building 122, Ludlow, MA 01056, Assessors Map **14B_130K** has been assigned/reassigned the address of:

77 Riverside Drive, Ludlow, MA 01056.

This action has been taken in accordance with **Part I, Chapter II, Section 21** of the Town of Ludlow Bylaws:

The Building Commissioner/Inspector may order numbers to be affixed to any dwelling or building, on all streets, at his discretion. The owner of every building shall comply with such order within ten days after notice thereof.

Please take note of this change and address the property accordingly in all future correspondence and related activity including utility connections. If you need any additional information, please do not hesitate to contact our office.

Regards,

BJ Church
Building Commissioner / Zoning Enforcement Officer
BChurch@ludlow.ma.us

cc: Board of Selectmen
Police Department
Tax Collector
Town Clerk

Fire Department
Board of Assessors
Department of Public Works
Postmaster, 40 Post Office Park, Wilbraham

Board of Health
Planning Board

LUDLOW CONSERVATION COMMISSION

488 CHAPIN STREET
LUDLOW, MA 01056
(413) 583-5600 Ext. 1282

RECEIVED
TOWN CLERK'S OFFICE

2025 JUL 22 A 9:36

TOWN OF LUDLOW

LEGAL NOTICE

The Ludlow Conservation Commission will hold a Public Hearing under W.P.A. (M.G.L. Ch. 131, § 40) and Town of Ludlow Bylaws, Chapter XV, in Ludlow Town Hall, 3rd floor, Selectmen's Conference Room, on **Wednesday, August 6, 2025, at 6:30 p.m.** on the **Notice of Intent** application of Laura Ernst, National Grid, for the property located at **Existing Electric Transmission ROW (Assessors' Map 41, Parcels 29, 35, 41)**. The subject of the hearing is: replace wood structures and Optical Ground Wire along the existing 301 transmission line.

If for any reason this hearing is cancelled, it will be rescheduled to Wednesday, September 3, 2025.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, July 30, 2025.**

Cc: Town Clerk – Please post.
Applicant/Representative
Board of Health
Building Commissioner
Department of Public Works
Planning Board
Select Board

LUDLOW CONSERVATION COMMISSION

488 CHAPIN STREET
LUDLOW, MA 01056
(413) 583-5600 Ext. 1282

RECEIVED
TOWN CLERK'S OFFICE

2025 JUL 23 A 9:51

TOWN OF LUDLOW

LEGAL NOTICE

The Ludlow Conservation Commission has scheduled a Public Meeting under W.P.A. (M.G.L. Ch. 131, § 40) in Ludlow Town Hall, 3rd floor, Selectmen's Conference Room, for **Wednesday, August 6, 2025, at 6:45 p.m.** for the **Request for Determination of Applicability** application of Arden Associates LLC, for the property located at **Lot 52F Moore Street (Assessors' Map 33, Parcel 52F)**. The subject of the meeting is: seeking confirmation of wetland delineation and permission to access and conduct soil testing.

If for any reason this meeting is cancelled, it will be rescheduled to Wednesday, September 3, 2025.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, July 30, 2025.**

Cc: Town Clerk – Please post.
Applicant/Representative
Board of Health
Building Commissioner
Department of Public Works
Planning Board
Select Board

NOTICE OF PLANNING BOARD HEARING
Relative to
PROPOSED ZONING BYLAW AMENDMENTS

Pursuant to G.L. c. 40A, § 5

LEGAL NOTICE – ZONING BYLAW

RECEIVED
TOWN CLERK'S OFFICE

2025 JUL 21 P 3: 59

TOWN OF LUDLOW

The Planning Board of the Town of Ludlow will hold a public hearing to discuss proposed amendments to the town's zoning bylaws. The public hearing will be held as follows:

Place: Ludlow Town Hall, Select Board's Conference Room, 3rd fl.
Date: Thursday, August 14, 2025
Time: 8:00 PM
Applicant: Planning Board
Location: 488 Chapin Street, Ludlow, MA

The subject matter of the proposed amendment is as indicated below. The complete text and maps relative to the proposed amendments are available for inspection during regular business hours in the Planning Board Office and Town Clerk's Office.

Proposed zoning revisions to include the following: SECTION III: GENERAL USE REGULATIONS 3.0 GENERAL REGULATIONS. SECTION 3.22 TABLE 1 LUDLOW TABLE OF PRINCIPAL USES. Remove Accessory Apartment and replace with Accessory Dwelling Units (ADU) allowed through Site Plan Approval from the Planning Board (SPA) in RA-1, RA, RB, A, AMD zoning districts. Add Accessory Dwelling Units over 900 SQ FT, and Additional Accessory Dwelling Units allowed through Special Permit and Site Plan Approval from the Planning Board in RA-1, RA, RB, A, AMD zoning districts.

Raymond Phoenix
Chairman

Register - Please publish as legal notice in the **07/30/25 & 08/06/25** editions.

cc: Town Clerk – Please post
Pioneer Valley Planning Commission (PVPC)
Surrounding Communities
Executive Office of Housing and Livable Communities (EOHLC)

Assessors	Board of Health
Building Department	Conservation Commission
DPW	Fire Department
Safety Committee	Select Board

NOTICE OF PLANNING BOARD HEARING
Relative to
PROPOSED ZONING BYLAW AMENDMENTS

Pursuant to G.L. c. 40A, § 5

LEGAL NOTICE – ZONING BYLAW

RECEIVED
TOWN CLERK'S OFFICE

2025 JUL 21 P 3: 59

The Planning Board of the Town of Ludlow will hold a public hearing to discuss proposed amendments to the town's zoning bylaws. The public hearing will be held as follows:

Place: Ludlow Town Hall, Select Board's Conference Room, 3rd floor
Date: Thursday, August 14, 2025
Time: 8:05 PM
Applicant: Planning Board
Location: 488 Chapin Street, Ludlow, MA

The subject matter of the proposed amendment is as indicated below. The complete text and maps relative to the proposed amendments are available for inspection during regular business hours in the Planning Board Office and Town Clerk's Office.

Proposed zoning revisions to include the following: Replace all references of "Board of Selectmen" or "Selectmen" to "Select Board" throughout the entirety of the Zoning Bylaw.

Raymond Phoenix
Chairman

Register - Please publish as legal notice in the **07/30/25 & 08/06/25** editions.

cc: Town Clerk – Please post
Pioneer Valley Planning Commission (PVPC)
Surrounding Communities
Executive Office of Housing and Livable Communities (EOHLC)

Assessors	Board of Health
Building Department	Conservation Commission
DPW	Fire Department
Safety Committee	Select Board

NOTICE OF PLANNING BOARD HEARING
Relative to
PROPOSED AMENDMENTS TO SUBDIVISION RULES AND REGULATIONS
Pursuant to G.L. c. 41, §81Q

RECEIVED
TOWN CLERK'S OFFICE

2025 JUL 21 P 3: 59

LEGAL NOTICE – SUBDIVISION RULES AND REGULATIONS

TOWN OF LUDLOW

The Planning Board of the Town of Ludlow will hold a public hearing to discuss proposed amendments to the town's subdivision rules and regulations. The public hearing will be held as follows:

Place: Ludlow Town Hall, Select Board's Conference Room, 3rd floor
Date: Thursday, August 14, 2025
Time: 8:10 PM
Applicant: Planning Board
Location: 488 Chapin Street, Ludlow, MA

The subject matter of the proposed amendment is as indicated below. The complete text relative to the proposed amendments is available for inspection during regular business hours in the Planning Board Office and Town Clerk's Office.

Proposed revisions to the Subdivision Rules and Regulations include the following:
Replacing all references of "Board of Selectmen" or "Selectmen" to "Select Board".

Raymond Phoenix
Chairman

Register - Please publish as legal notice in the **07/30/25 & 08/06/25** editions.

cc: Town Clerk – Please post
Pioneer Valley Planning Commission (PVPC)
Surrounding Communities
Executive Office of Housing and Livable Communities (EOHLC)

Assessors	Board of Health
Building Department	Conservation Commission
DPW	Fire Department
Safety Committee	Select Board

LUDLOW PLANNING BOARD
488 CHAPIN STREET
LUDLOW, MA 01056
583-5600 Ext. 7

RECEIVED
TOWN CLERK'S OFFICE

2025 JUL 21 P 2: 03

TOWN OF LUDLOW

LEGAL NOTICE – SPECIAL PERMIT / ESTATE LOT

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Selectmen's Conference Room on **Thursday, August 14, 2025, at 7:15 p.m.** on the application of Mary & Andrew Nocrasz for the property located at **0 Lyon Street** Ludlow, MA (Assessors' Map 19, Parcel 17) for: **estate lot**.

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, August 28, 2025.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **07/30/25 & 08/06/25** editions.

cc: Town Clerk – Please post.
Applicant
Abutters
Surrounding Communities

Assessors
Building Department
Conservation Commission
Board of Health
Department of Public Works
Fire Department
Safety Committee
Select Board

LUDLOW PLANNING BOARD
488 CHAPIN STREET
LUDLOW, MA 01056
583-5600 Ext. 7

RECEIVED
TOWN CLERK'S OFFICE
2025 JUL 16 P 3:37
TOWN OF LUDLOW

LEGAL NOTICE – SPECIAL PERMIT / HOME OCCUPATION

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Selectmen's Conference Room on **Thursday, August 14, 2025 at 7:00 p.m.** on the application of Ryan Dorcas of **350 West Street, Unit 26** Ludlow, MA (Assessors' Map 3, Parcel 86) for: **hair braiding salon.**

If for any reason this hearing is cancelled, it will be rescheduled to August 28, 2025.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **07/30/25 & 08/06/25** editions.

cc: Town Clerk – Please post.
Applicant
Abutters
Surrounding Communities

Assessors
Building Department
Conservation Commission
Board of Health
Department of Public Works
Fire Department
Safety Committee
Select Board

Town of Ludlow
c/o Board of Selectmen
488 Chapin Street
Ludlow, MA 01056

LUDLOW PLANNING BOARD

**488 CHAPIN STREET
LUDLOW, MA 01056
583-5600 Ext. 7**

**RECEIVED
TOWN CLERK'S OFFICE**

2025 JUL 17 P 12:08

TOWN OF LUDLOW

LEGAL NOTICE – SPECIAL PERMIT / SITE PLAN

The Ludlow Planning Board will hold a public hearing in accordance with the Order of Remand issued by the Hampden County Superior Court in Ludlow Town Hall, Selectmen's Conference Room on **Thursday, August 14, 2025 at 7:30 p.m.** on the application of JLL Real Estate, LLC for the property located at **590-596 (0) Center Street, Ludlow, MA (Assessors' Map 16B, Parcels 116 & 116A)** for the purpose of: **redevelopment of site into a self-storage facility in an Agricultural Moderate Density Overlay District.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, August 28, 2025.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **07/30/25 & 08/06/25** editions.

cc: Town Clerk – Please post.
Applicant
Abutters
Surrounding Communities

Assessors
Building Department
Conservation Commission
Board of Health
Department of Public Works
Fire Department
Safety Committee
Select Board

LUDLOW CONSERVATION COMMISSION

**488 CHAPIN STREET
LUDLOW, MA 01056
(413) 583-5600 Ext. 1282**

RECEIVED
TOWN CLERK'S OFFICE

2025 JUL 24 P 2:15

TOWN OF LUDLOW

LEGAL NOTICE

The Ludlow Conservation Commission has scheduled a Public Meeting under W.P.A. (M.G.L. Ch. 131, § 40) in Ludlow Town Hall, 3rd floor, Selectmen's Conference Room, for **Wednesday, August 6, 2025, at 7:05 p.m.** for the Request for Determination of Applicability application of Scot & Michelle Padgett, for the property located at 558 Alden Street (Assessors' Map 40, Parcel 14A). The subject of the meeting is: replace existing failed septic system.

If for any reason this meeting is cancelled, it will be rescheduled to Wednesday, September 3, 2025.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, July 30, 2025.**

Cc: Town Clerk – Please post.
Applicant/Representative
Board of Health
Building Commissioner
Department of Public Works
Planning Board
Select Board

Town of Ludlow

Office of the Planning Board



July 29, 2025

Thomas & Jenna Alimberti
95 Silver Street
Wilbraham, MA 01095

RE: Site Sketch – 345 Holyoke Street

Dear Mr. & Mrs. Alimberti:

Please be advised that at their meeting of July 24, 2025, the Planning Board voted (4-0) to approve the site sketch for Dick Barker School of Dance, LLC, located at 345 Holyoke Street, for the school of dance with the condition that a full site plan be submitted within one (1) year.

In addition, the Board voted (4-0) to approve the waiver of the fee, and a full registered site plan in favor of a sketch.

Please contact the Building Department for any building code requirements that may be needed in conjunction with your new business.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Urban".

Susan Urban
Administrative Assistant

cc: Town Clerk, Assessor, Building, Fire, DPW, **BOS**, Conservation, BOH, Safety

***488 Chapin Street
Ludlow, MA 01056
(413) 583-5600 Ext. 7***

38

TOWN OF LUDLOW
PLANNING BOARD
488 CHAPIN STREET
LUDLOW, MA 01056

NOTICE OF DECISION
SPECIAL PERMIT

RECEIVED
TOWN CLERK'S OFFICE
2025 JUL 28 A 9:36
TOWN OF LUDLOW

DATE: July 28, 2025

APPLICATION: SPECIAL PERMIT / HOME OCCUPATION

APPLICANT: Kevin Bradley
6 Rosewood Drive, Ludlow, MA

Following a duly advertised public hearing held on **June 26, 2025, and continued to July 24, 2025**, the Planning Board, acting as the Special Permit Granting Authority, at its meeting on **July 24, 2025**, with the following members present: ***Raymond Phoenix, Christopher Coelho, Joel Silva, Kathleen Houle***, **voted 4-0** to **GRANT** a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for: **Home Office – small batch bottling of wine.**

REQUIRED FINDINGS:

Upon motion duly made and seconded, the Board finds that the Special Permit application as presented meets and/or exceeds all of the requirements imposed under Section 7.0.4 of the Zoning Bylaws:

- a. The Planning Board finds that the proposal is suitably located in the neighborhood in which it is proposed and/or the total town, as deemed appropriate by the Special Permit Granting Authority;
- b. The Planning Board finds that the proposal is compatible with existing uses and other uses permitted by right in the same district;
- c.. The Planning Board finds that the proposal would not constitute a nuisance due to air and water pollution, flood, noise, dust, vibrations, lights, or visually offensive structures and accessories;
- d. The Planning Board finds that the proposal would not be a substantial inconvenience or hazard to abutters, vehicles, or pedestrians;
- e. The Planning Board finds that adequate and appropriate facilities would be provided for the proper operation of the proposed use;
- f. The Planning Board finds that the proposal reasonably protects the adjoining premises against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance;
- g. The Planning Board finds that the proposal ensures that it is in conformance with the sign regulations of the bylaw. (See Section 6.5)

- h. The Planning Board finds that the proposal provides convenient and safe vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements;
- i. The Planning Board finds that the proposal ensures adequate space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment or use;
- j. The Planning Board finds that the proposal provides adequate methods of disposal and/or storage for sewage, refuse, and other wastes resulting from the uses permitted or permissible on the site, and methods of drainage for surface water;
- k. The Planning Board finds that the proposal ensures protection from flood hazards, considering such factors as the following: elevation of buildings; drainage, adequacy of sewage disposal; erosion and sedimentation control; equipment location; refuse disposal; storage of buoyant materials; extent of paving; effect of fill, roadways or other encroachments on flood runoff and flow;
- l. The Planning Board finds that the proposal is in general harmony with the general purpose and intent of this bylaw;
- m. The Planning Board finds that the proposed use complies with any and all additional Special Permit Criteria or special use regulations imposed on individual uses in Section VI of this bylaw.

CONDITIONS SEE ATTACHED

VOTED FOR:

AGAINST:

ABSENT:

**Raymond Phoenix
Christopher Coelho
Joel Silva
Kathleen Houle**

ANY APPEAL FROM THE DECISION OF THE PLANNING BOARD CAN BE MADE ONLY TO THE COURT AND MUST BE MADE PURSUANT TO SECTION 17, CHAPTER 40A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS, AS AMENDED, AND MUST BE FILED WITHIN TWENTY (20) DAYS AFTER THE DATE OF FILING OF THE DECISIONS WITH THE TOWN CLERK.

Filed with Town Clerk On: **July 28, 2025**


Susan Urban, Administrative Assistant

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TOWN OF LUDLOW
PLANNING BOARD
488 CHAPIN STREET
LUDLOW, MA 01056

NOTICE OF DECISION
SPECIAL PERMIT

RECEIVED
TOWN CLERK'S OFFICE

2025 JUL 25 A 11:42

TOWN OF LUDLOW

DATE: July 25, 2025
APPLICATION: SPECIAL PERMIT / HOME OCCUPATION
APPLICANT: Dillon Price
59 Lehigh Street, Ludlow, MA

Following a duly advertised public hearing held on **June 12, 2025, and continued to July 24, 2025**, the Planning Board, acting as the Special Permit Granting Authority, at its meeting on **July 24, 2025** with the following members present: ***Raymond Phoenix, Christopher Coelho, Joel Silva, Kathleen Houle***, voted **4-0** to **GRANT** a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for: **Home Office – office for online work-travel job board.**

REQUIRED FINDINGS:

Upon motion duly made and seconded, the Board finds that the Special Permit application as presented meets and/or exceeds all of the requirements imposed under Section 7.0.4 of the Zoning Bylaws:

- a. The Planning Board finds that the proposal is suitably located in the neighborhood in which it is proposed and/or the total town, as deemed appropriate by the Special Permit Granting Authority;
- b. The Planning Board finds that the proposal is compatible with existing uses and other uses permitted by right in the same district;
- c.. The Planning Board finds that the proposal would not constitute a nuisance due to air and water pollution, flood, noise, dust, vibrations, lights, or visually offensive structures and accessories;
- d. The Planning Board finds that the proposal would not be a substantial inconvenience or hazard to abutters, vehicles, or pedestrians;
- e. The Planning Board finds that adequate and appropriate facilities would be provided for the proper operation of the proposed use;
- f. The Planning Board finds that the proposal reasonably protects the adjoining premises against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance;
- g. The Planning Board finds that the proposal ensures that it is in conformance with the sign regulations of the bylaw. (See Section 6.5)

- h. The Planning Board finds that the proposal provides convenient and safe vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements;
- i. The Planning Board finds that the proposal ensures adequate space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment or use;
- j. The Planning Board finds that the proposal provides adequate methods of disposal and/or storage for sewage, refuse, and other wastes resulting from the uses permitted or permissible on the site, and methods of drainage for surface water;
- k. The Planning Board finds that the proposal ensures protection from flood hazards, considering such factors as the following: elevation of buildings; drainage, adequacy of sewage disposal; erosion and sedimentation control; equipment location; refuse disposal; storage of buoyant materials; extent of paving; effect of fill, roadways or other encroachments on flood runoff and flow;
- l. The Planning Board finds that the proposal is in general harmony with the general purpose and intent of this bylaw;
- m. The Planning Board finds that the proposed use complies with any and all additional Special Permit Criteria or special use regulations imposed on individual uses in Section VI of this bylaw.

CONDITIONS SEE ATTACHED

VOTED FOR:

AGAINST:

ABSENT:

**Raymond Phoenix
Christopher Coelho
Joel Silva
Kathleen Houle**

ANY APPEAL FROM THE DECISION OF THE PLANNING BOARD CAN BE MADE ONLY TO THE COURT AND MUST BE MADE PURSUANT TO SECTION 17, CHAPTER 40A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS, AS AMENDED, AND MUST BE FILED WITHIN TWENTY (20) DAYS AFTER THE DATE OF FILING OF THE DECISIONS WITH THE TOWN CLERK.

Filed with Town Clerk On: **July 25, 2025**


Susan Urban, Administrative Assistant

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TOWN OF LUDLOW
PLANNING BOARD
488 CHAPIN STREET
LUDLOW, MA 01056

NOTICE OF DECISION
SPECIAL PERMIT

RECEIVED
TOWN CLERK'S OFFICE
2025 JUL 25 A 11:43
TOWN OF LUDLOW

DATE: July 25, 2025

APPLICATION: SPECIAL PERMIT / HOME OCCUPATION

APPLICANT: Evarist Ndererubusa
145 Coolidge Avenue, Ludlow, MA

Following a duly advertised public hearing held on **June 12, 2025, and continued to July 24, 2025**, the Planning Board, acting as the Special Permit Granting Authority, at its meeting on **July 24, 2025** with the following members present: ***Raymond Phoenix, Christopher Coelho, Joel Silva, Kathleen Houle***, voted **4-0** to **GRANT** a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for: **Home Office – office for travel & tourism.**

REQUIRED FINDINGS:

Upon motion duly made and seconded, the Board finds that the Special Permit application as presented meets and/or exceeds all of the requirements imposed under Section 7.0.4 of the Zoning Bylaws:

- a. The Planning Board finds that the proposal is suitably located in the neighborhood in which it is proposed and/or the total town, as deemed appropriate by the Special Permit Granting Authority;
- b. The Planning Board finds that the proposal is compatible with existing uses and other uses permitted by right in the same district;
- c.. The Planning Board finds that the proposal would not constitute a nuisance due to air and water pollution, flood, noise, dust, vibrations, lights, or visually offensive structures and accessories;
- d. The Planning Board finds that the proposal would not be a substantial inconvenience or hazard to abutters, vehicles, or pedestrians;
- e. The Planning Board finds that adequate and appropriate facilities would be provided for the proper operation of the proposed use;
- f. The Planning Board finds that the proposal reasonably protects the adjoining premises against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance;
- g. The Planning Board finds that the proposal ensures that it is in conformance with the sign regulations of the bylaw. (See Section 6.5)

- h. The Planning Board finds that the proposal provides convenient and safe vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements;
- i. The Planning Board finds that the proposal ensures adequate space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment or use;
- j. The Planning Board finds that the proposal provides adequate methods of disposal and/or storage for sewage, refuse, and other wastes resulting from the uses permitted or permissible on the site, and methods of drainage for surface water;
- k. The Planning Board finds that the proposal ensures protection from flood hazards, considering such factors as the following: elevation of buildings; drainage, adequacy of sewage disposal; erosion and sedimentation control; equipment location; refuse disposal; storage of buoyant materials; extent of paving; effect of fill, roadways or other encroachments on flood runoff and flow;
- l. The Planning Board finds that the proposal is in general harmony with the general purpose and intent of this bylaw;
- m. The Planning Board finds that the proposed use complies with any and all additional Special Permit Criteria or special use regulations imposed on individual uses in Section VI of this bylaw.

CONDITIONS SEE ATTACHED

VOTED FOR:

AGAINST:

ABSENT:

**Raymond Phoenix
Christopher Coelho
Joel Silva
Kathleen Houle**

ANY APPEAL FROM THE DECISION OF THE PLANNING BOARD CAN BE MADE ONLY TO THE COURT AND MUST BE MADE PURSUANT TO SECTION 17, CHAPTER 40A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS, AS AMENDED, AND MUST BE FILED WITHIN TWENTY (20) DAYS AFTER THE DATE OF FILING OF THE DECISIONS WITH THE TOWN CLERK.

Filed with Town Clerk On: **July 25, 2025**


Susan Urban, Administrative Assistant

Sharon LaDuke

From: Manny Pedro <ecp1274@aol.com>
Sent: Wednesday, July 23, 2025 8:41 AM
To: aaron@aaronsaunders.org; jacob.oliveira@masenate.gov; Select Board
Subject: Community Rosary Service - Ludlow - 9/14/2025
Attachments: Uniting the Community in Prayer.v2.pdf

My name is Manny Pedro and I am an aspirant with the Diaconate Formation program. As part of the Formation process, I need to organize and complete a ministerial program within our community. The program I chose is a Community Rosary Service, which will be held at Our Lady of Fatima on Winsor St. in Ludlow on September 14th at 3pm. I have always had a devotion to Our Lady of Fatima since I was a child. From belonging to the Our Lady of Fatima Parish, to pilgrimages to Fatima when I visited Portugal, she has always been close to me throughout my life. We will hold the service outside at the shrine, weather permitting. If it rains, we will hold it inside the main church. We are asking that every parish ask as many of their parishioners to attend, especially families and children in the Faith Formation program, so that we can have a decade prayed in each parish's native language:

- Christ the King and Immaculate Conception - Polish
- St. Elizabeth - English
- St. Peter and St. Paul - Ukrainian
- Our Lady of Fatima - Portuguese

I greatly appreciate your help as I work to make this ministerial project a success, uniting our community in prayer.

I hope to organize more community rosary services throughout all of our local churches in the future, with your help.

Thank you in advance for your prayers and assistance as we work to fulfill Our Lady's request to pray the rosary.

If you have any questions or would like to discuss further, please feel free to call me at (413)478-5781.

God Bless,

Manny Pedro

Uniting the Community in Prayer



The Holy Rosary
Sunday 09/14/25 at 3pm
Our Lady of Fatima Parish
438 Winsor St, Ludlow

Uniting the Community in Prayer



The Holy Rosary

Sunday 09/14/25 at 3pm

Our Lady of Fatima Parish, 438 Winsor St, Ludlow

Join the parishes of Ludlow and Indian Orchard to pray the rosary together as a community in honor of Our Lady of Fatima. Manny Pedro, an aspirant in the Diaconate Formation Program within the Diocese, is organizing a rosary service gathering our community together, praying the rosary as we are asked to by Our Blessed Mother.

We will gather and pray one decade in each parish's respective language at Our Lady of Fatima at the outside shrine. Should it rain, we will pray inside the church.

*Christ the King and Immaculate Conception in Polish
St. Elizabeth in English*

St. Peter and St. Paul in Ukrainian

Our Lady of Fatima in Portuguese

We look forward to having you join us in this beautiful community rosary service dedicated to Our Lady of Fatima during the periods of her apparition.