

**TOWN OF LUDLOW PLANNING BOARD  
MINUTES OF THE MEETING OF  
March 12, 2026**

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**PLANNING BOARD MEMBERS**

Raymond Phoenix – Chairman (Present)  
Christopher Coelho – Vice Chairman (Present)  
Joel Silva (Absent)  
Kathleen Houle (Present)  
William Ellison (Present)  
Haley Rivers, Associate Member (Absent)

The meeting began at 7:00 p.m. in the Selectmen’s Conference Room.

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**PUBLIC HEARING – Special Permit/Home Occupation – Alexis Smith – 29 Sunset Ridge (Assessors’ Map 25, Parcel 27A) (home office for doula services)**

**SEE SEPARATE MINUTES**

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**PUBLIC HEARING – Special Permit/Home Occupation – Nicholas Gomes – 72 Westerly Circle (Assessors’ Map 33, Parcel 31) (home office for painting business)**

**SEE SEPARATE MINUTES**

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**ANR – Miguel Goncalves, 0 & 170-172 Munsing Street (Assessors’ Map 18, Parcels 3, 3A, 64, 64A) (reconfigure existing lot by conveying parcel to Chenier & adding a parcel to be conveyed by Manicki)**

*The applicant was not present for the appointment.*

Mr. Phoenix read the letter from Dan O’Brien requesting to postpone review of the ANR to March 26, 2026. The Board agreed to the continuance.

*Documents: Request to postpone from Dan O’Brien (March 12, 2026)*

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**PUBLIC HEARING – Site Plan – Nikkie Pollis, Ludlow, MA West St. Solar LLC – 155 West Street (Assessors’ Map 2D, Parcel 1-1) (construction of large-scale ground mounted photovoltaic (PV) energy system. Approximately 9 acres of the 12.2 acres are located in Ludlow)**

**SEE SEPARATE MINUTES**

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**Consent Agenda:**

*The Board approved the Consent Agenda under unanimous consent.*

- ◆ FILE Mail Item 09. - Legal Notices from surrounding communities
  - ◆ APPROVE/SIGN Minutes of February 26, 2026
  - ◆ APPROVE Change of Occupancy:
    - Katherine Dias (K and Co Studio) 65 East Street (from beauty salon to hair salon)
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**Rescheduled Site Sketch – Pauldin, LLC c/o Dinis Baltazar, 83 Carmelinas Circle (Assessors’ Map 26, Parcel 7C) (construction of building addition with associated site improvements)**

*Dinis Baltazar, John Masik – R Levesque Associates were present for the appointment.*

The Planning Board reviewed a site sketch application submitted by Paulden, LLC for a property located at 83 Carmelinas Circle. The proposal consists of a 1,900 square foot addition to the existing building, intended for office use. The addition will be constructed within an existing paved area at the front of the structure, resulting in no net increase in impervious surface.

The project includes minor site modifications, primarily involving reconfiguration of parking. Seven angled parking spaces are proposed in front of the building, along with additional parking areas to the side and rear. One handicapped accessible parking space will be provided in compliance with applicable regulations.

Departmental reviews indicated no significant concerns. The Department of Public Works noted the requirement for an additional sewer connection fee and requested inclusion of a standard site data table, which was subsequently provided. The Conservation Commission confirmed no wetland impacts. The Fire Department indicated no site-related concerns but noted that fire alarm and sprinkler systems will be required in accordance with applicable codes. The Building Department provided no substantive comments, and the Board of Health indicated that septic permitting would be required if applicable.

The applicant requested waivers from full site plan review and the public hearing requirement, citing the limited scope of the project and consistency with existing site conditions. Although the existing site plan on record dates to 2005, slightly exceeding the Board’s typical guideline, the Board found the submitted sketch to be sufficiently detailed to support review.

The Board voted unanimously (4–0) to waive full site plan review in favor of a site sketch, waive the public hearing requirement, and approve the site sketch as submitted.

Ms. Houle: Mr. Chairman, I **MOVE** to waive the full site plan in favor of a sketch since there's an existing approved site plan on file, which is, I know it says less than 25 years old, but I think that the quality of this plan as a sketch,

**SECOND** Mr. Coelho.

**4-0 in Favor.**

Mr. Ellison **MOVED** to grant the waivers.

**SECOND** Ms. Houle.

**4-0 in Favor.**

Ms. Houle: Mr. Chairman, I **MOVE** to approve and sign the site. Sketch for 83 Carmelinas Circle submitted by Paulden, LLC at 83 Carmelinas Circle.

**SECOND** Mr. Ellison.

**4-0 in Favor.**

*Documents: Site Plan Approval Waiver Application – Proposed Building Addition (January 22, 2026) including master application and waiver request letter; Site Sketch Proposed Building Addition – 83 Carmelinas Circle Ludlow, Mass. (Rev. 02/27/26); Comments from Town Departments/Boards*

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**File Mail Item 10 - Conservation Commission Legal Notice – 91 Claudia’s Way**

**File Mail Item 11 - Conservation Commission Legal Notice – Eversource Gas of MA - Miller Street (public roadway)**

**File Mail Item 12 - Conservation Commission Legal Notice – Wilbraham DPW - Miller Street right-of-way**

**File Mail Item 13 - Conservation Commission Legal Notice – 1252 East Street & 0 Ventura Street**

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### **Housing Production Plan**

The Planning Board revisited the Housing Production Plan (HPP), which had been previously discussed at the prior meeting. The Board delayed action at that time in order to allow for additional input, including the opportunity for further comment from relevant parties.

During the current meeting, members noted that the plan had been prepared with the assistance of a consultant, who is expected to continue providing support as needed, including presentations to the Select Board. It was acknowledged that while the consultant’s primary role was development of the plan, there may be opportunities for continued involvement during implementation.

The Board also discussed the next steps in the approval process, noting that both Planning Board endorsement and Select Board approval are required before submission to the state for final approval. Consideration was given to communicating any Board comments or concerns to the Select Board following action on the plan.

Mr. Coelho **MOVED** to approve and endorse the Housing Production Plan dated October 2025, as presented and previously reviewed, including at the public outreach meeting.

**SECOND** Mr. Ellison.

**4-0 in Favor.**

Mr. Coelho **MOVED** to direct the town planner to compose a letter to the select board informing them of our decision on the matter as well as our interest in being able to maintain contact with Karen as the person who prepared it in whatever capacity we're able to utilize her to help try and reach the goals that are elaborated on within the plan.

**SECOND** Mr. Ellison.

**4-0 in Favor.**

## **Community Preservation Act**

The Planning Board continued its discussion regarding the Community Preservation Act (CPA), following up on initial conversations from the previous meeting. Members discussed the need for leadership to advance the effort, with one member indicating a willingness to take on a primary role, potentially with support from others.

It was noted that recent staffing changes may impact available participation; however, there remains interest in moving the initiative forward. The Board also discussed the importance of improved public outreach and education to better communicate the value and purpose of the CPA to the community.

Clarification was provided that, although the CPA has not been adopted by the Town, a Community Preservation Committee may still formally exist. The Board discussed confirming the committee's current status, membership, and whether it remains active or was previously disbanded. If still in place, re-engaging or restructuring the committee could help support renewed efforts.

The Board agreed to verify the committee's status with the Select Board and to revisit representation and assignments during an upcoming reorganization meeting.

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## **Accessory Apartments to ADUs**

The Planning Board continued its discussion regarding the transition from accessory apartments to Accessory Dwelling Units (ADUs) following recent changes to state law and corresponding updates to the Town's zoning bylaw.

Mr. Carpenter reported that approximately 30–35 existing accessory apartments have been identified, many of which were approved under prior, more restrictive regulations. A preliminary review of several files indicates that most were permitted through prior site plan or sketch approvals. The Board discussed how these existing units should be treated under the updated ADU framework, including whether prior permits remain valid or enforceable and how best to transition them.

The Board expressed a strong preference for minimizing administrative burden on both applicants and the Board. Members noted that historically, accessory apartment renewals have been a low-friction process, and requiring full applications or hearings for conversion to ADUs could impose unnecessary time and cost. The Board discussed the possibility of allowing conversions through an administrative process, such as a simple certification or affidavit confirming no changes to the existing conditions, subject to confirmation from Town Counsel.

It was acknowledged that legal guidance is needed to determine the extent of the Board's authority to administratively convert existing accessory apartments to ADUs, including whether waivers or simplified procedures are permissible under the bylaw. The Board emphasized the importance of ensuring compliance with legal requirements to avoid future challenges.

As a next step, staff will prioritize review of units with upcoming renewal timelines and seek further clarification from Town Counsel on an appropriate and legally defensible process for conversion. The Board indicated a willingness to address any outliers on a case-by-case basis if needed.

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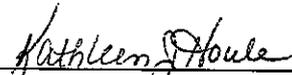
Ms. Houle **MOVED** to adjourn.

**SECOND** Mr. Coelho.

**4-0 in Favor.**

The meeting adjourned at 8:46 p.m.

APPROVED:

  
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Kathleen Houle, Secretary

su

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

**TOWN OF LUDLOW PLANNING BOARD  
PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION  
29 Sunset Ridge (Assessors' Map 25, Parcel 27A)  
Alexis Smith  
(home office for doula services)  
March 12, 2026**

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**PLANNING BOARD MEMBERS**

Raymond Phoenix – Chairman (Present)  
Christopher Coelho – Vice Chairman (Present)  
Joel Silva (Absent)  
Kathleen Houle (Present)  
William Ellison (Present)  
Haley Rivers, Associate Member (Absent)

The public hearing began at 7:00 p.m. in the Selectmen's Conference Room.

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*In attendance: Alexis Smith, attendees*

Mr. Phoenix advised the public that the hearing is being recorded, gave the applicant a copy of the Turley Publications invoice, and read the legal notice which included the description of: home office for doula services.

Mr. Phoenix: As far as the application here, I have what I read, at home office for doula services, no clients come into the home. Doulas provide labor and delivery support services to women at local hospitals. The home occupation supplement sheet, we have total area of the home and other buildings housing the occupation is 3,200, looking to use about 60 square feet of that. No non-resident employees. No to all of the following: planned signage for the business; customers at the house; deliveries unlike those of normal residence; or changes that make it look less residential; and also, no commercial vehicle for in use connection with the business. And we have a signed request for a waiver of a full site plan in favor of a sketch and photos prepared by the applicant, and I see a photo and a sketch. So, if anyone cares to review those, we do have those on file.

Mr. Coelho: Our Town Planner made us some very nice copies of everything. Thank you for that, Josh.

Mr. Carpenter: Yeah, you're welcome.

Mr. Phoenix: Okay, so that's what I have here, and I don't see anything from anybody else around the town. So, with that said, I know I've kind of touched on a couple times reading through the formal stuff, but could you just explain for us who you are and what you're looking to do?

Ms. Smith: Yes. My name is Alexis Smith. I own Wonderfully Made Doula Services and yeah, I just use the home. It's like my office and my business essentially, women are my clients when

they have a baby I go to the hospital, help them deliver the baby and I go home and bill at my desk.

Mr. Phoenix: Sounds pretty straightforward to me. Do we have any comments, questions, or concerns from the board? Hearing nothing, this is a public hearing so I will open this up to the public for any comments, questions or concerns that you do have. I would ask however that you do state your name and address for the record and address anything that you have through myself as the Chair and I'll do my best to get you any information that you need. Does anyone have anything that they would like to add or ask at this time? This is easy. And Josh, Sue, you guys ran through the checklist already?

Mr. Carpenter: Yes.

Mr. Phoenix: And you saw those as part of the application packet, the two lists of 13 criteria that you need to follow?

Ms. Smith: Yes.

Mr. Phoenix: Make sure you, you know, control all your, all your buoyant materials and all of that good fun stuff.

Ms. Smith: Yes.

Mr. Phoenix: So, with that I would ask if there is a motion anyone we care to make on this matter?

Mr. Coelho: Mr. Chairman

Mr. Phoenix: Mr. Coelho.

Mr. Coelho: I **MOVE** to find that the home office as described by Ms. Smith at 29 Sunset Ridge is suitable, is a suitable home occupation under the bylaw. Furthermore, I **MOVE** to waive the full site plan for Ms. Alexis Smith at 29 Ridge, Sunset Ridge in favor of a sketch and photos as prepared by the applicant since this is in relation to a home occupation and doing so is consistent with the purpose and intent of the zoning bylaw. And furthermore, I **MOVE** to approve the Special Permit under 7.0.4 a-m and the Home Occupation under Section 6.2.1-6.2.13 for Ms. Alexis Smith at 29 Sunset Ridge with the restriction that the permit run with the applicant and not the property, and that is for doula services. Just giving you a little plug.

Mr. Phoenix: And is that also to close the public hearing?

Mr. Coelho: And furthermore, I'll make a **MOTION** to close the public hearing **SECOND** Ms. Houle.

Mr. Phoenix: So, motion's been made and seconded. Just to make sure we're all on the same page and please make sure I got everything in here, Chris. This is to, in the standard form, approve the Special Permit for Home Occupation as requested, to grant the waiver of the full plan in favor of the sketch and photos as presented by the applicant, and to close the public hearing.

Mr. Coelho: Correct.

Mr. Phoenix: Okay. With that understanding, oh and finding as well.

Mr. Coelho: And the finding.

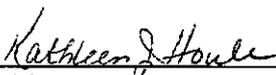
Mr. Phoenix: And the finding. So, finding, the waiver, the approval, and the close, all four things in one motion. With that understanding, this is a roll call vote.

**4-0 in Favor.**

**Roll call vote: Mr. Ellison – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Phoenix – yes.**

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

APPROVED:

  
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Kathleen Houle, Secretary

su

Documents: Master application

*(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).*

**TOWN OF LUDLOW PLANNING BOARD  
PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION  
72 Westerly Circle (Assessors' Map 33, Parcel 31)  
Nicholas Gomes  
(home office for painting business)  
March 12, 2026**

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**PLANNING BOARD MEMBERS**

Raymond Phoenix – Chairman (Present)  
Christopher Coelho – Vice Chairman (Present)  
Joel Silva (Absent)  
Kathleen Houle (Present)  
William Ellison (Present)  
Haley Rivers, Associate Member (Absent)

The public hearing began at 7:06 p.m. in the Selectmen's Conference Room.

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*In attendance: Nicholas Gomes, attendees*

Mr. Phoenix advised the public that the hearing is being recorded, gave the applicant a copy of the Turley Publications invoice, and read the legal notice which included the description of: home office for painting business.

Mr. Phoenix: As stated, it's a home office for a painting business. We have 1,670 square feet, looking to use 80; no non-resident employees; also, no to any planned signage for the business; customers at the house; deliveries unlike a normal residence or changes that make it look less residential. Vehicle to be used in connection with the business, is that just car? Is that what that is?

Mr. Gomes: Yeah, yeah, it's just my own vehicle.

Mr. Phoenix: Okay. So, it's, it's non-specific but it's, I'm assuming, as a car it's well below 10,000 pounds.

Mr. Gomes: Oh yeah, yeah. Regular car.

Mr. Phoenix: We have a signed request for the waiver of the full plan in favor of a sketch and photos as prepared by the applicant and a signed certification of ownership and authority. So, that's what I have on this side, and I don't see anything from any of those other individuals in correspondence. So, with that I'm just gonna again advise people that the things that look like cameras, they look like that 'cause they're cameras, the things that look like microphones, they look like that because they are in fact microphones. You are being recorded. It'll be online and available for posterity. All that other good stuff. So, with that said, just care to tell us who you are and what you're looking to do.

Mr. Gomes: Yeah, sure. I'm Nicholas Gomes. I'm pretty much just starting my own painting company, just working for myself. I've been working for the same company for 20 years. It's a

small company. The owner's actually a friend of mine and he's on his way out. We got a couple of accounts, and I'd like to pretty much like take over those, yeah,

Mr. Phoenix: Okay, that makes sense. Any comments, questions, concerns from the board? Hearing nothing before I open to the public. Just to, to double check, Josh, you and Sue were able to review the checklists and make sure everything is in order?

Mr. Carpenter: Yes, yep.

Mr. Phoenix: And you're aware of those. I think you signed off on the two 13 item lists as part of the application packet.

Mr. Gomes: Yeah. Yep.

Mr. Phoenix: Okay. Largely, but basically just saying that you're not gonna be doing anything that makes it less residential.

Mr. Gomes: Correct, yeah. No signs, nothing like that. No big trucks, nothing.

Mr. Phoenix: Okay. With that, this is a public hearing so I will open this up for public comment, question or concern if anyone has anything that they would like to add or ask at this time, this would be a good time to do that. Just state your name and address for the record when you're called on and address anything that you have through myself as Chair. I'll do my best to get any, get you any information that you need. Does anyone have anything at this time? Hearing nothing. I will again ask for any motions someone would care to make in the standard form or otherwise.

Mr. Coelho: Mr. Chairman.

Mr. Phoenix: Mr. Coelho.

Mr. Coelho: I **MOVE** to find that the painting business for office work as described by Nicholas Gomes at 72 Westerly Circle, is a suitable home occupation under the bylaw. Furthermore, I **MOVE** to waive the site plan for Nicholas Gomes at 72 Westerly Circle in favor of sketch and photos as prepared by the applicant since this is in relation to a home occupation and doing so is consistent with the purpose and intent of the zoning bylaw. Furthermore, I **MOVE** to approve the Special Permit under 7.0.4 a-m and the Home Occupation under Section 6.2.1-6.2.13 for Nicholas Gomes at 72 Westerly Circle under the restriction that the permit runs with the applicant and not with the property. And furthermore, I **MOVE** to close this public hearing. **SECOND** Ms. Houle.

Mr. Phoenix: Okay, motion's been made and seconded, again, just for clarity's sake, this is to make the finding, to grant the waiver, to approve, and to close the public hearing. Is that a correct understanding?

Mr. Coelho: Correct.

Mr. Phoenix: So, with everyone on the same page, this is again a roll call vote.

**4-0 in Favor.**

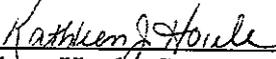
**Roll call vote: Ms. Houle – yes; Mr. Coelho – yes; Mr. Ellison – yes; Mr. Phoenix – yes.**

Public Hearing – Gomes  
March 12, 2026

Page 2 of 3

*The public hearing closed at 7:10 p.m.*

APPROVED:

  
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Kathleen Houle, Secretary

su

Documents: Master application

*(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).*

**TOWN OF LUDLOW PLANNING BOARD  
PUBLIC HEARING – SITE PLAN  
155 West Street (Assessors' Map 2D, Parcel 1-1)  
Nikkie Pollis, Ludlow, MA West St. Solar LLC  
(construction of large-scale ground mounted photovoltaic (PV) energy system.  
Approximately 9 acres of the 12.2 acres are located in Ludlow)  
March 12, 2026**

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**PLANNING BOARD MEMBERS**

Raymond Phoenix – Chairman (Present)  
Christopher Coelho – Vice Chairman (Present)  
Joel Silva (Absent)  
Kathleen Houle (Present)  
William Ellison (Present)  
Haley Rivers, Associate Member (Absent)

The public hearing began at 7:15 p.m. in the Selectmen's Conference Room.

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*In attendance: Atty. Tom Reidy – Bacon & Wilson, Rob Bukowski – Weston & Sampson, Brian Hunt – Ameresco, Tom Holt – Ameresco, attendees*

Mr. Phoenix advised the public that the hearing is being recorded, gave the applicant a copy of the Turley Publications invoice, and read the legal notice which included the description of: construction of large-scale ground mounted photovoltaic (PV) energy system. Approximately 9 acres of the 12.2 acres are located in Ludlow.

Mr. Phoenix: I do however, this time have some comments from other boards. I will get into those at this time. This is this one. I'll start off with this; Safety Committee says no comment. That's easy. We have from our own office the review has under b. existing and proposed vegetation type location of plants, shrubs, location but not type shown. Type shown is proposed plantings and number of plants. Number shown is proposed plantings not existing. Then under e. parking space in accordance to Section 6.4.2: There's no parking requirement listed for large scale photovoltaic energy system and no proposed parking on site. Fencing: Fencing is shown at minimum 7' high, town bylaws state 6 ½' maximum. Applicant will be required to get a waiver from ZBA. I'm not sure what relief they'd really be looking to grant with that why there's a hardship for six inches of fence. But I mean you're welcome to apply and see what they say. Under m. landscaping requirements, five acres or more, percent of total automobile parking circulation area to be landscaped, no parking proposed on site. We've got width of buffer strip along side and/or rear yards 20 feet. Applicant has proposed a vegetative buffer along north side to proposal, verify with applicant that proposed tree cutting along south border (Cady Street) will leave a buffer at 20 feet. Under the chart we got a whole bunch of missing stuff. That's not a good sign. Area of lot shown: Chart closest to area of lot shows the zoning requirements per bylaws, not the actual size of the lot. Sides of buildings not shown on chart. Maximum area for selling, offices, business, industrial or other not shown on chart. Number of employees. Seating capacity, sleeping capacity, parking space required, parking spaces, trees under shrubs and number trees under shrubs shown on plan all also missing. Under o. additional requirements, all site plans need to have the following information unless waived by the Planning Board: 1. is

Lighting Plan with Luminaire Schedule, prepared by an engineer. 2. Elevations showing the front, rear, and sides of the building design, 4. Area where snow will be stored, 5. Traffic study. From ConsCom; Due to wetland on property, it'll be necessary to file with ConsCom. Fire Department, Fire Department has reviewed the site plan as presented. The following will be provided. Fire Department; Access roads shall have an unobstructed width of not less than 24.5 feet. (NFPA 1 & 527 CMR 1.00). Provide Knox Box for rapid entry in accordance with the Town of Ludlow Bylaws to be permanently affixed to perimeter gate or gates where applicable. Address, number of facility, and appropriate up-to-date contact information in the event of emergency to be posted and visible from the street. I'm guessing by the fact that's noted on here. That's not indicated on the plan.

Mr. Carpenter: What was the?

Mr. Phoenix: The signage.

Mr. Carpenter: There's a page. I don't have the plan in front of me, but one of the.

Mr. Bukowski: I think it's C501.

Mr. Carpenter: Yeah, one of the plans does show this signage on it.

Mr. Phoenix: Vegetation in and around the facility would be maintained regularly to reduce the risk of brush or grass fire spread. Please note any omissions or missed items during this plan review does not relieve the owner and contractor from meeting all applicable codes, laws, regulations, and standards as they apply to the construction maintenance or use of this building. Please feel free to contact Fire Prevention office if you have any questions or concerns regarding this matter. Respectfully, Captain Zac Ellison. Building Department, will need to go to ZBA for fence over 6 ½'. And Public Works; We reviewed the site plan for the proposed solar project (155 West Street) prepared by Weston and Sampson Engineers, Inc. with an issuance date of February 17, 2026, and have the following comments: 1. Supply a copy of NPDES Construction General Permit and the SWPPP when completed and submitted. All work in the 33-foot-wide and 50-foot-wide City of Springfield water easements to be verified with City of Springfield, (Springfield Water and Sewer Commission) to meet all requirements and restrictions. The location and type of monumentation at all property corners shall be shown and maintained. Is it not?

Mr. Carpenter: We saw, I didn't see anything that was out of the ordinary with that.

Mr. Phoenix: Well, we're gonna have to get clarification on why they're calling that out if you're not seeing a deficiency. And applicant to submit Town of Ludlow storm water permit and associated fee. That appears to be what I have for correspondence from other boards. However, I do have correspondence from the applicant and/or their agent: Dear Members of the Board, Weston & Sampson Engineers Inc. (Weston & Sampson) on behalf of Ameresco (d/b/a Ludlow, MA West St. LLC) is submitting this waiver request from four site plan review requirements. The specific waivers we're requesting are 7.1.5 O as follows: (1) Lighting plan with Luminaire Schedule, prepared by engineer. We're requesting a waiver from this requirement because there's no proposed lighting for the project. (2) Elevations showing the front, rear, and sides of the building design. We are requesting a waiver from this requirement because there are no proposed buildings associated with the project. (4) Area where snow will be stored. We are requesting a waiver from this requirement because snow movement/removal at the site will not be required.

(5) Traffic Study. We are requesting a waiver from this requirement because traffic during the operation and maintenance of the solar PV array will be limited to mowing and routine operation and maintenance and is expected to be less than 10 trips per year. Thank you for your consideration of the waivers requested above. Should you have any questions, please contact me at, and then provides the contact information. Sincerely, Weston & Sampson Engineers Inc. I think that's it that I need to read for the moment. That said, we do have some plans in front of us. Would you care to explain what, what you're looking to have go on?

Mr. Bukowski: Sure. You wanna start?

Atty. Reidy: Yeah. Yeah. Just high level for the record. Tom Reidy, Attorney with Bacon Wilson out of Amherst here on behalf of Ameresco. They've got their Ludlow Mass, West Street Solar, LLC. Ameresco is a Massachusetts Framingham based solar developer and they're proposing, as Rob will get into, a solar array, two megawatts AC, 2.7 megawatts DC, primarily in Ludlow. A portion of it will be in Chicopee, I think 12 acres altogether, 9 of that is gonna be in Ludlow. Rob Bukowski from Weston Sampson, Site Engineer. He'll, he'll take it through the plans if current practice is past practice, and there's some loose ends here, so we don't expect to get approved tonight. We expect to get the presentation, hear feedback here. If there's any public comment, continue it, work on those things from the comments, et cetera. And then come back and hopefully have a clean bill of help from everybody and get the approval then. So, without more, I'll turn it over to Rob.

Mr. Bukowski: Thanks Tom. Rob Bukowski, Weston & Sampson. So, a lot of the information's been provided, but I'll give a quick overview. So, the overall parcel is 62.4 acres. As mentioned, we're proposing to use twelve acres for the development; nine acres in Ludlow, approximately three acres in Chicopee. The system size, two megawatts, as Tom just mentioned, is a tracker system. So, I'm sure you're familiar with some of the ones either along the Mass Pike or typical array that you see. Most of 'em are fixed tilt. These are trackers. So, they'll actually rotate throughout the day depending on the exposure of the sun. There is, the site is partially wooded but it's really very little of an understory. So, there's some trees that are there. Underneath is basically lawn type conditions. There's a waterline easement that was mentioned before that comes off Cady Street heads north and then heads sort of northeast across the site. And we're not proposing to do anything within that waterline easement. Access will be off Cady Street. There was a question about the 20-foot buffer. If you look at where the proposed access road is, there's really not much existing vegetation there. It's pretty wide open under there. You'll see sort of the loop road that we're proposing. The reason we did that is we did some turning analysis on a fire truck to make sure that emergency vehicles could get in and access the site.

Mr. Ellison: Which Fire truck did you do that on?

Mr. Bukowski: I'd have to look at the spec. I'm not sure it matches the town one. There's certain, it's a database that we use, so we pulled it in. But we also, you know, understand the comment that the Fire Chief made of the width of the road. So, stormwater management, you can see there's a basin on the eastern side, a basin on the western side. And then along the access road, or at least a portion of it, we're proposing infiltration trench. The soils are fairly sandy out here. And then on the northern side, outside of that waterline easement, there's a couple more trenches proposed for stormwater management. Security, this was brought up before, the reason that we're proposing a seven-foot-high fence as opposed to the six and a half that's allowed is 'cause the National Electric Code requires seven foot high fences around these generating facilities. The waivers, again, as the Chair had mentioned, we're not proposing any lighting, there's no proposed

buildings, no proposed snow storage and traffic will be very little during the operation of the array, which is 20 or 30 years. A couple of the other comments, I did talk to Josh earlier about the chart. The information that is required in the bylaw for the chart is in the narrative. It just needs to be put on the drawings. So, that's pretty much it from my overview.

Mr. Coelho: So, what's the plan in year 31?

Mr. Bukowski: So, there'll be a decommissioning estimate that I believe is, was part of our application package. So, I mean typically, and Ameresco can speak to this if I get anything wrong, but after year 30, 21 31, however long the life of the system is, they're responsible for decommissioning and restoring the site, and that decommissioning estimate will be provided to the town. I think it's in here.

Mr. Coelho: How long has Ameresco been in business?

Mr. Hunt: So, as a public entity, about 20, about 10 years now, but as an entity, probably about 25 years.

Mr. Coelho: Have you decommissioned any sites yet?

Mr. Hunt: No, not yet. No. The life, life of these will probably be 40 plus years. But even the ones that are, we've decommissioned some rooftop. --- for decades.

Mr. Coelho: Rooftop's, not green space. So, you know.

Mr. Hunt: Yeah, I think the, again, the standard is, you know, decommission will bond that to the extent that in the end somebody's concerned about our existence 40 years down the road, which you should be, not just because it's 40 years, not because we are who we are, you know, and that's standard our, you know, financials and business.

Atty. Reidy: So, you will get, there will be a financial security. A bond to where the town will hold it.

Mr. Ellison: So, to dovetail in, if I may, behind that point of decommissioning, do you know offhand if the decommissioning involves studies in terms of ground runoff, soil quality, water quality after the decommission, is that required by that?

Mr. Hunt: No, not to my understanding. No.

Mr. Phoenix: One of the waivers that's being requested is for an area for snow storage. Similarly, there's, there's talk about there's not gonna be, you know, more than like ten trips a year to the site projected for maintenance purposes. So, there's not really a need specifically for parking. And we've handled this question a couple times. Honestly, I don't remember the final disposition of those conversations unless I were to go back and look at the prior plan submissions. But it's, it's not our first time looking at a similar type of place, right. And I understand that argument in general, and if somebody is going out on the site to do maintenance, they're probably not gonna want to have like one or two designated parking spaces. If they need to be clear across the street for what they need to be doing, they're gonna wanna bring their work truck with all their stuff over to where they need to work so they can get the stuff done, get in, get out, do all that. I get that. So, I think there's, probably some validity to that part of it. But as far as the snow storage,

that I have a little bit more of a struggle with. We get 18 inches of snow, next week we get another 18 inches of snow, we got, you know, three feet of snow on the ground and maintenance needs to get in there 'cause something's wrong. There's a safety issue. How's the fire truck getting in there? How's the safety, how are the people getting in there to do that maintenance? If you're not clearing the snow from the access road, how's that happening? So, I think snow clear, an area for that snow storage needs to be factored in 'cause that's a process that needs to happen. And you can't necessarily count on just being able to plow it off to the side depending on how close you are to things that could end up impacting your equipment, which is less my concern than the safety aspect of it. But I'm sure it's not a non-zero issue for the, the facility itself. But more so, you know, there's only so much you can plow before you gotta start grabbing the snow and moving it somewhere else. It's just the reality of being in New England. We've had a number of relatively mild winters in a row. This one still hasn't been all that bad, but it was kind of a shock for people. There's no guarantee we're not gonna go back to what we had 10, 20 years ago. So, we need to be mindful of that as we're looking at this plan. So, I'm very skeptical personally of granting that particular waiver, but I'm only one of the four that's here. So, the rest of the board may have differing opinion on that than I do.

Mr. Carpenter: Mr. Chairman, if I may, I have the MMWEC solar project, which is the last one we approved. We did grant the waivers for 1, 2, 3, 4, and 5 for that one. So, they obviously have number 3 on the site plan. So, we did grant those in the past for solar projects.

Mr. Phoenix: Maybe it was an oversight in the past, but I mean the, the reality is if people need to get in there, if we're worried about whether a firetruck can get in and maneuver, then the firetruck needs to be able to get in without being on top of feet of snow. That's, you know.

Mr. Ellison: Mr. Chairman, can I jump? Thank you for that. Can I jump in? So, you're not gonna plow at all or at all like the access road or anything? Or you're saying you need a storage area to move with loaders and dump trucks over to your --- if you have an excess amount. I'm not sure what you're.

Mr. Bukowski: I can let Ameresco weigh in, but my understanding is that they have a remote operation center so if there's an issue, they'll be alerted through it. Right. So typically, if they have to get somewhere, it's to the equipment pad so we can look and see what makes sense as far as where the equipment pad is. But you know, as far as like a panel that breaks or something like that, I don't think they would go out in the middle of a snowstorm to replace it.

Mr. Ellison: Okay, so then you're not like routinely, aren't gonna have a contractor that clears the snow, every snowstorm or anything like that?

Mr. Bukowski: No.

Mr. Ellison: And would it be at, who cleans up to the gate? Exactly how far is the gate off of the road, you talking?

Mr. Bukowski: There's an existing fence there. It's probably ten feet off the road, I'm guessing.

Mr. Phoenix: And what happens if the equipment catches on fire and there's no access to get to it?

Mr. Holt: There's a disconnect located near the street. It's 24/7 accessible --- for all fire departments just to disconnect anywhere.

Mr. Phoenix: I mean that, that's great, but if the thing's on fire just disconnecting, it's not putting the fire out.

Mr. Coelho: Not doing that, I don't think. Is this storage as well as generation?

Mr. Bukowski: No, no. Which would simplify things.

Mr. Coelho: A little bit, but I don't know.

Mr. Bukowski: I mean a lot of it.

Mr. Coelho: These guys know better. I know what electricity goes, it goes. That's about all I know.

Mr. Ellison: You're gonna have inverters and whatnot, right? There's gonna be, there's not gonna be a shack or anything? It's just weather tight inverter cabinets, is that?

Mr. Bukowski: Well, there'll be an equipment pad with a transformer. Is this central inverter or string inverter?

Mr. Holt: It's essentially located strings. They'll be right into the pad.

Mr. Ellison: So, just weather tight enclosures stacked along on a pad. Is that what I'm envisioning?

Mr. Holt: Right. Right.

Mr. Phoenix: And what's, what's your feeling on that Bud?

Mr. Ellison: In terms of what?

Mr. Phoenix: Accessibility, safety.

Mr. Ellison: Generally speaking, we don't go in, we're not, and I'm not gonna speak for the Chief here, but we're not gonna go and start throwing switches and doing any of that jazz. And we're probably not going inside depending on what's going on, probably not. This is kind of a new thing and the way we're looking at it is we need access to that gate and that's why we need that information 'cause the first thing we're gonna do is call somebody. So, that has to be crystal clear that there's a number and a person there and they answer and it's not a, you know what I'm getting at.

Mr. Bukowski: Right.

Mr. Ellison: So, that whole thing's gotta be rock solid up, up to the gate.

Mr. Phoenix: And then you got the Knox Box with access through the gate.

Mr. Ellison: Yeah, right. So, so, my feeling is in terms of, I think it needs to be somehow you need to keep that clear up to the gate. Again, I don't know exactly how far it is, but I think you need to have clear access up to the gate of what's, what our next move is. We're calling what steps you want taken. As far as inside, probably not gonna do a whole lot inside without them there.

Mr. Phoenix: Okay. No, I just have this vision stuck in my head of the equipment catching on fire and people having a hard time getting to it.

Mr. Ellison: Well, it does, and there's a good history of that happening all across the country. But in terms of going in there and doing things in a high voltage or at least in a pretty dangerous electrical site, that's not something we're not gonna do without the rep there. Unless there's, unless, okay, let's just flush this out. So, what happens if your guy's in there working and something bad happens? I don't know what, but he's in trouble. So not, maybe not a fire, but maybe it's a medical emergency, I don't know. And what happens if it's, there's snow on the ground, you know what happens if the snow causes a problem, you guys show up somehow he gets in there, there's a medical emergency, he needs an ambulance. So yeah, that, that's an issue. So, like if you're not gonna upkeep it, so then I assume there might be an instance where your people have to make access to that, have to get in inside at some point. I know you got the remote stuff, probably do what you gotta do there. But at some point, I assume you guys are gonna have to be inside wrenching or doing something. What's that plan like if that's January and February, March, what's the plan there?

Atty. Reidy: You could probably plow a path, right, to allow the?

Mr. Holt: Yeah, And we wouldn't allow folks to work on the site without a clear path just for safety reasons. But we'd be fine with plowing.

Mr. Ellison: So, you're, you guys are gonna get it done, get it plowed, however?

Mr. Holt: Correct.

Mr. Ellison: For the instances?

Mr. Holt: Correct.

Mr. Ellison: So, then I, we could assume then an ambulance might have access to the, wherever the people are gonna be.

Atty. Reidy: If there's somebody in there, then yes, yes. But it's just, it's not gonna be, I mean, to your point, plowed regularly, right? Just 'cause there's a six inches of snow, they're not gonna go in and plow it. If somebody's going out there to do work internal to the array or at the equipment pad, they're gonna plow it when they go in. And then if somebody was in there and if some catastrophe happened, the ambulance or emergency personnel could get in.

Mr. Ellison: And that is that somehow a way to amend that or get that in into the?

Mr. Phoenix: We can condition the motion on whatever we feel is appropriate under the bylaws that we have. So, that's something we can certainly work in. We just need to make sure we have note of that when we are crafting the motion. I suspect as has been hinted at, we're probably not

gonna be making any motion affirmative or negative tonight unless there's something very big that happens in the next several minutes. But, you know, we'll just have to keep track of that on our radar.

Mr. Ellison: Yeah. So, I think there's an issue there

Mr. Phoenix: With that, before I open it up to the public, are there any other comments, concerns, questions at this time? And we can come back to the board for more later. I wanna make sure we get the, the public a bite at the apple too. Okay. Anything from us for now? Okay, so this is a public hearing. I will ask for any comments, questions, or concerns that you have. If you do have anything, I'll call on you. I'll ask you to state your name and address for the record and any questions that you have just to address 'em through myself. I'll do my best to get you any information that you need. I already saw one hand go up. Does anybody else have anything as well or is it just the one gentleman for right now?

Mr. Boduch: Robert Boduch, 93 McKinley Avenue. I'm behind the lot. I've been there for 53 years. In the areas that you're talking about, it floods out all the time. All the wildlife is there all the time. I'd like to know if you're knocking the house down and if you're taking the historical little tavern. It used to be a fishing post when he changed the horses to go to Springfield, then back up to ---. I've been on that property, I've --- the house. The house is close next to the brook. And like I say, every winter it floods out. I like to know, the main road and where the, all the solar panels are going to be on the Cady Street side or the West Street side.

Mr. Phoenix: So, if you'd like, you can, you can come up, we've got the, the plan up on the board too. You can go right up to it if you want and see it up close to be able to show you the location of, of where the panels and everything will be. Beyond that, as far as any demolition work or any concerns about storm water, can anybody on the team speak to, to those issues?

Mr. Bukowski: There's, there's no proposed demolition. And as I mentioned before, we've got two storm water basins, one on the east and one on the west, and then a series of infiltration trenches to, to manage stormwater.

Mr. Boduch: Well, that, so that structure...

Mr. Ellison: You're talking about the old residence, right?

Mr. Boduch: Right.

Mr. Ellison: So, that structure is, I think I'm looking at it here, right? It's within your.

Mr. Boduch: It's the driveway. It's as you're going down the driveway halfway, it's on the left-hand side.

Mr. Bukowski: Yeah, we're not going near there.

Mr. Boduch: So, what's --- on the house and the barn?

Mr. Bukowski: Nope. All the structures are staying.

Mr. Boduch: It's more or less going towards the Chicopee side?

Mr. Ellison: I'm sorry, finish.

Mr. Boduch: Oh, sorry, I'm Sorry.

Mr. Ellison: No, no, go ahead.

Mr. Boduch: I don't know if it's going on the Chicopee side, most of the solar panels,

Mr. Bukowski: It's, it's both. It's about three quarters...

Mr. Boduch: It's, it floods, three floods all the time.

Mr. Bukowski: We're not near the brook.

Ms. Boduch: Okay 'cause that's below our house.

Mr. Coelho: Bring it to them. Let him, let him show. Yeah, I mean.

Atty. Reidy: Probably a better way to do it. Right. So, Cady down here, solar panels here, garage, pool house. Just to give you, just to kind of set where you are. --- Street. West Street here. Brook here.

Mr. Boduch: So, you're bringing the panels way over here.

Atty. Reidy: Yeah.

Mr. Boduch: How far up on West Street?

Atty. Reidy: West is over here.

Ms. Meyrick: These are all panels?

Atty. Reidy: Those are all panels. Which one are you?

Ms. Meyrick: 141 West.

Mr. Phoenix: I just need to say, normally we try and keep everything kind of coming through me so that all can be kept track of, especially comments need to be able to be kept track of for the record. So, I've got people that are now talking that we don't have who they are. So, we're getting into a little bit of a rough point for being able to keep track of the meeting and the minutes and everything. So, if we can just.

Atty. Reidy: We'll have it, we'll get it.

Mr. Coelho: I think the records show that the attorney is showing everybody the metes and bounds here.

Mr. Phoenix: I know it's just, there's, there were some questions and things going on. I want make sure we're able to keep track everything.

Mr. Coelho: Otherwise known as Exhibit A, right? Is that right? See, I didn't even go to law school.

Atty. Reidy: See that? You're a natural.

Mr. Coelho: I know, I know.

Ms. ---: So, where's the entrance at?

Atty. Reidy: So, there's a question about the entrance, where the entrance is. So, we're just pointing out the entrance. *(Atty. Reidy explained to the attendees the layout of the proposed solar array.)*

Mr. Phoenix: Well, yeah. Is ultimately it should be one person really talking at a time so that when Sue's typing everything up, she's got a, a shot at keeping track of things. I'm giving some leeway, but.

Atty. Reidy: Any Other questions? I mean, I think you just have to tell him who you are and then if you want to ask the question.

Mr. Meyrick: John Myrick, 141 West Street. My wife Noreen.

Mr. Phoenix: Thank you.

*(Atty. Reidy explained to the attendees the layout of the proposed solar array.)*

Atty. Reidy: Yeah, I'm just looking at 141 West Street and the proximity of the panels to 141 West Street.

Mr. Phoenix: Yeah, there's, there's just, there's a lot of little bits of back and forth. So, I think I'm gonna have to pull us back to a more traditional format here so we can.

Atty. Reidy: Happy to do it. Okay, I'll put this back up.

Mr. Phoenix: Thank you. I don't want to get us too bogged down in formality, but I do need to make sure we're not gonna upset the Attorney General or anybody else that wants to look at things down the line. Do we have any other comments, questions, or concerns from the...

Mr. Boduch: We never knew the place got sold ---.

Mr. Phoenix: That I can't speak to. Is it the purchase and sale? Purchase and sale's already done?

Atty. Reidy: It's a lease option.

Mr. Phoenix: Lease?

Atty. Reidy: Yep. So, there's no conveyance.

Mr. Phoenix: Okay. Anything else from the public at this time?

Mr. Krasinski: If I could just add something.

Mr. Phoenix: Sure. Name and address please.

Mr. Krasinski: My Name's John Krasinski. I live with Joan Partyka. We are the owners of the property, the trust that owns the property. The property was purchased by the family in 1980, late 70's. There hasn't been any sale of the property. There's just been a transfer of the property from the company that owned it to a trust, a family trust. So, all the members of the family own the property. As far as flooding issues, the stream does rise up at times when there's heavy rains, but there's no flooding of any buildings on the property. The house that's there is not gonna be touched. The barn that's there, none of that property around there is going to be touched through this project. In addition, there's another company that we own called Partyka Partners that owns a 16 acre site adjacent to this property that's been designated conservation area forever. It's not gonna be touched. And most of the property that contains wildlife, good growth trees, is not gonna be touched in this. The area that's been selected, the family has been heavily involved in with the potential development of the site, is an area that really doesn't have much in the way of, it's more scrub than anything else. We've had a number of problems with, in serious disease with patches of trees in this property. We've had to remove quite a few trees that were diseased to try to prevent them from spreading the disease across the property. So just, I, I want to have the, the Board to have the sense that the family's behind this. Takes a lot of money to maintain property like this. This is a potential source of income as well as a development that we support. We're fully supportive. Solar panels, the environmental benefit that's gained by them, there are solar panels already on the site that's, that are on the barn that provide most of the energy that's used on the site. So, I just want, you know, the Board to have the sense that the owners of the property are fully behind this project and think it's a beneficial project, environmental. Of course it does help us to maintain the property. It's an expensive place to maintain. And I guess if there's any questions anybody has, I mean we, we understand that people have concerns and it's a nice piece of property.

Mr. Coelho: How many acres is this?

Mr. Krasinski: Sixty-two.

Atty. Reidy: The full property is 62.

Mr. Coelho: Sixty-two.

Mr. Krasinski: Sixty-two in Ludlow, or is it?

Mr. Bukowski: The entire property?

Mr. Krasinski: The entire property, sixty-two. Okay.

Mr. Coelho: And how many acres are in the conservation trust?

Mr. Krasinski: Sixteen.

Mr. Coelho: Sixteen.

Atty. Reidy: And development is 12.2 total; 9 in Ludlow, balance.

Mr. Krasinski: There is no plan to develop any further part of this property. One of the reasons we wanna do this is so that we don't have to do that. Obviously if you get into a situation where you can't afford to maintain the property, then you have to pursue other options, which we don't wanna do.

Mr. Ellison: But just to clarify then, again on what Chris just said. So, if I'm looking at the map.

Mr. Kasinski: That plot, the 16-acre plot is not on the map, it's owned by a different company. I don't think it's.

Mr. Ellison: So, the array ---, is that outlined this perimeter that's shown on page one, is the perimeter or is that the array?

Mr. Bukowski: That's the parcel. No, that's the whole parcel.

Mr. Ellison: Where's the array gonna be and how much space is that gonna take out? So, it's gonna cross, is that okay, so it's gonna go from here to here. So, in the middle someplace?

Mr. Bukowski: Yeah, I mean here's the water easement. So, we have to skip over that.

Mr. Ellison: Okay. So, will there, am I reading into this that there'll be some type of vegetative buffer all the way around or ish or?

Mr. Bukowski: So, the idea is to maintain the vegetation as much as possible around the, the perimeter with the exception where the access road is, the water line easement is.

Mr. Ellison: So, over here and over here, that's not gonna be touched or it's gonna be clear cut?

Mr. Bukowski: Well, there's, there's nothing, there's nothing down here. But yeah, the trees will be removed within the footprint of the array.

Mr. Phoenix: And I saw one other person looked like they had something from the public.

Ms. Silva: I did. Maria Silva, 29 Daisy Lane. Is there, does the town get any tax, additional tax revenue from this project or I'm just wondering if this benefits the town or just.

Mr. Phoenix: Well in, in the sense of it would be additional property that's owned and there'd be a taxable value on that, then yes, but not, it, there's not a, a direct benefit to the town other than just, you know, if it were a regular residence building, a garage, or something else that's gonna be another structure that's part of that total assessed value. Unless I'm missing something.

Atty. Reidy: We'll add a little bit. So, the equipment is personal property and so it's gonna be taxed as personal property and I think what Ameresco will look do is enter into a payment of the taxes with the town. So, you take the value, the, typically what you do is you take the value of the personal property, and it would be X amount to start, depreciates over time, Y at the end. And the town and the developer agree and said let's stabilize that. So, let's say \$10,000 a year is what this property would pay this, the personal property. So, it has nothing to do with the real estate. This is only that personal property on the property that we get paid to the town.

Mr. Phoenix: Right. And just...

Atty. Reidy: But different than like a building.

Mr. Phoenix: For whatever it's worth. I mean, pilot agreements end up going through the Select Board, they usually get talked about at town meeting to, to make sure they've got the authority to do all those things. To me personally, I'm, I don't typically see where the town benefits out of entering into a pilot agreement because the front-loaded portion is where we lose money, which means we lose money upfront when money's worth more and we gain money down the line when money's worth less. So, I usually don't see a huge benefit to the town in those, but it's not up to me to negotiate those that's, that's on the Select Board and their wisdom to, to agree or not on those things.

Atty. Reidy: Predictability is usually what we see from the towns. Just like you to have it stabilized instead of a lot and then not, they can at least budget.

Mr. Phoenix: Yeah. And then I mean if, if something happens, you know, five years into a 30-year commitment, then again, we're left holding the bag as, as the town as opposed to the developer. Which I mean developer, big, small or otherwise is, is still a private entity versus the taxpayers. So, it's not my decision to make, but I usually don't see the value to the taxpayers in those agreements. I've asked a number of times for somebody to make a compelling case for them, and I've heard similar to kinda what you're talking about, I've heard nothing that really convinces me of an overwhelming value to the public interest.

Mr. Krasinski: But I just, if I could add one thing.

Mr. Phoenix: Sure.

Mr. Krasinski: There is the power that's generated, solar power, that we all benefit from.

Mr. Phoenix: Yes. I think the question though was specifically about the, the financial aspect as far as taxation.

Mr. Krasinski: So, well I mean we all share with that.

Ms. Silva: So, the panels are considered personal property?

Atty. Reidy: Yes.

Ms. Silva: Is that what you're saying?

Atty. Reidy: Correct. So different than the Chairman's point was the building, you get building permit fee, which you'd get here, but the building isn't personal property. It's attached to the real estate. This is the personal property.

Mr. Phoenix: Six to one, half a dozen to the other.

Mr. Coelho: We've been putting these up for 20 years. I haven't seen my electric bills go down yet, anybody?

Atty. Reidy: Just this time. This one's gonna do it.

Mr. Coelho: Oh, this one's gonna do it? All right.

Mr. Phoenix: I think what we need is to put an AI data center to use more of the power.

(multiple people talking)

Mr. Coelho: Google's, Google's got that.

Mr. Ellison: If I could jump in a couple of things going back to, let's just kind of get this out of the way, the building and I, again, I'm familiar with those, a little bit with those buildings. I have been there professionally. Are they gonna have power? You mentioned some was gonna be generated on site. Are they gonna have an electrical service live come in from the street, from the utility?

Atty. Reidy: When you say the building, what?

Mr. Ellison: Those buildings.

Atty. Reidy: The existing buildings?

Mr. Ellison: The old home building, the barn, all that stuff, will that have?

Mr. Krasinski: We have our service; we have our own power. It has nothing to do with this.

Mr. Ellison: So, there'll be no utility feed to those buildings. I assume there is now. And that'll be cut?

Mr. Krasinski: Yes, we have some tiles there now on the barn.

Mr. Ellison: Right. And that's all gonna be cut and severed?

Mr. Holt: No, no interaction between the project interaction to sustain buildings.

Mr. Ellison: So, will there be power of anybody's power derived from anywhere inside the, those buildings 24/7?

Mr. Krasinski: Yes, yes.

Mr. Ellison: So, they could catch on fire. They could catch on fire, like today they could and in 5, 6, 7, 8 years they could, correct?

Mr. Krasinski: It would be no different than it is today.

Mr. Ellison: Right. And right now, so right now we have access, the Fire Department has access to that area, that'll be maintained?

Mr. Krasinski: Yes. Yes.

Mr. Ellison: And that's not gonna be encroaching on that array area?

Atty. Reidy: No.

Mr. Ellison: So, that area's gonna stay just the way it is right now. There'll be nobody living there.

Mr. Krasinski: There's, it's a family house. There are people there from time to time do stay there.

Mr. Ellison: So, it's occupied.

Mr. Krasinski: There's not someone there 24/7, 365.

Mr. Ellison: Right. So, it could be occupied sleeping there, that whole deal at some to some degree your round.

Ms. Partyka: Yes.

Atty. Reidy: And if you flip, if I could, if you flip C102 on your plan, it, it'll just give you a good sense of the bifurcation of where that kind of existing house, pool, garage is, and then where the array is going to be. Rob, if you wanna just to give the. Up here you'll see this is the pool. *(side conversation of Atty. Reidy & Mr. Bukowski showing Mr. Ellison the location of the structures on the plan.)*

Atty. Reidy: And then the interconnection is gonna be down, if you look over there by your left hand should be Ludlow Municipal line. That's where it's connecting. You can see the utility inter connection. And we are talking to Springfield Water Sewer too.

Mr. Krasinski: If, if I could just add to your question, the power at the site, there is a box, the box that you mentioned before, there is one at the house site, the driveway. So, there's access for.

Mr. Ellison: Knox Box.

Mr. Krasinski: Knox Box, yes.

Mr. Ellison: Yeah, we've used it. I've gone there before.

Mr. Krasinski: Oh, so you know.

Mr. Ellison: I do know the Knox Box. I'm not, I wasn't concerned about it. Was mainly, mainly concerned if there's gonna be power in there or not, or people.

Mr. Krasinski: Right, and it's fully alarmed. It's, you know, smoke and CO and as well as alarm for someone breaking in and whatever. So yeah. Cameras and the whole bit.

Mr. Phoenix: With that, we've had a fairly extensive discussion on this. We do have other items on the agenda for this evening. I think we've kind of reached more or less a natural breaking point in the, the hearing as well. The things that I would see us looking at in the moment would

essentially be if we wanted to take action on the waiver requests tonight, or we could take part of that, take action on those in a subsequent part of the public hearing. And additionally, the state of the public hearing itself, I would presume possibly inappropriately. But I think correctly that we're gonna be looking to continue to another night so that we can have updated plans and more information in front of us to be able to take action on, in the most informed manner possible. And I think those are the main things I would see for tonight, if anything. So, on the issue of the waivers, does anyone on the Board want to take those tonight or do we want to take care of those when we get updated plans and, and do all of that together?

Mr. Coelho: I think we'd be better off doing those when the plans get updated and do it all at once.

Atty. Reidy: So, what we heard was snow removal, sounds like out of those waiver requests, that sounds like the one to pay attention to.

Mr. Phoenix: I think from my perspective, yes. The other ones, you know, the lighting plan, I mean I, I've made the comment before. Generally, if you're making a facility that's designed to capture light, you're not looking to put a whole lot of extra light up. It seems to defeat some of the purpose.

Mr. Bukowski: Yeah. There's no lighting proposed.

Mr. Phoenix: Yeah. As far as building elevations, you're not putting up buildings, just putting up the panels and things. And what was the traffic?

Ms. Houle: The traffic.

Mr. Phoenix: Yeah, it's projected ten trips a year. Even if that quadrupled, it's not gonna be a strain on anything. So, I think unless the board disagrees on any of those, those seem like they're gonna be straightforward and non-controversial.

Mr. Coelho: Mr. Chairman

Mr. Phoenix: Mr. Coelho.

Mr. Coelho: I'm gonna be interested in what kind of action City of Chicopee has taken on this at this point too at our next meeting. I don't know if we need to get down to minutes, but I'd like to know what, what was discussed with the City of Chicopee and is there some sort of guidance as, again, I'm piggyback on what Ray's saying here. These are meant to absorb sunlight, not reflect it, but I'd still like to know what the neighborhood might be seeing when this is done. I don't know if there are any simulations or anything like that. You know, I know we've come a long way with these kind of planning and, and, and...

Mr. Phoenix: Are you, are you thinking of that like, as a, a substitute for the, the elevations of buildings just kinda showing what they would project that the site would look like with the construction on it?

Mr. Coelho: Yeah.

Atty. Reidy: I think what we may be able to do, I mean as I'm looking here, I don't know if you know off the top of your head the distance from house to limit of work, but before, I'd hate to give you a rendering that just shows a bunch of trees. 'cause that's all you're gonna see. Right? So maybe if, if it's going to be more than that or meaning if the distance is such where it's up, I mean, I don't know if you could scale it Rob to take a look.

Mr. Bukowski: Yeah, we can, we can show that.

Atty. Reidy: Couple hundred if you look at the scale that's there, if it's gonna be a couple hundred feet, we can say, you know, the closest house to the limit of clearing is X amount of distance. If it's somewhere where we say, geez, topographically or otherwise they may be seeing something, I think we can probably produce something. But if it's just gonna be a 400-foot distance through existing vegetation, we can at least come back and say that.

Mr. Coelho: And I'm sure Ameresco's got plenty of marketing information with other past projects they've done that might show what we could expect to see.

Atty. Reidy: Oh yeah. We can show what the panels look like. I'm just, I didn't know if you were talking about this.

Mr. Coelho: Oh, I'm sure they even got neighborhood picture. I'm sure they got all kinds of fancy stuff.

Mr. Ellison: Yeah, I'd love to jump in again Chris, 'cause you're really hitting them. But what these folks, if and in fact it happens, are gonna be looking at.

Mr. Buksowski: Got it.

Mr. Ellison: So, you got what, a couple, three views from wherever left north, south, however you do it.

Mr. Phoenix: With that, I, I'd be somewhat remiss if I didn't point out one of my personal pet peeves. Part of the application packet is signing off on the statement of completeness and correctness and all that saying that, you know, verified that to the best of people's knowledge, everything's there. In a complex plan set, it becomes slightly easier to miss things. But I'm still relatively unforgiving of things that anyone looking at a plan set can tell is there or not. And the number one thing on that list is the chart being a chart showing that information. That is usually something where, especially on a less complex plan, I've made the case more than once that the plan should just be denied outright and can come back with a new fee and a new submittal and a new date and time lost. So, please make sure since this was missing something that's, that blindingly obvious as specifically calling out in the bylaw that it needs to be a chart showing all of the following information. Even if it needs to be n/a sleeping capacity needs to be on the plan. Everything needs to be on the plan. With that in mind, you know, you've, you've heard the comments here tonight. You've heard the comments that we got for feedback from the other agencies around town. How much time would you like to have to be able to prepare updated information and plan sets for us?

Mr. Bukowski: When is your next meeting? Is it two weeks?

Mr. Phoenix: We have another meeting in two weeks, but we're gonna need to get those in and be able to send those out for an additional round of review from Fire and Public Works, and all these other groups. So, that's why I'm asking how much time you guys need and then we can bake some time onto the end of that in order to give people time to review, so that otherwise if we try and pick a meeting, then we're just trying to backfill that in. And I, that's uncomfortable for everybody involved and tends to mean that when we have our next session of the hearing, we're not equipped to make a decision then either and we're essentially buying ourselves a third session tonight. So, I'd rather not do that.

Mr. Bukowski: So, you'd need the plans in a week essentially, right? In order to recirculate 'em. Is that right Josh?

Mr. Carpenter: Typically, it takes about two weeks when we get the plans to have 'em circulated through the two weeks.

Mr. Bukowski: Okay. Well in that case we'd have to submit like tomorrow, you know?

Atty. Reidy: Right. So, I think probably kick to the next because I don't, I mean when I hear snow removal, simple Chicopee status, I could tell you right now, neighborhood visuals I think won't be too much of a, a lift based upon where I'm seeing on the plan. And then the chart is just literally putting the chart on.

Mr. Phoenix: Just go through all the comments. If we haven't already provided copies of them to you, we certainly.

Mr. Bukowski: We got 'em, we got 'em this morning.

Mr. Phoenix: You know, and again, if you guys believe that all the pins are there and when Josh looked at it, he thinks he saw all the pins and everything. I'm gonna want to get clarification as to, I think it was public works.

Mr. Carpenter: Yeah, I could talk to Jimmy 'cause he was the one who reviewed it and see what he saw that.

Mr. Phoenix: So, just do another once over on the plan set.

Atty. Reidy: It was two weeks. Give him two weeks.

Mr. Ellison: That whole fire truck thing. I'd like to know what they're using. Think so. Standard size first.

Mr. Phoenix: Yeah, I mean, ultimately when it comes back in too, it'd be nice to know what they're using. But the letter that we got, if I can find the right thing.

Atty. Reidy: And they said fire truck, sizes.

Mr. Bukowski: Yeah, we've gotta update the width of the...

Mr. Phoenix: Fire department access roads shall have an unobstructed width of not less than 24.5 feet NFPA1 and 527 CMR 1.00, so.

Mr. Ellison: Okay, so you're gonna hit that.

Mr. Phoenix: Okay. So, if that's what Fire Department feels is appropriate, then that's what we're gonna be looking for. And that's if the plan set comes back and they still have a concern that it's not meeting that, then we're gonna have at best a delay.

Mr. Ellison: I can check too.

Mr. Bukowski: Would the, the first meeting in April, that would be our request. That way it gives us time to make the changes and get 'em resubmitted.

Atty. Reidy: Gives us two weeks to do it. Submit it, you have two weeks to circulate review and then whatever that first date will be.

Mr. Phoenix: So, when we make the motion to continue, it has to be to a time and date certain. So, I'm, I think I'm at least willing to, to go for that meeting. However, if the plans are not in, in a timely manner, I, like to assume everybody's working in good faith. But I need to be clear that if something happens, if you know somebody's computer explodes, I don't know, whatever happens happens. If things are not in within the expected timeline, we're probably gonna be looking to have a continuance to be able to have that time for review.

Atty. Reidy: Sure.

Mr. Bukowski: Sure. Yep. Understood.

Mr. Phoenix: And the, the sooner we can communicate that out, we'll try and make sure that the people that are here tonight at a minimum are aware because they're gonna hear that we're continuing and I don't want people to come in if we're gonna have to automatically do another continuance that's not fair to drag people out for nothing. So, what do we have open for that meeting in April?

Ms. Urban: April 9th at 7:00 p.m.

Mr. Phoenix: That work for everybody? So, I will entertain a motion to continue to April 9th, 7:00 p.m. here in this room.

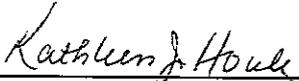
Mr. Ellison: I'll make a motion. I'd like to make a **MOTION** to continue.

**SECOND** Ms. Houle.

**4-0 in Favor.**

*The public hearing was continued until April 9, 2026, at 7:00 p.m.*

APPROVED:

  
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Kathleen Houle, Secretary

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Documents: Site Plan Application Ludlow, MA Solar Photovoltaic Development 155 West Street (February 2026) (including Master application); Waiver request from Robert J. Bukowski (March 12, 2026); Comments from town departments/boards; Plans: Proposed 2.0 MW AC Solar Photovoltaic (PV) Project – 155 West Street, Ludlow, Massachusetts 01056 (02/17/2026)

*(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).*