

The Meeting of the Selectboard held on Tuesday, June 3, 2025, began at 5:30 p.m. in the Selectboard's Conference Room.

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

First Order of Business: The Pledge of Allegiance.

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TOWN OF LUDLOW

VISITATIONS:

5:35 p.m. – Verizon – Pole Hearing – 129 West Avenue – **PUBLIC HEARING.**

Moved by Mr. Gennette to table the Verizon Pole Hearing and send an invitation to the necessary parties for the next hearing, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

5:45 p.m. – WestMass Area Development – Mills Update.

Jeff Daley from Westmass explained that they just finished \$2.5 - \$3 million for new water & sewer as well as the electrical conduit project replacement systems for all the former infrastructure there. Another \$1 million and a half in was used for all new electrical and everything is now underground. That project took about 1 ½ years. Every tenant will now have their own meters in their own name and managed by them. This will eliminate Westmass figuring out what each building spent on electricity.

Mr. Gennette asked if any more stock houses would be coming down.

Mr. Daley explained that the rest of the stock houses that are there will stay, most of them have tenants in them. All the roofs have been replaced over the past 4 or 5 years as well. So, now they should start to see some return on investments that were made.

Mr. Silva asked if the big mill building was coming down.

Mr. Daley explained that it will come down. However, they had to get permission from the Ludlow Historical Commission and the Massachusetts Historical, which they did and now it's going through the structural and architectural review for National Park Service who issues tax credits. If they agree to let them tear it down, they can participate in other projects on the site that have historical tax credits. They invested \$100,000 for the structural engineering report that they require. They have already done an architectural review report for \$70,000. If they are able to tear that building down, then Mill 11 becomes more attractive for them to partner with somebody. They do have a grant to remove the windows, and they have to put up plywood temporarily. The windows and roof are covered in asbestos. The Mill 8 building with the clock tower, the first floor is now available for commercial lease, and they are in discussion with a tenant on leasing the entire first floor for the long term. The town of Ludlow would love to have this tenant. Tandem Bagel is now there, and they are doing great. Mill 9, behind Mill 8 is a two-story building and it's a challenging building and they had to put a new roof on and remove the asbestos there. They have to replace 65 or 66 windows in that building because they also have asbestos. By September or October, it will have new windows, roof and then they will abate the floor and replace it with concrete. There is interest in that building as well and hopefully they can hold out until it's complete. Millside Drive, if accepted at the town meeting in October, will become a town road. There is a punch list meeting on Thursday. Eversource will be out there to put up light poles soon. There are two sales pending for properties, 8 acres total, on State Street. New business and new jobs coming into town.

Mr. Gennette stated that there was a focus group a few years ago asking what people would like to see there and he would like to know if Westmass was able to do any of those suggestions.

Mr. Daley stated that he does not remember that, but that wouldn't have happened because it's private property. We are just trying to be a good neighbor to Ludlow, which is why we are sticking with commercial use.

Mr. Rosenblum stated that having sustainable businesses there is the key.

Mr. Daley stated that they know how many feet pass by their businesses and how many cars go by and if they don't meet the minimum, it's not sustainable. Right now, they are upside down with the mills and they are trying to get it up and running so they can start getting a return on their investments.

Mr. Silva stated that the Board doesn't always get a say as to what businesses come into town, they are just trying to get the best investments for the town.

Mr. Daley stated that it's a great location and it's coming along and hopefully it will be a great asset to the town. He did suggest to the residents to walk on the sidewalks because Riverside Drive is now an actual road and can be dangerous with all of the trucks driving down there.

Mr. Alves asked how many acres are left on Millside Drive.

Mr. Daley said there are 31 acres left, and it can be broken up.

Mr. Gennette asked if this is normal, this type of growth and timeframe?

Mr. Daley said this is normal and what they expected. COVID/ARPA helped because they were able to get grants that they normally couldn't get. It sped up the timeline. He is proud of this project.

CORRESPONDENCE:

108. Police Chief Daniel Valadas – Notice of Retirement.

Mr. Rosenblum read the letter submitted by Chief Valadas.

The Board thanked the Chief for his service and wished him luck.

Moved by Mr. Gennette on June 3, 2025, we acknowledge & accept the resignation of Chief Daniel Valadas from the Ludlow Police Department with a final date of Friday, August 8, 2025, seconded by Mr. Alves. Vote 4-0. All in favor.

109. Letter of resignation from John Auclair, Representative Town Meeting Member.

Moved by Mr. Rosenblum to accept the resignation from John Auclair, Representative Town Meeting Member, seconded by Mr. Alves. Vote 4-0. All in favor.

110. Letter of resignation from Josh Carpenter, Planning Board and Board to post vacancy.

Moved by Mr. Rosenblum to accept the resignation of Josh Carpenter from the Planning Board and to post the vacancy, seconded by Mr. Alves. Vote 4-0. All in favor.

111. Chief Pease – Request to charge off medical expenses & lost wages to Chapter 41, Section 111F for injuries sustained by a Firefighter/Paramedic as a result of an incident that occurred on May 23, 2025.

Moved by Mr. Alves to approve the request to charge off medical expenses & lost wages to Chapter 41, Section 111F for injuries sustained by a Firefighter/Paramedic as a result of an incident that occurred on May 23, 2025, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

112. Noise complaint regarding Vanished Valley Brewing, Co.

Mr. Rosenblum stated that Vanished Valley closes at 9 or 10 pm at night so he doesn't see how this is possible. He also does not believe the town has a noise ordinance.

Mr. Alves stated that even if there was a noise ordinance all of the complaints were before 9 p.m.

Mr. Silva stated that the town does have a noise ordinance.

Mr. Gennette feels that Ludlow has no ordinances for anything, which leaves them powerless with issues like this.

Mr. Strange suggested looking at other towns to see what they have and then he will present them to the Board.

Mr. Gennette feels bad for the residents if the noise is out of control. He suggests having Marc put a letter out to Vanished Valley to communicate with their neighbors, so they feel they are being heard.

UNFINISHED BUISINESS

Board to discuss and possibly vote to accept the Strategic Planning Committee charge and charter (tabled).

Mr. Gennette explained that he would like some recommendations for it from the Board and the Finance Committee.

Moved by Mr. Alves to send a copy to the Finance Committee for comments and recommendations and to table to remain on the agenda for the Boards review, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

Board to discuss and possibly vote to adopt a Community Use of Open Spaces Policy (tabled).

Mr. Rosenblum does not have a problem with any of the parks being used as long as they go through the proper channels and have the proper paperwork completed in a timely fashion. He would also like to add Camp White to the list of parks.

Mr. Alves agrees with Mr. Rosenblum, and the application needs guardrails built in to protect the town. He also stated there should be no tables near the monuments at the gazebo park.

Mr. Strange stated that the comments from the Board have been helpful, and he will add them to the policy.

Mr. Gennette agrees with the Board and likes the idea of the checklist being completed by the applicant. He also believes that if it's a town entity, then there is no fee to rent any park but if it's outside of Ludlow then they are charged a fee. The applicant should have to be in no less than 30 days before the event.

Mr. Silva believes that the Board is making the policy too difficult and he feels that the gazebo park should only be for town entities.

Mr. Strange will incorporate all the comments that weren't objected to by the Board and add in James & Bill's comments and add the checklist.

Moved by Mr. Alves to have Mr. Strange proceed with the next iteration of the draft policy to present to the Board and present it online, seconded by Mr. Gennette. Vote 4-0. All in favor.

Board to discuss and possibly vote on a plan for the buildings located at 63 Chestnut and 54 Winsor Streets (tabled).

Mr. Strange stated that he reached out to Town Counsel and hasn't heard back yet about the deed restriction on these properties. They need to be used for school purposes or other public purposes. We are trying to find out if there is a way around the restrictions.

Mr. Alves reached out to Rep. Saunders about the bond language and was told that the \$1 million is tied to housing.

Mr. Silva asked if they should have Ludlow Housing Authority to discuss this.

Mr. Gennette said that the town tried to give it to the Housing Authority, and they shot it down.

Mr. Strange stated that they were not allowing LHA to take it over directly. It would be partnered with Winn.

Mr. Gennette asked about demolishing the buildings.

Mr. Strange believes that it would be costly to do that.

Board to discuss and possibly vote on a new Town Administrator performance review process (tabled).

Mr. Rosenblum believes that the timing is difficult because it's during budget season and thinks it should be a different timeline.

Mr. Alves is good at moving it because currently it's March. He thinks in mid-May the evaluations should take place and then in June HR or legal can put together the summary and during the first meeting in July, they can discuss where the Town Administrator landed and the second meeting in July you present the goals to the Town Administrator. This will streamline the process, and the Town Administrator will have goals to attain.

Mr. Rosenblum suggested that the Town Administrator put this on the agenda to remind the Board to start putting together their review.

Mr. Strange suggested putting together a policy incorporating the emails from Town Counsel last year with the timeline and then amend his contract from March to June.

Mr. Silva asked why they are moving the review from his anniversary date.

Mr. Alves stated that it wasn't done on time this year and so they want to move it to a definitive date moving forward.

Mr. Rosenblum agreed and stated that it will align with the fiscal year.

Mr. Gennette stated that it will help with guidelines and goals as well.

Board to discuss and possibly vote to set a schedule for FY26 trash and recycling fee billing

Mr. Rosenblum stated that he is getting numerous phone calls from residents because they just received a trash bill and now, they are going to get another one. Therefore, he thinks they should hold off a bit on this FY26 bill.

Mr. Strange stated that there was a large list of residents that hadn't paid the FY24 bill too which could have resulted in several bills coming at once.

Mr. Gennette asked how long the Town was going to give the residents to pay this bill.

Mr. Rosenblum stated that's why they tabled it until Mr. Gennette was back again. He preferred to bill it either August 1st or September 1st and give residents 90 days to pay for it.

Mr. Gennette asked if the service date could be clearly defined on the trash bill moving forward.

Mr. Alves asked if the on-line payment is going to be available. Next year he would like them to go out in July or August and space them out from other bills.

Mr. Gennette asked if they could work on getting the trash bills due within net 30. Next year he would like it to go out October 1st and due December 1st or send out November 1st and due January 1st.

Mr. Alves stated that FY26 trash bill will be due December 1st and FY27 will be due October 1st. He also asked if Unipay has an auto pay feature so a resident could break it up into equal payments.

Mr. Strange stated that he will look into the Unipay questions Mr. Alves presented.

Moved by Mr. Alves to set the trash billing schedule to be as follows for FY26, bill to be sent on or around October 1st with payment terms net 60 due December 1st and for FY27, bill to be sent out on or around September 1st with due date October 1st, net 30, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

NEW BUSINESS

Board to approve and sign minutes from meeting of April 15, 2025.

Moved by Mr. Rosenblum to approve and sign the minutes from the meeting of April 15, 2025, with all members present, seconded by Mr. Gennette. Vote 4-0. All in favor.

Board to appoint Amanda Lemieux, to replace Olivia Eberli from Hubbard Memorial Library on the Insurance Advisory Committee.

Moved by Mr. Gennette to appoint Amanada Lemieux to replace Olivia Eberli from the Hubbard Memorial Library on the Insurance Advisory Committee, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

Board to approve and sign contract between the Town of Ludlow and The Ockers Company for graphics hardware and software system for LCTV in the amount of \$49,736.

Moved by Mr. Alves to approve and sign the contract between the Town of Ludlow and Ocker's Company for graphics hardware and software systems for LCTV in the amount of \$49,736, seconded by Mr. Gennette. Vote 4-0. All in favor.

BOARD UPDATES/MISC.

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

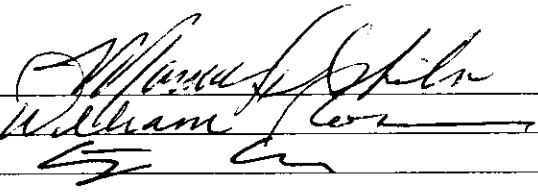
CLOSING COMMENTS

Mr. Gennette wanted to remind everyone that there have been a lot of accidents recently and to try and be considerate of others on the roadways.

Mr. Alves wanted to let everyone know that the Jen Aldworth pickleball tournament is at the Ludlow Boys and Girls Club on Saturday, June 14th at 9:00 a.m. Town Hall will be closed on Thursday, June 19th in observance of Juneteenth. He also let everyone know that the Selectboard will be meeting on June 24th rather than June 17th due to availability. It was his first time marching in the Memorial Day Parade since he was a kid in youth soccer. The parade was a lot of fun, and he thanked everyone that participated. Tandem Bagel is busy all the time and that's great to see. LHS graduation is this week, and he congratulated all the graduates. There is also a slide into summer safety event at the Ludlow Community Center on June 16th and it is free to the community and you can preregister online.

Mr. Silva stated that the weather is finally nice, and this week is going to be very hot, so please check on your relatives and neighbors to be sure they are safe.

Moved by Mr. Rosenblum, to adjourn this meeting at 7:32 p.m., and not return to open session, seconded by Mr. Alves. Vote 4-0. All in favor.



Ludlow Selectboard

Chairman

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