

**LUDLOW CONSERVATION COMMISSION  
MINUTES OF THE MEETING OF  
March 4, 2026**

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**CONSERVATION MEMBERS**

Angela Tierney – Chair (Present)  
Helder Cerqueira – Vice Chair (Absent)  
Penny Lebel (Present)  
Joseph Chaloux (Present)  
Caroline Suska (Present)  
Jason Martowski, Associate Member (Absent)

RECEIVED  
TOWN CLERK'S OFFICE  
2026 APR -2 P 3:26  
TOWN OF LUDLOW

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

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**Continued Public Hearing – Notice of Intent – Alyse Enderle – 164 Lyon Street (Assessors' Map 24, Parcel 39B) (construction of a farm access road including minor associated grading and selective tree removal) Request to continue to April 1, 2026  
Discuss Pool installation (207-0662)**

*In attendance: Ken Conley*

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

Ms. Lebel **MOVED** to continue the public hearing for the 164 Lyon Street to April 1st, 2026.  
**SECOND** Mr. Chaloux.  
**4-0 in Favor.**

*The public hearing was continued until April 1, 2026, at 6:30 p.m.*

Mr. Conley appeared before the Commission regarding an inground pool project that had previously been approved in 2025. He explained that due to the unusually wet conditions this season and the planned construction start in March, they were requesting permission to place approximately twenty temporary wooden swamp mats to create an access path for construction vehicles. The mats would run from the driveway around the garage toward the pool location. The intent was to prevent damage to the lawn and minimize ground disturbance while equipment accesses the site.

Mr. Conley noted that the mats are large wooden construction mats commonly used by utility companies under power lines and in wetland areas. They would be placed temporarily during construction and removed once the work is complete. The Commission reviewed the plan showing the pool location and the 100-foot wetland buffer area. Mr. Conley indicated the pool may be near the buffer zone but clarified that the actual installation location may not extend into the buffer once final placement is confirmed.

Commission members asked about the proposed access route and whether any permanent disturbance would occur. Mr. Conley stated that the area where the mats would be placed is currently lawn and gravel and that no excavation or grading would occur as part of the temporary access and that the mats would simply protect the ground from heavy truck traffic. He also noted that the driveway edge has a

steep slope, making it difficult for trucks to exit the driveway directly, which is why the temporary mat access is necessary.

Ms. Tierney noted that the use of construction mats is commonly accepted as a temporary protection method and does not typically constitute disturbance if the ground remains protected. Commission members agreed that the mats would likely minimize impact rather than cause disturbance. The applicant also confirmed that any areas affected by construction would be restored afterward.

The Commission also briefly discussed a separate project on the same property that is expected to return before the Commission in April. Ms. Tierney reported that the Massachusetts Department of Environmental Protection (DEP) has been closely reviewing activities on the parcel after aerial photographs suggested potential disturbance in another area of the property. She stated that after visiting the site, it appeared that the applicant had actually removed trash and debris left by previous property owners and improved the condition of the area and that vegetation had been maintained and erosion controls were in place.

Because of the heightened DEP scrutiny, Ms. Tierney advised Mr. Conley to document the construction process carefully and provide photographs showing the installation and removal of the mats and any restoration work. The documentation would help demonstrate that no disturbance occurred if questions arise in the future.

Ms. Lebel **MOVED** to approve an amendment to the existing Notice of Intent to allow the temporary access pathway using construction mats, with the understanding that the area will be restored following completion of the project and that the Commission may review the site afterward if necessary.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

At the meeting, Mr. Conley was asked to draw the proposed mat access route directly onto the plan for the record.

Mr. Conley also confirmed that the pool will be a liner pool installed by a contractor and that construction is expected to proceed quickly once excavation begins, provided weather conditions allow.

*Documents included: Request for continuance from Joe Rogers (February 9, 2026); Email re: Temporary Access Road – 164 Lyon Street from Alyse Enderle & Ken Conley (February 25, 2026)*

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### **Public Meeting – Request for Determination – Dr. Andrea Gancarz – 57 Stivens Terrace (removal of three (3) trees)**

*Dr. Gancarz's daughter was present for the public meeting.*

*The public meeting opened at 6:42 p.m.*

The applicant appeared before the Commission to request permission to remove three trees located along the edge of the pond because the trees are in poor condition and present a potential safety hazard. She said that the trees are deteriorating and leaning out over the water, with some branches already

extending into the pond. The applicant noted that the area is occasionally used by kayakers and expressed concern that the unstable trees could fall into the pond.

Ms. Tierney reported that during a previous site visit, Dr. Gancarz indicated that the prior property owner had received permits to remove trees along the pond and had already removed two trees before his passing. The three remaining trees are those that were not removed at that time. An arborist had recently inspected the trees and recommended that they be taken down due to their condition.

Commission members discussed the location of the trees and asked how the contractor planned to access the area for removal. The applicant explained that there is sufficient open lawn area between the house and the pond, and that the contractor intends to use smaller equipment to access the trees. The trees would be removed in sections using typical arborist methods, with branches and sections pulled back away from the pond as they are cut. It was also stated that the stumps would remain in place and would not be removed, minimizing ground disturbance.

After reviewing the request and confirming that the work would be limited to removal of the hazardous trees without stump removal or significant disturbance to the surrounding area, the Commission determined that the activity would not have a significant impact on the resource area.

Ms. Lebel **MOVED** to issue a Negative Determination under the Request for Determination of Applicability for the proposed tree removal at 57 Stevens Terrace.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

Ms. Lebel **MOVED** to close the public meeting.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

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

*Documents included: WPA Form 1 – Request for Determination of Applicability*

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**Public Meeting – Request for Determination – Josue Irizarry – 91 Claudia’s Way  
(replace shed, replace fenced dugout, install batting cage)**

*In attendance: Josue Irizarry, Gary Courchesne*

*The public meeting opened at 6:46 p.m.*

Mr. Irizarry explained that the project had originally been approved approximately nine years ago but was never completed. The organization now intends to move forward with the work this year.

The proposed work includes maintenance and improvements to the existing baseball field. The infield area will be cleaned and repaired, and the two existing dugouts will be repaired and fitted with protective covers. Mr. Irizarry also proposed replacing several gates in the existing fence that have shifted or deteriorated over time in order to improve safety for visitors and league members.

Additional improvements include the installation of a small equipment shed near the dugout area to store baseball equipment closer to the field, rather than transporting it from another location. Mr. Irizarry also proposed installing a pitching and batting cage in the rectangular area shown on the submitted plan. The improvements are intended to support use of the field by the local youth baseball and softball leagues, including the recently assumed youth softball program.

The project also includes replacing an existing shed located near the building adjacent to the field. Mr. Irizarry noted that invasive vegetation has been encroaching along the fence and around the dugout areas, and the project will include removal of invasive plant species in those locations.

Ms. Tierney said that the project area lies within the outer portion of the riverfront area associated with Harris Brook. Specifically, the work is located within the outer 100 feet of the 200-foot riverfront area, rather than the inner 100-foot riparian zone. The area has been in active use as a baseball field for many years, and the proposed work largely consists of maintenance and improvements within the already disturbed area.

Commission members expressed support for the removal of invasive vegetation along the fence line and around the field structures. No concerns were raised regarding the proposed improvements.

Ms. Lebel **MOVED** to issue a Negative Determination under the Request for Determination of Applicability for the proposed work at 91 Claudia's Way.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

Ms. Lebel **MOVED** to close the public meeting.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

*The public hearing was closed at 6:51 p.m.*

*Documents included: WPA Form 1 – Request for Determination of Applicability; Waiver Request for Project Homerun (February 24, 2026); Site Layout Plan (August 5, 2025)*

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### **Mike Pietras – Property line modification – Lot 9 Center Street (207-0676)**

*In attendance: Jake Pietras*

Mr. Pietras provided a letter and updated plans for the Commission's review. They explained that the request primarily relates to a modification of the property boundaries for Lot 9. According to the applicant, the original lot boundaries were based on preliminary survey information and were identified as subject to refinement through an Approval Not Required (ANR) plan to be reviewed and certified by the Planning Board. The updated plan reflects those finalized property line adjustments.

Mr. Pietras noted that no other aspects of the project have changed. The revised plan shows Lot 9 positioned further from the wetland buffer than previously indicated. While the earlier plan raised concerns about the proximity of a proposed house to the 50-foot buffer zone, the revised layout shows

the lot located outside the 100-foot buffer area. The remainder of the approved project layout remains unchanged.

Ms. Tierney referenced prior comments from the Massachusetts Department of Environmental Protection dated November 3, 2025, which requested clarification regarding Lot 9 due to its proximity to mapped rare species habitat and the need to confirm the correct map and parcel identification. The comments also referenced wetland flagging, erosion controls, and confirmation of any grading within the rare species habitat area. She noted that those questions had since been addressed through the updated plans.

Commission members confirmed that the request before them was an amendment to the existing Notice of Intent solely to modify the Lot 9 property boundary configuration.

Ms. Lebel **MOVED** to amend the Notice of Intent (DEP #207-0676) to reflect the revised Lot 9 property line configuration as requested by the applicant.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

### **Request for Extension of Order of Conditions – Fuller Street (207-0509)**

#### **Complaint re: construction equipment at Southview Estates, & response from Mike Pietras**

Jake Pietras appeared before the Commission on behalf of Michael Pietras and Atwater Investors to request an extension of the existing Order of Conditions associated with the Southview Estates project on Fuller Street (DEP #207-0509). The original Order of Conditions was issued on February 6, 2007. The applicant explained that the permit had previously been extended through several lawful extensions, including statewide extensions issued by the Governor and additional extensions related to the COVID-19 emergency. The most recent expiration date was February 6, 2026.

The applicant requested that the Commission grant an additional three-year extension to allow the project to move forward. He explained that the original project involved multiple phases of development for the Southview Estates condominium project. Phase 1 and Phase 2 had previously received partial Certificates of Compliance, and portions of Phase 3 had begun but were never completed. Significant acreage remains undeveloped on the property.

Commission members reviewed the project history and discussed the age of the original approval. Members noted that the original Notice of Intent was submitted nearly twenty years ago and that the wetland delineation associated with the project would no longer be considered current. The Commission also noted that they did not have an updated plan in the current file showing the remaining work associated with the project or how future development phases would proceed.

Given the age of the approval and the lack of updated plans, the Commission determined that additional information would be necessary before considering an extension. Members indicated that updated project plans and wetland information would allow the Commission to compare the current proposal with the original approved plans and determine whether the project remains consistent with the existing Order of Conditions. If the updated plans show substantial changes, a new Notice of Intent may be required.

Ms. Lebel **MOVED** to request updated plans and supporting information for DEP #207-0509 prior to considering any extension of the Order of Conditions.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

During the discussion, the Commission also referenced a recent complaint regarding work occurring on the Southview Estates property. A follow-up site visit report was submitted indicating that the observed work appeared to involve clearing and maintenance within previously disturbed areas rather than expansion into new areas. The report noted that erosion and sediment controls were in place, including timber mats installed to span the brook crossing and double rows of straw wattles along the access path. At the time of the inspection, the site conditions appeared stable and adequately controlled.

Commission members indicated that a site inspection would be scheduled once snow conditions allow in order to review the property and better understand current site conditions and any future development plans.

The applicant acknowledged the Commission's request and stated that updated plans would be submitted for review prior to the next meeting.

*Documents included: Request for Extension of Order of Conditions – Fuller Street (DEP File No. 207-0509) (February 4, 2026); Letter of explanation of Lot 9 Center Street from Mike Pietras, Plan – Center Street; Follow-up email & photos from Mike Pietras re: construction equipment at Southview Estates (February 17, 2026)*

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**Public Meeting – Request for Determination – Eversource Gas of Massachusetts – Miller Street (installation of approximately 700 feet of new gas main from the Parker Lane intersection to the Oak Knoll Circle intersection)**

*In attendance: Cory Nielson – SWCA Environmental Consultants*

*The public hearing opened at 7:16 p.m.*

Mr. Nielson explained that Eversource is seeking a negative determination for a reliability project along Miller Street, between Parker Lane and Oak Knoll Circle. He said that it will be a gas line replacement project that will occur entirely within the existing roadway, it should have no impact on adjacent wetlands or other resource areas, and that it's about 700 linear feet with the proposed schedule taking approximately six weeks.

Ms. Lebel **MOVED** to issue a negative determination Negative determination for the RDA for Eversource Gas of Miller Street, installation of 700 feet of new gas main.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

Ms. Lebel **MOVED** to close the public meeting.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

*The public hearing was closed at 7:18 p.m.*

**Public Meeting – Request for Determination – Wilbraham Department of Public Works – Miller Street right-of-way (replacement of approximately 6,900 linear feet of the existing water main)**

*In attendance: Maria Johnsenberg – Tighe & Bond, Vincent Prefume – Wilbraham DPW*

*The public hearing opened at 7:18 p.m.*

Vincent Pafumi, representing the Wilbraham Water Department, provided an overview of the waterline replacement project along Miller Street, extending from the corrosion control facility to the East Street intersection. The project will not extend beyond East Street. He remarked that the existing water line from East Street to 558 Miller Street is old and no longer in use, while the main line from 558 Miller Street to Wilbraham remains active and will be replaced.

Phase one of the project, planned for 2026, involves replacing approximately 2,500 linear feet of waterline within the paved roadway, including areas near the Eversource right-of-way where wetlands are present. All work will occur within the existing roadway, with no disturbance to resource areas outside the paved surface. The remainder of the project, totaling approximately 6,900 linear feet, is not within the Commission's jurisdiction and will be scheduled in future phases.

Construction bids are anticipated to go out in April, with a projected start in June or July. The estimated timeline for phase one is approximately one to two months, given the straightforward trenching and replacement along the 2,500-foot section.

Ms. Lebel **MOVED** to issue a Negative Determination for the Wilbraham Department of Public Works for the Miller Street Waterline Replacement RDA.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

Ms. Lebel **MOVED** to close the public meeting.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

*The public hearing was closed at 7:24 p.m.*

**Request to reissue Certificate of Compliance – Mariana Lane & Emma Way (207-0434)**

Ms. Urban explained that there was a map and parcel number missing on the first Certificate of Compliance that was issued.

Ms. Lebel **MOVED** to re-issue the Certificate of Compliance for Mariana Lane and Emma Way.

**SECOND** Mr. Chaloux.

**4-0 in Favor.**

### **Approve 2025 Annual Town Report**

Ms. Lebel **MOVED** to approve the annual report of 2025.  
**SECOND** Mr. Chaloux.  
**4-0 in Favor.**

*Documents included: Draft 2025 Conservation Commission annual report*

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### **Bench at Riverwalk in memory of Doug Stefancik**

Ms. Tierney remarked that the Commission has been talking for a while about setting up a bench at the Riverwalk in memory of Doug, who was one of our staunch supporters and who also was involved with the permitting at the Riverwalk. She mentioned that there is only \$738 available in the budget and suggested that the DPW be contacted to see if they have a bench available so that a small plaque could be put on it.

*Documents included: Town of Ludlow FY26 YTD Expenditure 12.1.2025*

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### **Notification of tree cutting at 0 Jerad Drive (Bylaw 2021-1)**

Ms. Tierney explained that Mr. Ostrowski is going to start cutting trees on the parcel, and that he's going to leave the stumps and replicate the wetland area. She also noted that Mr. Ostrowski will need to be contacted to tell him that his Orders of Conditions expired in 2021 and that he's probably going to have to come in and refile his Notice of Intent.

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### **Inquiry from Ralph Capua re: deck overhang into the no disturb – Lot 2 Santina Drive (207-0664)**

The Commission reviewed a request from Mr. Capua regarding a deck on Lot 2 of Santina Drive. Lot 2 had previously been recommended to be merged with adjacent lots due to its marginal size, but Mr. Capua chose to develop it separately.

The proposed deck would overhang by two feet into the 25-foot no-disturb zone. The Commission discussed guidance from the Building Inspector and Town Planner, confirming that the no-disturb line is treated like a property line, meaning structures cannot overhang it.

It was noted that a redesigned deck could achieve the desired functionality while staying outside the no-disturb zone. The Commission agreed that Mr. Capua must submit a revised plan showing the deck entirely outside the no-disturb zone, as the current proposal cannot be approved.

*Documents included: Plan: Lot 2 Santina Drive Ludlow, MA (November 7, 2025)*

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## MAIL ITEMS

**01. Complaint from Sheila Dias re: solar panels at 1353 Center Street, and response from BJ Church, Building Commissioner**

Ms. Tierney read the complaint that noted that two 15-foot-tall ground mounted solar panel arrays are visible from the road, and that the solar panels border the Ludlow Reservoir. The Building Department has determined that Mr. Serrazina is compliant with the building permit and all relevant building codes and that no violations were identified during the inspection. Due to the fact that the complaint is saying that water runoff created from the solar panels could make it to the reservoir, a site inspection will be scheduled to go out and look at the solar panels to see if there are any impacts.

**02. Zoning Board of Appeals Legal Notice – 0 Kirkland Street**

**03. Forest Cutting Plan – off Munsing Street**

**04. Forest Cutting Plan – Fuller & off Munsing Street**

**05. Forest Cutting Plan – Munsing Street**

**06. Forest Cutting Plan – Lyon Street**

**07. Email from John Berryhill re: plant collections at Church Street swamp area**

In his email, Mr. Berryhill wrote that he had a very successful trip and came back with cuttings and seeds from two trees. He remarked that there were several Atlantic white cedars there, but that they did not search the area extensively and they're all about the same age. Judging from size and appearance, the core sample revealed that one of the cedars was 170 years old. Mr. Berryhill said that it was concerning that they were not seeing any younger generation coming through, but noted that they may go back when the 18 inches of snow melts to confirm.

**08. Site plan & comment sheet from Planning Board – 83 Carmelinas Circle**

No wetlands present.

**09. Planning Board Legal Notice – Special Permit/Home Occupation – 72 Westerly Circle**

**10. Planning Board Legal Notice – Special Permit/Home Occupation – 29 Sunset Ridge**

**11. Legal Notice & comment sheet from Planning Board – 155 West Street**

Applicant will need to file with Conservation due to wetlands present.

**12. Email from Bud Ellison re: meeting with Kestral Land Trust at Conservation meeting on April 1, 2026**

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### **Approve/sign minutes of December 10, 2025**

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

**SECOND** Ms. Suska.

**4-0 in Favor.**

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The Commission discussed ongoing concerns regarding battery storage facilities in Ludlow. It was noted that several companies have expressed interest in large parcels for battery storage, raising questions about safety, permitting, and impacts on agricultural land and open space preservation. Past discussions,

including a meeting with representatives from multiple boards and two companies, focused on fact-finding and feasibility.

Currently, one proposed battery storage project under the power lines has not yet moved forward.

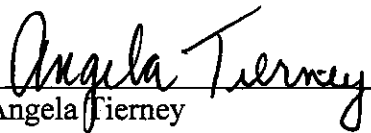
Additionally, updates regarding cleanup efforts by the sheriff's department were provided, noting that work has not started due to winter weather and frozen conditions.

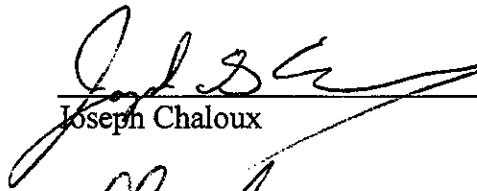
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Ms. Lebel **MOVED** to adjourn.  
**SECOND** Mr. Chaloux.  
**4-0 in Favor.**

Meeting adjourned at 7:53 p.m.

APPROVED:

  
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Angela Tierney

  
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Joseph Chaloux

  
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Caroline Suska

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Penny Lebel

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