

LUDLOW CONSERVATION COMMISSION
MINUTES OF THE MEETING OF
August 5, 2026

CONSERVATION MEMBERS

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

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

Appointment – Michael Pietras – 0 Moore Street (Assessors' Map 32, Parcel 34) (207-0679)
Abbreviated Notice of Resource Area Delineation (confirm wetland boundary)

- Request to withdraw filing from Rynland Energy
- Request to substitute applicant of record to Greenfields, Inc.

In attendance: Michael Pietras – Engineering & Land Solutions, attendees

Mr. Pietras, representing Greenfields, Inc., appeared before the Commission regarding a request to change the applicant for the pending Abbreviated Notice of Resource Area Delineation (ANRAD) application for 0 Moore Street. He stated that the property owner wishes to resume the filing and that Rynland Energy has been removed from the application.

Mr. Pietras explained that the request is for an administrative change only and that the existing file number would remain the same. Based on discussions with the Massachusetts Department of Environmental Protection (DEP), the applicant change would require re-notification and legal advertising but would not require a new filing.

The Commission discussed whether the change would affect the existing application or require additional public comment. It was explained that the change would not alter the resource delineation, property ownership, or proposed project. Abutters would be re-notified solely to advise them of the administrative change and that the existing filing is proceeding. Any future development of the property would require a separate Notice of Intent filing and public hearing process.

Mr. Pietras further explained that the original applicant had agreed to obtain a consultant to review the wetland delineation following comments from the Commission. Greenfields, Inc. agreed to honor the proposed consultant arrangement and would be responsible for the consultant's fees. The consultant would review the wetland line with Greenfields' representative before the Commission proceeds further with the ANRAD.

The Commission noted that changes of this nature can occur when projects change hands and recalled a prior instance in which an application was transferred following the death of an applicant.

Mr. Cerqueira **MOVED** to approve Greenfields, Inc. as the substitute applicant for the pending Resource Area Delineation under DEP File No. 207-0679.

SECOND Mr. Chaloux.

4-0 in Favor.

It was anticipated that the consultant's site review could take place toward the end of August, with the matter potentially returning to the Commission in September or October.

Documents included: Request to Continue Pending ANRAD and Substitute Applicant of Record from Michael Pietras (August 5, 2026); Request to withdraw ANRAD request from Brian Benito Jr., Rhyndland Energy (July 21, 2026)

MAIL ITEMS

- 39. Notification of pond treatments from Judy Breault**
- 40. Legal Notice & Notice of Decision from Planning Board – 128 Williams Street – Special Permit/Home Occupation**
(No wetlands present)
- 41. Legal Notice from Planning Board – 147 Kendall Street – Special Permit/Home Occupation**
(No wetlands present)
- 42. Legal Notice from Planning Board – 115 Prospect Street – Special Permit/Home Occupation**
(No wetlands present)
- 43. Legal Notice/Comment Sheet from Planning Board – 120 Hubbard Street – Site Plan**
(No wetlands present)
- 44. Comment Sheet from Planning Board – 37 Letourneau Lane – Site Sketch**
(No wetland impact)
- 45. Legal Notice from Zoning Board of Appeals – 88 Chapin Street – Variance**
(No wetlands present)
- 46. Legal Notice from Zoning Board of Appeals – 755 Lyon Street – Variance**
(No wetlands present)
- 47. Public Health Advisory from Board of Health and email correspondence from Terry Vital & DCR re: cyanobacteria present in Haviland Pond**
- 48. Runoff photo from Tanglewood Estates from Joshua Carpenter, Town Planner**
- 50. Runoff concerns at 405 Ventura Street from Grace Yetts, & response from Armand Deslauriers**

Grace Yetts and Robin Yetts were present to discuss the runoff concerns.

The Commission heard from Grace Yetts and Robin Yetts of Ventura Street regarding significant stormwater runoff and erosion resulting from the recent clearing and grading associated with the Tanglewood Estates subdivision. The residents reported that water, sediment, mud, logs, and debris had flowed onto Ventura Street and their property during recent heavy rainfall. Although the roadway had been cleaned and patched, they remained concerned that additional rainfall could result in continued runoff.

The Commission discussed the erosion-control measures that had been installed by the developer, including jersey barriers, silt socks, and silt fencing. The Commission noted that the developer was also working on stormwater management measures, including detention/infiltration areas, to reduce the velocity and amount of runoff leaving the site.

The residents expressed particular concern regarding the clearing of additional areas that were not part of the original subdivision plan and the potential effect on an intermittent stream, wetlands, the existing culvert under Ventura Street, and their property. The Commission reviewed the current subdivision plans and the previously approved wetland plans and discussed the stormwater management parcels, infiltration basins, proposed stream crossings, wetland replication area, and drainage patterns.

The Commission explained that the supplemental plan creating additional house lots had been reviewed and approved through the appropriate process and that future construction on the affected lots would require the appropriate Conservation Commission filing. The Commission also noted that the wetland plan and associated resource-area protections remained in effect.

The Commission discussed the importance of preventing sediment and runoff from entering Ventura Street, the intermittent stream, the existing culvert, or neighboring properties during site preparation and construction. It was noted that the developer is responsible for maintaining appropriate erosion controls and ensuring that runoff from the development does not cause impacts to the roadway or neighboring properties. The Commission further discussed the need for the developer and contractors to respond promptly to erosion-control issues and to notify the Commission if significant problems occur.

The residents also expressed concern that sediment could accumulate in the existing culvert under Ventura Street and cause the culvert to become blocked. The Commission advised that concerns regarding maintenance or cleaning of the municipal culvert should also be directed to the Department of Public Works (DPW).

The Commission agreed that additional erosion-control measures should be considered along the rear portion of the property to prevent runoff and sediment from reaching the residents' property. The Commission also discussed asking the developer to install additional silt fencing or silt sock along the rear of the property.

Mr. Ellison **MOVED** to send correspondence to Armand regarding the runoff and erosion concerns and the need to maintain adequate erosion controls during site preparation and construction.

SECOND Mr. Cerqueira.

4-0 in Favor.

The Commission agreed to provide the affected residents with a copy of the correspondence sent to the developer.

49. Retirement of Mark Stinson from MassDEP

Approve/sign minutes of July 1, 2026

Mr. Cerqueira **MOVED** to approve the minutes for July 1st.

Minutes of August 5, 2026

Discuss revision of Standard Order of Conditions (#24)

The Commission wants to shorten, simplify, and modernize the Standard Orders of Conditions. They agreed that requirements that are project-specific can be handled through special conditions rather than being included in every Standard Order of Conditions.

Orders #19-20 – Changes to Proposed Work

- Require any changes to proposed work to be submitted to the Conservation Commission in writing.
- Combine Orders #19 and #20, addressing changes to the proposed work and whether a new NOI or RDA is required.

Orders #22 – Wetland Specialists/Reports

- Remove the provision requiring the Commission to approve the wetland specialist selected by the applicant.
- Change the requirement for monthly reports to allow for periodic reports as determined by the Commission, based on the size and duration of the project.
- The Commission can use its ability to hire an independent consultant to review the applicant's wetland specialist's work when appropriate.

Order #23 – Onsite Personnel

- Delete the requirement for the names and addresses of the onsite foreman, supervising engineer, and construction manager, since this information is already included in the filing and is not generally necessary as a standard condition.

Order #24 – Pre-Construction Meetings

- Remove the requirement for a standard pre-construction meeting.
- Allow the Commission to require a pre-construction meeting as a special condition when warranted, such as for a large or complicated project.

Orders #26–27 – Deviations from Approved Plans

- Combine the provisions into one simplified requirement.
- State that the Commission must be notified immediately of any deviation from the approved plans so it can determine whether an amended NOI, RDA, or other action is necessary.
- Delete #27

Orders #30, 33, 34 – Limit of Work / Erosion Control Requirements

- Revise the language to identify the limit of work and specify that no work is permitted beyond that line.
- Clarify that the limit of work is intended to protect the adjacent wetland resources
- Consolidate the erosion-control provisions into a separate “Erosion Control Requirements” section. (Combine Orders #30, 33, 34; Delete 31)
- Use bullet points to make the requirements clearer.
- Require erosion and sediment controls to remain in place until the area is stabilized.

- Require the Commission to be notified if erosion or sediment-control measures fail.
- Requirements for notification regarding installation of erosion controls could be handled as a special condition when appropriate.

Order #32 – Erosion-Control Materials

- Change wording from materials being required to be “on site” to being “available”, recognizing that the appropriate amount of materials may depend on the size of the project.

Order #35 – Stockpiling Materials

- Revise the language so that restrictions apply to the resource area and limit of work, rather than areas outside the Commission's jurisdiction.
- Clarify that fill, sediment, dredged material, or other substances cannot be stockpiled within the resource area outside the established limit of work.

Order #36 – Burial of Materials/Stumps

- Remove the provision because the activity is already addressed by other zoning/bylaw requirements.

Order #37 – Construction Equipment

- Remove the specific 75-foot requirement for overnight storage of construction equipment.
- Revise it to require equipment to be stored as far from the wetland as reasonably possible, recognizing that smaller sites may not have 75 feet available.

Order #39 – Petroleum Products

- The Commission discussed whether this provision is necessary because improper disposal of petroleum products is already prohibited.
- Order #39 will be deleted.

A revised version will be prepared and brought back to the Commission for further review.

Community Preservation Act Committee Update

The Commission discussed the status of the Community Preservation Act Committee. It was noted that four at-large citizen members are needed in order for the committee to begin operating officially. Members of the public interested in parks and playgrounds, open space, historic preservation, affordable housing, and improving local neighborhoods are encouraged to consider serving on the committee.

It was suggested that a notice be posted on Facebook to seek interested residents. The Commission expressed the desire to have the at-large members appointed as soon as possible so the committee can begin its work.

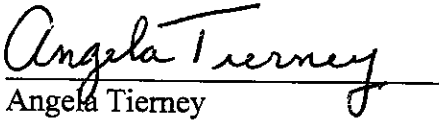
Mr. Cerqueira **MOVED** to adjourn.

SECOND Mr. Chaloux.

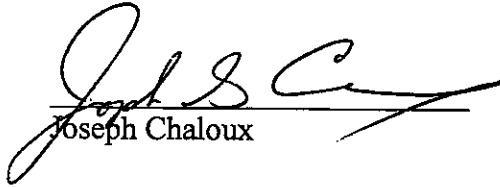
4-0 in Favor.

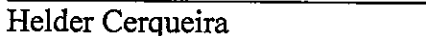
Meeting adjourned at 8:09 p.m.

APPROVED:


Angela Tierney


Caroline Suska


Joseph Chaloux


Helder Cerqueira

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