

**LUDLOW CONSERVATION COMMISSION
MINUTES OF THE MEETING OF
June 3, 2026**

CONSERVATION MEMBERS

Angela Tierney – Chair (Present)
Helder Cerqueira – Vice Chair (Absent)
Joseph Chaloux (Present)
Caroline Suska (Present)
Judy Breault (Present)
William Ellison, Associate Member (Present)

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TOWN OF LUDLOW

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

Nicholas Goggin – pool install at 125 Watson Lane

In attendance: Nicholas Goggin

The applicant met with the Commission to discuss a proposed 14' x 28' inground saltwater pool approximately 73 feet from a wetland resource area. The applicant stated that no trees or vegetation would be removed and that existing slopes would remain largely unchanged. Erosion controls, including a silt fence, and a curtain drain to manage runoff were proposed. Pool equipment would be located near the house, and excess pool water would be discharged through the filter backwash system.

Commission members discussed drainage, the location of the septic system, and the potential for ledge based on previous development in the neighborhood. The applicant indicated the pool would be approximately six feet deep and noted that nearby properties have installed similar pools.

The Commission explained that no action could be taken because an application had not been filed. Members advised the applicant to submit a Request for Determination of Applicability (RDA) seeking a Negative Determination, demonstrating that the project would not impact wetlands. The application should include a site plan, project narrative, proposed erosion controls, and drainage details.

The applicant was provided with the appropriate form and informed that materials should be submitted by June 18 to allow for advertising and scheduling of a public hearing at the Commission's July 1 meeting. No vote was taken.

Documents included: GIS Map 41-24M; photos 125 Watson Lane

Michael Graham – 229 Fuller Street (brush/tree clearing)

In attendance: Michael & Darlene Graham

The residents of 229 Fuller Street discussed a wetland planting area that was installed in 2002 as part of a permit requirement. The area, which is located partially within a DPW easement/right-of-way adjacent

to Harris Brook, has become heavily overgrown with invasive vegetation, including bittersweet vines and thorny shrubs, making maintenance difficult.

The Commission noted that some of the vegetation is located within the DPW easement and recommended that the residents first contact the DPW to determine whether the Town could clear and maintain the easement area. Ms. Tierney indicated that DPW clearing activities conducted several years ago may have contributed to the current overgrowth by removing tree canopy cover.

For vegetation located outside the easement on the resident's property, the Commission advised filing a Request for Determination of Applicability (RDA) for proposed clearing and invasive species management. The Commission explained that invasive species may be removed and discussed appropriate control methods for bittersweet. The resident requested an RDA application form and was advised to include all anticipated work in the application, noting that an approved RDA remains valid for three years.

Documents included: GIS Map 11C-53

MAIL ITEMS

- 30. Legal Notice/Notice of Decision from Planning Board – 643 Poole Street – Special Permit/Home Occupation
- 31. Legal Notice from Planning Board – 34 Grant Avenue – Special Permit/Home Occupation
- 32. Legal Notice from Planning Board – 50 Stivens Terrace – Special Permit/Home Occupation

Tree cutting complaint – 77 Stivens Drive

The Commission discussed a complaint regarding the removal of a large oak tree on private property near Haviland Pond. Upon inspection, Ms. Tierney and Mr. Chaloux found that the tree had already been removed and only the stump remained.

Ms. Tierney reviewed the Wetlands Protection Act and noted that while ponds are jurisdictional resource areas, the tree appeared to be located more than 100 feet from the pond. A preliminary review using aerial imagery and field observations indicated that the tree was likely outside the Commission's jurisdiction. No bordering vegetated wetland was present between the tree location and the pond; the area consisted of a sandy beach and maintained lawn.

The tree contractor stated that they believed the homeowner had obtained any necessary approvals and that the tree was removed due to concerns about potential limb failure and damage to the house. Commission members noted that fluctuating water levels and the exact location of the high-water mark made it difficult to determine precise distances after the fact, but available information suggested the tree was outside the 100-foot buffer zone.

Because the tree had already been removed and appeared to be beyond the Commission's jurisdiction, no further enforcement action was warranted. Members noted that the matter had largely become a neighborhood dispute.

The Commission also discussed its practice of working with property owners on reasonable tree-removal requests when safety concerns exist. Examples were cited where permits had been issued for the removal of dead trees near wetlands and ponds when public safety or property protection concerns were demonstrated.

Appoint Conservation Commission member to Community Preservation Act Committee

The Commission discussed reactivating the Community Preservation Act (CPA) Committee and filling the Conservation Commission's representative position. Ms. Suska volunteered to serve as the Commission's representative and was unanimously appointed.

Mr. Chaloux **MOVED** to nominate Carolyn to be our representative.

SECOND Ms. Breault.

4-0 in Favor.

Members reviewed the purpose of the Community Preservation Act, which is funded through a local property tax surcharge supplemented by a state matching contribution. CPA funds may be used for open space preservation, affordable housing, and historic preservation projects. State law requires that a portion of the funds be reserved for each of these categories annually.

The Commission discussed potential benefits of CPA funding, including preservation and restoration of historic structures, development of recreational facilities and open space, acquisition of land for conservation and trail connections, and support for affordable housing initiatives. Members noted that CPA funds could help address local housing needs, preserve community assets, and provide funding opportunities that are not available through the Town's regular budget.

Discussion included opportunities to enhance recreational resources, develop additional athletic fields and community facilities, and expand connections between existing conservation lands and open spaces throughout town. Members noted that CPA funding could help support long-term goals identified by the Open Space Committee, including potential trail and greenway connections linking existing town-owned properties.

Several members expressed support for renewing community outreach efforts regarding CPA adoption, noting that previous attempts had been unsuccessful, but that current community needs and priorities may make the proposal more favorable to voters. The Committee will begin meeting regularly to evaluate options and determine next steps.

Board to reorganize

Ms. Breault **MOVED** to nominate Angela as Chair.

SECOND Mr. Chaloux.

4-0 in Favor.

Ms. Breault **MOVED** to nominate Joe Chaloux as Vice-Chair.

SECOND Ms. Suska.

4-0 in Favor.

The Commission reorganized as follows:

Angela Tierney - Chair
Joseph Chaloux - Vice Chairman
Helder Cerqueira – Member
Caroline Suska - Member
Judy Breault – Member
William Ellison – Associate Member

Approve/sign minutes of April 1, 2026, and May 6, 2026

Mr. Chaloux **MOVED** to approve the minutes of April 1, 2026 minutes of the Conservation Commission.
SECOND Ms. Suska.
4-0 in Favor.


Mr. Chaloux **MOVED** to delay the signing of the May minutes because Helder is not at this session.
SECOND Ms. Suska.
4-0 in Favor.

Because Mr. Cerqueira was absent, the approval of the minutes of May 6, 2026, will be tabled until the July 1, 2026, meeting.

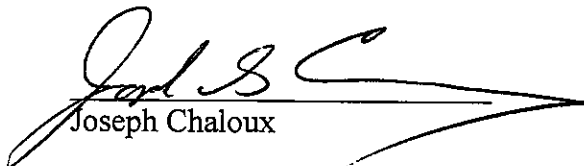
Mr. Chaloux **MOVED** to adjourn the meeting for the evening.
SECOND Ms. Suska.
4-0 in Favor.

Meeting adjourned at 7:03 p.m.

APPROVED:



Angela Tierney



Joseph Chaloux



Caroline Suska



Judy Breault

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