

**LUDLOW CONSERVATION COMMISSION  
MINUTES OF THE MEETING OF  
May 6, 2026**

**CONSERVATION MEMBERS**

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

**RECEIVED**  
TOWN CLERK'S OFFICE  
  
2026 JUL -2 P 3:31  
  
TOWN OF LUDLOW

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

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**Continued Public Hearing – Notice of Intent – Alyse Enderle – 164 Lyon Street (Assessors' Map 24, Parcel 39B) (construction of a farm access road including minor associated grading and selective tree removal) (207-0682)**

*In attendance: Alyse Enderle, Ken Conley, Jackie Claver - GZA*

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

The Conservation Commission continued the public hearing for a Notice of Intent submitted by Alyse Enderle for construction of a farm access road at 164 Lyon Street, including minor grading and selective tree removal. Jackie Claver of GZA appeared on behalf of the applicant and reviewed responses to DEP comments and an updated wetland replacement plan.

Ms. Claver explained that the total wetland impact would be 381 square feet, with 168 square feet considered temporary. To mitigate impacts, a 252 square foot wetland replacement area is proposed adjacent to the wetland and away from the roadway. She also addressed DEP concerns regarding the project's qualification as a limited project, wetland protection measures, inclusion of landscape boulders within impact calculations, wetland flagging, and prior wetland delineation completed in 2024 as part of the original barn and culvert replacement project.

Commission members discussed observations from the site walk, including stabilization efforts, replacement of the silt fence along the stream, and plans to hydroseed disturbed areas. It was noted that the silt fence would remain in place until the future culvert replacement project is completed.

There were no comments from the audience. Commission members stated that the property appears to be maintained more carefully than in the past and acknowledged the applicant's efforts to protect the stream area.

The applicant was advised of the 10-day appeal period, the requirement to record the Order of Conditions at the Registry of Deeds, and the need to obtain Certificates of Compliance upon completion of both projects. The permit is valid for three years and may be extended or amended if necessary.

Mr. Chaloux **MOVED** to approve the Notice of Intent for 164 Lyon Street as submitted.  
**SECOND** Mr. Cerqueira.

**3-0 in Favor.**

Mr. Chaloux **MOVED** to issue a standard order of conditions with no special conditions included.  
**SECOND** Mr. Cerqueira.

**3-0 in Favor.**

Mr. Chaloux **MOVED** to close.

**SECOND** Mr. Cerqueira.

**3-0 in Favor.**

*The public hearing ended at 6:39 p.m.*

*Documents included: Notice of Intent Application 164 Lyons Street Ludlow, Massachusetts (November 2025); Notification of Wetlands Protection Act File Number (April 7, 2026); DEP Comment Responses from Jackie Claver, GZA (April 23, 2026)*

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

*The applicant was not present for the public hearing.*

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

No action was taken.

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### **Site Visit – 1353 Center Street**

The Conservation Commission reported on a site visit conducted by Ms. Tierney and Ms. Suska in response to multiple complaints regarding erosion and runoff allegedly associated with a ground-mounted solar panel installation near a reservoir. During the inspection, no runoff from the solar installation itself was observed; however, significant erosion was noted in the backyard area of the newly constructed home.

Commission members noted that the erosion appeared to result from heavy construction traffic associated with both the home construction and solar installation, combined with a lack of vegetation in the disturbed backyard area. Although visible erosion was present, the affected area was determined to be outside the Commission’s jurisdiction and located a considerable distance from the wetland resource area.

The homeowner explained that they had previously been advised by either the Conservation Commission or the Planning Department to install a silt fence at the lower portion of the property. The site currently included a silt fence and a rock wall, with a canal and reservoir located beyond those features. Commission members observed that portions of the silt fence were no longer functioning properly due to wind damage.

Because the erosion had not entered the wetland resource area, the Commission determined that enforcement action was not warranted at this time. However, a letter was sent to the property owner

requesting that measures be taken to prevent runoff into the wetland area, that the existing silt fence be properly reinstalled, and that disturbed areas be seeded and revegetated to stabilize the soil. The Commission also stated that a follow-up site visit would be conducted in the fall to evaluate revegetation efforts.

Commission members noted that the homeowners were cooperative and agreeable to addressing the concerns. Discussion also included general comments regarding the difficulty of maintaining silt fences during periods of high winds.

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**Site visit – Southview Estates – 353 Fuller Street (207-0509)**

The Conservation Commission reported on a recent site visit to the Southview Estates property in anticipation of a future filing expected within the next few months. Commission members noted that the property has been sold to a new developer and that significant improvements to erosion and sedimentation controls have already been completed.

Commission members stated that the site preparation and stabilization measures were among the best they had observed. The new developer has reinstalled all existing silt fencing originally placed by the prior owner and has numbered each section to correspond with project plans. In addition, a new state-of-the-art silt sock system has been installed in a manner that allows the socks to be relocated as needed. Members noted that the materials being used appear to be commercial-grade erosion control products rather than typical retail-grade materials.

The Commission also observed that commercial-grade riprap had been installed on a slope where construction vehicles are expected to access the site. Overall, members expressed that substantial effort is being made to properly stabilize the property and manage erosion controls.

The developer indicated that the proposed project may include approximately four standalone condominium units on one side of the property and twelve units on the other side, with the development intended to be a high-end residential project. It was also noted that the developer has experience constructing condominium projects in Stowe, Vermont.

Commission members reported that the site appeared to be well stabilized at the time of the visit.

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**Public Meeting – Request for Determination – Linda Nawracaj – 33 Evergreen Circle (Assessors' Map 11A, Parcel 150) (installation of chain link fence along the top of bank)**

*In attendance: Linda Nawracaj, James Denno.*

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

The Conservation Commission opened a Request for Determination of Applicability filed for installation of a fence at 33 Evergreen Circle. Ms. Nawracaj explained that the purpose of the fence is primarily for safety, as the property contains a steep bank adjacent to the pond and reservoir area. She stated concerns about protecting her 14-month-old granddaughter from accidentally accessing the steep slope.

The proposed project consists of installing a four-foot black chain-link fence along the top of the bank, extending from a neighboring property line around the corner toward Holyoke Street. Ms. Nawracaj also noted that the fence may help reduce ongoing illegal dumping that occurs near the corner of Evergreen Circle and Holyoke Street. Commission members recalled previous site visits to the property involving fallen trees and erosion concerns and noted that the area has experienced repeated dumping of trash, bottles, leaves, and other debris.

Discussion included the unusual shape of the lot, which extends beyond the rear yard area toward Holyoke Street, and the steep gully where debris tends to accumulate. The applicant described frequently removing trash from the area and expressed concern about safely accessing the slope. Commission members suggested the possible use of trail cameras and signage to discourage illegal dumping and assist with identifying violators.

Commission members confirmed that the proposed fence would remain at the top of the bank and outside the resource area. They also discussed wildlife activity in and around the pond, including turtles, swallows, blue herons, and eagles. The applicant noted that fallen trees had been partially removed, while some logs were intentionally left in place to provide habitat for wildlife.

The Commission determined that the proposed fence installation would not impact wetland resource areas and referenced a similar fence previously approved at another pond-front property for child safety purposes.

Mr. Chaloux **MOVED** to issue a negative determination for the Request for Determination of Applicability for 33 Evergreen Circle as proposed.

**SECOND** Mr. Cerqueira.

**3-0 in Favor.**

*The public meeting ended at 6:56 p.m.*

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

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### **Devin Howe – Amendment to plans for Ludlow Renewables – 0 East Street (207-0663)**

*In attendance: Devin Howe – Beals and Thomas, Inc.*

The Conservation Commission reviewed a proposed amendment to the existing Notice of Intent for the Ludlow Renewables project located at 0 East Street. The applicant's representative explained that the current engineering firm had recently taken over as engineer of record for the project and had identified several discrepancies between the originally approved plans, the stormwater report, and actual field conditions.

The representative stated that the original plans, prepared by a previous engineering firm, contained inaccurate topographic information in some areas, with existing grades differing by as much as ten feet. Additional issues included missing landscape features and complications associated with a town sewer force main easement that bisects the property. The representative explained that the project team undertook a comprehensive review of the site and determined that modifications were necessary to ensure the project functioned properly and protected wetland resources.

Commission members reviewed revised plans showing existing wetland resource areas and associated 100-foot buffer zones. The applicant explained that several stormwater management features had been redesigned and relocated based on updated site conditions. One proposed stormwater basin was enlarged and repositioned to improve groundwater recharge and avoid steep ledge areas. Another basin that had previously been designed in a location where stormwater could not properly flow was relocated downslope to improve functionality. Additional grading beneath portions of the solar panel arrays was also proposed to address slope conditions that exceeded acceptable installation standards.

The representative noted that portions of one stormwater basin would now extend within the 100-foot buffer zone but stated that the revised design would provide greater overall protection to nearby isolated wetlands and improve the functionality of the stormwater system. The applicant also confirmed that no access connection to Reynolds Street was proposed and noted that portions of the property are owned by MassDOT and subject to easements.

The Commission discussed the proposed changes and acknowledged that the modifications appeared reasonable and largely related to correcting existing design deficiencies and improving stormwater management. Members noted that approval from the Department of Public Works would still be required for the revised stormwater calculations and stormwater permit modifications.

The Commission voted unanimously to approve the amended Notice of Intent for the Ludlow Renewables project at 0 East Street, contingent upon approval of the revised stormwater analysis and stormwater permit modifications by the Department of Public Works.

Mr. Chaloux **MOVED** to approve the amended Notice of Intent pending approval by DPW for stormwater runoff analysis for the Ludlow Renewables, 0 East Street.

**SECOND** Mr. Cerqueira.

**3-0 in Favor.**

*Documents included: Request for Minor Modification letter from Devin P. Howe; Permit Plan Set – April 29, 2026*

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#### **C4Rivers Outreach & sampling volunteer from Keith Davies**

Discussion regarding a presentation request from C4R. The organization would like to present information about its mission, including water quality monitoring, paddling trails, future monitoring efforts, and volunteer opportunities. The presentation would consist of approximately 18 slides and last about one hour. They are also seeking volunteers for Thursday morning summer water sampling activities. The Commission discussed that the group recently conducted an outreach event in Palmer with modest attendance and noted possible connections to the former Chicopee River Watershed Council. The applicant indicated they would follow up regarding scheduling a future presentation to the Commission.

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#### **Harris Brook School field & Ludlow High School cleanup of trash**

Discussion regarding dumping and field conditions behind the high school and at the Harris Brook School field. A resident complaint was received concerning dumping behind the high school near the former skating rink area, including a pile of approximately 10–15 tires and various metal objects. The

DPW was contacted, inspected the area, and indicated they would address the issue. Commissioners discussed uncertainty regarding whether the materials originated from town departments, school projects, or illegal dumping activity. Concerns were raised about ongoing illegal dumping throughout town, including yard waste, mattresses, televisions, and other debris along roadsides and wooded areas. The possibility of using cameras for enforcement was discussed, referencing similar enforcement efforts in Springfield.

The Commission also discussed continued degradation of the Harris Brook School field. The DPW plans to oversee the field and limit access in an effort to allow vegetation to recover so the school can obtain a certificate of compliance for the project. Soccer nets are expected to be removed following the school year to discourage summer use of the field. Commissioners noted that portions of the field are currently bare dirt and that previous plantings were accidentally cut during mowing operations. The Commission expressed hope that the new school superintendent would assist in finalizing the long-outstanding project restoration efforts.

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## **MAIL ITEMS**

### **22. Reorganizations of town boards**

### **23. Legal Notice from Planning Board – 103 Jerad Drive – Special Permit/Home Occupation**

### **24. Community Preservation Act Committee from Josh Carpenter, Town Planner**

The Planning Board is interested in reestablishing the Community Preservation Act Committee in town. Although the Town has not adopted the Community Preservation Act (CPA), the committee is established within the Town Bylaws and was originally formed to evaluate whether Ludlow could benefit from adopting the CPA. Discussion noted that adoption of the CPA could provide access to state matching funds for projects involving parks, open space preservation, historic preservation, and other community improvements. The Planning Board intends to reconstitute the committee to determine whether the time may be right for Ludlow to consider adoption of the Community Preservation Act. One member of the Conservation Commission would serve on the committee. Commissioners interested in participating were asked to notify the Chair.

### **25. Site plan approval from Ludlow Planning Board – 155 West Street**

### **26. Planning Board Notices of Decision – Tanglewood Estates Subdivision/Estate Lots**

### **27. Legal Notice from Zoning Board of Appeals – 40 Turning Leaf**

### **28. Planning Board Notice of Decision – 103 Jerad Drive**

### **29. MassDEP review of Deed Restriction for 1252 East St & 0 Ventura St (DEP #207-0680)**

MassDEP reviewed the draft deed restriction and indicated that it was acceptable. The applicant will finalize the document and record the deed restriction with the Land Court Registry of Deeds. Recording the deed restriction will eliminate the need for a Water Quality Certification for the project located at 1252 East Street and 0 Ventura Street, associated with the referenced MassDEP file number. The Commission acknowledged that a deed restriction will be placed on the property as part of the permitting process.

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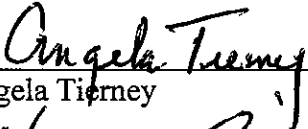
## **Approve/sign minutes of April 1, 2026**

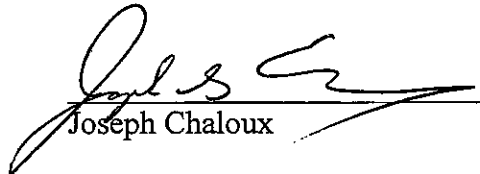
Because Ms. Suska was absent, the approval of the minutes will be tabled until the June 3, 2026, meeting.

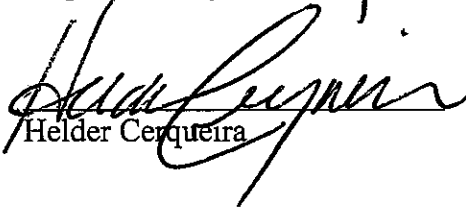
Mr. Chaloux **MOVED** to adjourn.  
**SECOND** Mr. Cerqueira.  
**3-0 in Favor.**

Meeting adjourned at 7:22 p.m.

APPROVED:

  
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Angela Tierney

  
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Joseph Chaloux

  
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Helder Cerqueira

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