

**LUDLOW CONSERVATION COMMISSION
MINUTES OF THE MEETING OF
April 1, 2026**

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TOWN OF LUDLOW

CONSERVATION MEMBERS

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

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

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*

The applicant was not present for the public hearing.

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

Ms. Tierney mentioned that a DEP number has not yet been assigned to the filing. She said that she and Mr. Chaloux were out on a site visit to the property and that everything looked straightforward and that a letter should be sent to Mark Stinson of DEP explaining their findings and requesting that a DEP number be issued.

Mr. Chaloux **MOVED** to continue the public hearing for 164 Lyon Street until our next meeting or otherwise scheduled by the applicants as they aren't here, unable to attend here today.

SECOND Ms. Suska.

3-0 in Favor.

The public hearing was continued until May 6, 2026, at 6:30 p.m.

Approve/sign minutes of March 4, 2026

Mr. Chaloux **MOVED** to approve the minutes of the March 4th, 2026, meeting of the Conservation Commission as presented.

SECOND Ms. Suska.

3-0 in Favor.

Ms. Tierney remarked that the Sherriff's Office has gone into Camp White and cleared the overhanging dangerous limbs and things from the trails in Camp White and said it's much improved.

Request to amend Notice of Intent – 20 East Street (207-0672)

The Commission reviewed a request from Marco Viera to amend the existing Notice of Intent for work behind the Walgreens plaza. The original filing addressed repairs to the retaining wall; however, it did not include fence replacement.

Mr. Viera's contractor has since recommended that replacing the fence at the same time as the wall repair would be less detrimental to the adjacent river than completing the work separately. The proposed amendment includes installation of a new fence located behind the concrete retaining wall to avoid drilling into or compromising the structure. The fence height will be increased from three feet to six feet to deter unauthorized access and dumping into the river. The fence will extend from the corner of Pieroways to the Pizza Corner building. A temporary fence has already been installed to address immediate safety concerns.

Mr. Chaloux **MOVED** to amend the Notice of Intent for the 768 East Street Ludlow, river front improvement as submitted.

SECOND Ms. Suska.

3-0 in Favor.

Documents included: Letter from Marco Vieira re: Proposed work at Walgreens Plaza; Site Plan 20-56 East Street Ludlow, MA (with fence revisions) (March 25, 2024)

Public Hearing – Notice of Intent – Hemlock Ridge, LLC c/o Mr. Armand Deslauriers – 1252 East Street & 0 Ventura Street (Assessors' Map 31, Parcels 127 & 121B) (207-0680) (construction of a residential subdivision with a roadway crossing an intermittent stream and wetland)

In attendance: Armand Deslauriers, Ryan Nelson – R Levesque Associates, attendees

The public hearing opened at 6:40 p.m.

The Commission reviewed a Notice of Intent for a proposed 38-lot subdivision on a 63.5-acre parcel located at the corner of East Street and Ventura Street. The property contains an established wetland boundary previously determined and peer reviewed, and drainage from the site is split between an intermittent stream crossing under East Street and areas draining toward Ventura Street.

The proposal includes approximately 4,000 linear feet of roadway, five stormwater management basins designed as surface infiltration systems to accommodate the 100-year storm event, and associated utility infrastructure. The filing also includes the full buildout of each individual lot, as many of the proposed lots (17 total) fall partially within the buffer zone. A 25-foot no-disturb zone is proposed and will be delineated in the field.

A stream crossing is proposed along Eagle Pass at a narrow section of an intermittent stream, utilizing a previously disturbed area from historic logging activity to minimize impacts. The culvert is designed at 10 feet wide, exceeding the average width of approximately 4.7 feet, in compliance with Massachusetts stream crossing standards. The project will result in approximately 933 square feet of bordering

vegetated wetland impact, which will be mitigated through replication of approximately 1,030 square feet adjacent to the impact area.

The applicant indicated that a Stormwater Pollution Prevention Plan (SWPPP) will be prepared prior to construction, as required for projects exceeding one acre of disturbance. The Commission discussed MassDEP comments, including the need for a SWPPP, potential requirement for an erosion and sedimentation control monitor, and long-term stormwater operation and maintenance responsibilities, which will be managed by a homeowner's association.

To address wetland impacts, the applicant has proposed a Declaration of Restrictions in lieu of 401 Water Quality Certification. This restriction will prohibit future wetland alterations across the parent parcel and will be recorded and referenced in each deed within the subdivision. The Commission discussed concerns regarding long-term enforcement and homeowner awareness of restrictions, emphasizing the importance of clear documentation and field delineation of no-disturb areas.

Following discussion, the Commission reviewed the MassDEP comment letter (File No. 207-0680) and incorporated the conditions into the approval. After inviting public comment and receiving none, the Commission voted to approve the Notice of Intent with standard and special conditions, including those outlined by MassDEP, and to require pre-construction submission of the SWPPP and monitoring provisions.

Mr. Chaloux **MOVED** to approve the Notice of Intent as filed with the Standard Order of Conditions as well as the conditions listed in the Mass DEP letter in response to the submitted plan under Mass DEP number 207-0680.

SECOND Ms. Suska
3-0 in Favor.

Mr. Chaloux **MOVED** to close the public meeting for NOI.

SECOND Ms. Suska.
3-0 in Favor.

The public hearing was closed at 7:01 p.m.

Documents included: Notice of Intent – Proposed Residential Subdivision (March 3, 2026); Comments/DEP file number; Audit – Department of Environmental Protection (March 11, 2026); draft Grant of Restriction Limiting Discharge of Dredged and Fill Material; Site Plans – Tanglewood Estates – 1252 East Street & 0 Ventura Street (2/27/26)

Public Hearing – Abbreviated Notice of Resource Area Delineation – Brian Benito, Rhyndland Energy Development, LLC – 0 Moore Street (Assessors' Map 32, Parcel 34) (207-0679) (confirm wetland boundary)

In attendance: Mike Pietras – Engineering and Land Solutions

The public hearing opened at 7:02 p.m.

Mr. Pietras asked for a continuance to the next meeting because not all the abutters were notified of the public hearing.

The Commission discussed the need for additional review of the project due to its size and complexity. Referencing comments from MassDEP, the Commission considered the recommendation to retain an outside consultant, at the applicant's expense, to assist with technical review, including soils, vegetation, and wetland delineation. Members noted that an independent review would provide additional expertise and ensure the Commission has sufficient information to evaluate the project. The applicant acknowledged the request and agreed to continue the hearing to allow time for coordination of the peer review.

The applicant also noted for the record that the wetland flagging on the site is based on delineation work completed approximately one to one-and-a-half years ago in connection with an Eversource transmission line project, and that the current plans rely on those previously established boundaries. The Commission acknowledged this information but indicated that an updated review would still be beneficial.

A motion was made and seconded to continue the public hearing to the May meeting of the Conservation Commission. The motion passed by unanimous vote.

Mr. Chaloux **MOVED** to continue the public hearing and submitting of this request until the May meeting of the Conservation Commission.

SECOND Ms. Suska.

3-0 in Favor.

The public hearing was continued to May 6, 2026, at 6:40 p.m.

Documents included: WPA Form 4A – Abbreviated Notice of Resource Area Delineation; Existing Conditions Site Plan Resource Delineation – 0 Moore Street (2/27/2026); DEP #/Comments

Public Meeting – Request for Determination – Adrain Zapala – 0 Nash Hill Road (Assessors' Map 9, Parcel 29) (to allow for site testing and confirmation of resource delineation)

In attendance: Mike Pietras – Engineering and Land Solutions

The public meeting opened at 7:05 p.m.

Mr. Pietras requested confirmation of the wetland resource area boundaries as delineated in the field, as well as approval to conduct onsite septic testing. He noted that the proposed testing area is located well outside the 100-foot buffer zone and is intended to support future septic system design and indicated that the testing is part of due diligence for prospective property purchase. Wetland flagging was completed in January, and the plan reflects a shrub forested wetland associated with a culvert crossing under the roadway.

The Commission discussed the proposed location of a future house, noting that it is shown outside of the 100-foot buffer zone, with only minor grading potentially occurring near the buffer. Mr. Pietras stated that final house plans are still under development and that a future filing may be submitted if work is proposed within jurisdictional areas.

Additional site features discussed included an existing garage and an existing well on the property. Mr. Pietras indicated that the well is being tested for viability and that septic system placement will comply with required setbacks.

Based on the information provided, Mr. Pietras requested a Positive Determination confirming that the wetland boundaries are accurate and a Negative 3 Determination that the proposed activities are outside of jurisdictional areas.

Mr. Chaloux **MOVED** that we issue a negative determination for the location of the construction activity and affirmation of the wetland boundary for 0 Nash Hill Road.

SECOND Ms. Suska.

3-0 in Favor.

Mr. Chaloux **MOVED** to close the public meeting for 0 Nash Hill Road.

SECOND Ms. Suska.

3-0 in Favor.

The public meeting was closed at 7:12 p.m.

Documents included: WPA Form 1 – Request for Determination of Applicability; Proposed Site Plan for Review/Comment (1/28/2026)

Michael Pietras – Request for Extension of Orders of Conditions – Fuller Street (207-0509)

In attendance: Michael Pietras – Engineering and Land Solutions

The Commission reviewed additional information submitted by the applicant regarding the applicability of the COVID-related tolling provisions to the existing Order of Conditions for the South View Estates (Atwater) development.

Mr. Pietras explained that, pursuant to the revised interpretation of the tolling provisions issued in June 2021, permits in effect prior to March 10, 2020, are eligible for a 462-day extension rather than a full two-year extension. An exhibit was provided demonstrating the calculation of the adjusted expiration date. Based on this calculation, Mr. Pietras stated that the current Order of Conditions is valid until May 14, 2027, and requested confirmation from the Commission that they concur with this determination and indicated that a formal extension request will be submitted at a later date as needed.

The Commission acknowledged the information and noted the complexity and confusion surrounding permit extensions under the tolling provisions. Members expressed appreciation for the clarification.

The Commission also noted that a site inspection is planned to review current conditions at the project site, given the age and ongoing nature of the development. Mr. Pietras indicated that erosion and sedimentation controls are being reinstalled in preparation for upcoming work, and that updated stormwater documentation will be submitted in the future due to changes in general permit requirements.

Documents included: Request for Extension of Order of Conditions – Fuller Street (DEP File No. 207-0509) (March 17, 2026); Exhibit A – Permit Tolling Calculation – DEP File No. 207-0509 (March 17, 2026)

Public Hearing – Notice of Intent – Nikkie Pollis, Ludlow MA West St Solar LLC – 155 West Street (Assessors’ Map 2D, Parcel 1) (207-0681) (construction of a 2.0 Mega-Watt (MW) photovoltaic solar field along with associated infrastructure.

In attendance: Steve Riberdy – Goddard Consulting, Nikki Pollis – Ameresco, Rob Bukowski – Weston & Sampson

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

The Commission reviewed a Notice of Intent for the proposed construction of a ground-mounted solar facility at 155 West Street. The site is a large, previously farmed property with existing cleared areas and minimal wetland resources. Wetland delineations were originally completed in 2025 and have since been reverified and refreshed by the applicant.

The project proposes a 2-megawatt solar array occupying approximately 12.2 acres, primarily located outside of wetland buffer zones and riverfront areas. The majority of the site work will occur in upland areas, with limited activity proposed within the outer portions of the 100-foot buffer zone and riverfront area, including installation of a stormwater management basin and minor associated infrastructure. No work is proposed within the 25-foot no-disturb zone.

The project includes minimal grading, with solar panels mounted directly on existing terrain to reduce disturbance. Stormwater management systems, including infiltration basins and trenches, have been designed in accordance with MassDEP standards. Soil testing confirmed suitable conditions for infiltration. Erosion and sedimentation controls will be implemented during construction. Access to the site will be provided from Cady Street, and the facility will be enclosed by a security fence with proposed vegetative screening along residential edges.

The Commission noted that a portion of the property extends into Chicopee; however, no work is proposed within jurisdictional areas in that municipality, and coordination with the Chicopee Conservation Commission has been completed.

Mr. Riberdy addressed comments from MassDEP, including clarification of wetland flagging and confirmation of proper delineation of bank and mean annual high-water line, and also provided an alternatives analysis demonstrating efforts to avoid and minimize impacts to jurisdictional areas.

Public comments included concerns regarding the visual impact of the solar array and loss of forested land. The Commission acknowledged these concerns but noted that its review is limited to jurisdiction under the Wetlands Protection Act.

Mr. Chaloux **MOVED** to approve the Notice of Intent for Nikki at 155 West Street Ludlow as presented, Mass DEP Number 207-0681.

SECOND Ms. Suska.

3-0 in Favor.

Mr. Chaloux **MOVED** to issue the Standard Orders of Condition for the project at 155 West Street, Mass DEP Number 207-0681.

SECOND Ms. Suska.

3-0 in Favor.

Mr. Chaloux **MOVED** to close the public meeting for the solar property at 155 West Street.
SECOND Ms. Suska.

3-0 in Favor.

The public hearing was closed at 7:34 p.m.

Documents included: Notice of Intent packet including WPA Form 3 – Notice of Intent (March 6th, 2026); DEP #/Comments/Massachusetts Stormwater Management Regulations; Response to DEP Comments from Steven Riberdy (March 23rd, 2026); Plans: Proposed 2.0 MW AC Solar Photovoltaic (PV) Project – 155 West Street, Ludlow, Mass (02/17/2026); Delineated Wetland Resources & Buffers Plan (December 4th, 2025)

Public Meeting – Request for Determination – Eversource Gas of Massachusetts d/b/a Eversource Energy – Miller Street (within the public roadway layout) (installation of approximately 3,150 feet of new 6-inch diameter high density polyethylene gas main within the existing paved roadway of Chapin and Miller Street)

In attendance: Cory Nielson – SWCA Environmental Consultants

The public hearing opened at 7:35 p.m.

The applicant presented a Request for Determination of Applicability (RDA) for the Susan Drive gas main project. The project involves installation of approximately 3,150 feet of new gas main, including about 350 feet along Chapin Street and 2,800 feet along Miller Street. All work is proposed within existing roadways and previously disturbed areas.

Two culvert crossings along Miller Street are required. At the culvert near 111 Miller Street, installation will be completed open trench within the roadway above the culvert. At the culvert near 63 Miller Street, due to shallow depth (approximately 12 inches), horizontal directional drilling (HDD) is proposed to install the line beneath the culvert.

The applicant stated that no wetland resource areas will be impacted and requested a negative determination. It was also noted that Eversource representatives met with the Ludlow Department of Public Works on-site in February, and the proposed crossing methods were reviewed and supported.

In response to Commission questions, the applicant clarified that this is a new gas line installation rather than a replacement of an existing line.

Mr. Chaloux **MOVED** to issue a Negative Determination for Eversource Gas Company along Miller and Chapin Street.

SECOND Ms. Suska.

3-0 in Favor.

Mr. Chaloux **MOVED** to close the public meeting for Eversource.

SECOND Ms. Suska.

3-0 in Favor.

The public hearing was closed at 7:38 p.m.

Documents included: Request for Determination of Applicability – Susan Drive Reliability Project Ludlow, Massachusetts (March 2026)

Kestrel Land Trust (options for preserving open space in Ludlow)

In attendance: Mark Wamsley – Kestrel Land Trust, attendees

The Commission hosted an informational discussion with Mark Wamsley, Conservation Director of the Kestrel Land Trust, as part of a broader series intended to educate residents about options for managing and preserving open land. The goal of the series is to provide alternatives to traditional development such as subdivision or solar installations, and to help landowners better understand conservation opportunities.

Mr. Wamsley explained that Kestrel Land Trust has been working throughout the Connecticut River Valley since 1970 and focuses on conserving farmland, forests, water supply areas, and open space. He emphasized that conservation typically occurs either through the sale or donation of land or through conservation restrictions (easements), which permanently limit development. He noted that these arrangements are highly dependent on individual landowner circumstances and goals.

A significant portion of the discussion focused on how the land trust collaborates with municipalities. Mr. Wamsley described the organization as a “creative problem solver” that helps assemble complex conservation projects involving multiple partners, including municipalities, state agencies, and federal programs. He outlined services such as providing technical assistance with grant applications, helping fund initial appraisals, coordinating partnerships, assisting with local funding matches, and, in some cases, temporarily acquiring land to facilitate eventual municipal or state purchase.

The Commission discussed the potential for creating greenway connections and linking existing open space parcels throughout the town. Mr. Wamsley indicated that while large-scale greenway planning is often led by municipalities, Kestrel can support such efforts by helping identify priority parcels, working with landowners, and assisting with acquisition strategies.

Concerns were raised about an ongoing conservation restriction project involving WestMass that has stalled due to administrative delays and staff turnover. Mr. Wamsley offered to consult with the Town Planner to help identify the source of the delay and provide guidance, noting that state-level review processes can sometimes be a bottleneck.

Commission members and attendees expressed interest in hosting a larger public workshop to educate landowners about conservation options. Mr. Wamsley agreed that a more formal presentation setting would be beneficial, as the available programs and financial considerations can be complex.

The discussion also addressed the broader challenge of balancing land conservation with increasing demand for housing and infrastructure. Mr. Wamsley noted that some projects successfully integrate conservation with affordable housing, preserving open space while addressing community needs.

The meeting concluded with acknowledgment of the importance of proactive outreach to landowners, the voluntary nature of conservation efforts, and the value of maintaining flexibility and collaboration among stakeholders to achieve successful outcomes.

Request for Certificate of Compliance – Lot A Ventura Street (207-0585)

The Commission reviewed a request for a Certificate of Compliance for Lot A on Ventura Street. It was noted that the request had been submitted as a partial Certificate of Compliance; however, the lot itself does not contain wetlands and is located across the street from a resource area. The original Order of Conditions primarily related to a detention basin associated with multiple properties, rather than work performed directly on this individual lot.

Given that no work was conducted on the lot and that it is not within a jurisdictional wetland area, the Commission discussed whether a partial certificate was appropriate. It was determined that a full Certificate of Compliance was more suitable under the circumstances.

Mr. Chaloux **MOVED** to issue the Certificate of Compliance for Lot A Ventura Street Mass DEP Number 207-0585.

SECOND Ms. Suska.

3-0 in Favor.

Documents included: WPA Form 8A – Request for Certificate of Compliance

Motion to approve waiver request for RDA – 91 Claudia’s Way (Ludlow Boys & Girls Club)

The approval of the waiver request of the fee was overlooked at the last meeting.

Mr. Chaloux **MOVED** to approve the waiver request.

SECOND Ms. Suska.

3-0 in Favor.

Documents included: Fee Waiver Request for Project Homerun (February 24, 2026)

Site visit – 627 Randall Road (207-0650)

Ms. Tierney remarked that she and Mr. Chaloux conducted a site visit at the Sheriff’s Department property to review work completed near the maintenance building, as well as conditions at the horse paddock area. It was noted that the matter is currently being handled at a higher-level following meetings between the Sheriff’s Department and state officials.

During construction of the paddock, it was discovered that the project had proceeded without prior approval from the Conservation Commission. In the process of site work, an area containing buried material believed to be remnants of an old runway from Westover was uncovered and partially removed.

State officials have since directed that the area be restored to its approximate 1970s condition; however, the removed debris is not to be reburied. The project remains under review, and while the Commission

is not currently leading the process, it will continue to be consulted as discussions progress and next steps are determined.

Resignation from Penny Lebel / Interviews for vacant Conservation Commission member seat

The Commission members wished Ms. Lebel the best in her retirement.

Documents included: Resignation letter from Penny Lebel (March 6, 2026)

MAIL ITEMS

13. Legal Notice/plans/comment sheet from Planning Board – 1252 East Street & 0 Ventura Street

Notice of Intent filed.

14. Legal Notice/plans/comment sheet from Planning Board – 227 Center Street

No wetlands.

15. Herbicide Application Notice from Massachusetts Municipal Wholesale Electric Company

16. Planning Board Notice of Decision – 29 Sunset Ridge

17. Planning Board Notice of Decision – 72 Westerly Circle

18. Email from Keith Davies re: C4Rivers Outreach

Mr. Davies will be contacted to find out specifics of the outreach.

19. Planning Board reorganization

20. Board of Assessors reorganization

21. Notification of work in River Street area from Jim Goodreau, Ludlow DPW

Site visits scheduled for April 25, 2026

9:30 – 1353 Center Street (possible runoff from solar panels)

10:00 – Southview Estates – Fuller Street (check on status of project)

Comment sheets were reviewed from the Planning Board:

155 West Street – Approved Notice of Intent on file

17-21 Lower Whitney Street – No wetlands

ADU Chapin – No wetlands

May Conservation meeting

The Commission agreed that the next Conservation meeting will be held on May 6, 2026.

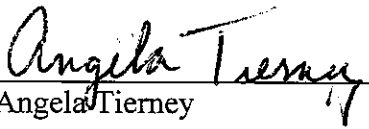
Mr. Chaloux **MOVED** to adjourn.

SECOND Ms. Suska.

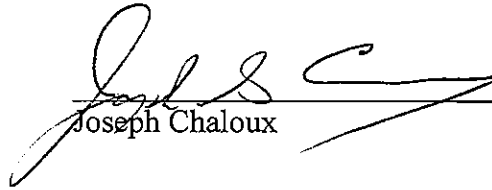
3-0 in Favor.

Meeting adjourned at 8:18 p.m.

APPROVED:



Angela Tierney



Joseph Chaloux



Caroline Suska

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