Town of Ludlow
Office of the Select Board

The Meeting of the Select Board held on Tuesday, September 1, 2026, began at 5:30 p.m. in the Select Board's Conference Room.

Members Present: Anthony Alves, James Gennette, William Rosenblum, Antonio Sanches, and Manuel Silva.

First order of business: Pledge of Allegiance

Mr. Rosenblum: Pursuant to MGL Chapter 30A, section 20(f), after notifying the Select Board chair, any person may record the open session of this Select Board meeting, subject to reasonable requirements of the chair. This meeting is being recorded by Ludlow Community Television. If anyone else is recording, please identify yourself now. There is no one.

5:30-5:45 P.M. – PUBLIC COMMENT

Ms. Barbara Houle of 83 Higher Brook Drive addressed the Board with concerns regarding outdoor amplified music near her home. She stated that loud music and bass vibration from events in the area have affected her and her late husband for years, causing chronic stress, disrupting sleep, and diminishing their quality of life. She said the impact was significant and persistent, not a minor inconvenience, and that no resident should have to struggle for peace inside their own home. Ms. Houle asked the Board to enforce the town's zoning bylaw, Section V3, which she believes is intended to protect residents from such disturbances, and urged the Board to ensure that outdoor amplified music in residential areas is managed in a way that respects the wellbeing of residents. She thanked the Board for hearing her concerns.

Ms. Jill Byrne of 125 Higher Brook Drive addressed the Board with a suggestion related to entertainment license amendments. She recommended requiring a Massachusetts Certificate of Good Standing for new or renewing businesses seeking permits, noting that such certificates are already used in liquor license renewals and transfers. She stated that obtaining the certificate through Mass.gov is a simple 24-hour process and ensures that a business is compliant and legitimate. She encouraged the Board to consider adding this requirement as part of the permit process.

VISITATION

5:45 P.M. – Public Hearing – Nuisance Dog – 129 Lockland Avenue.
Motion made by Mr. Gennette to open the public hearing at 5:45 P.M. for a nuisance dog at 129 Lockland Avenue. **Mr. Silva second.** The Board conducted a dangerous dog hearing. Animal Control Officer Octavia Anderson, after being sworn in, reported that multiple dogs associated with 129 Lockland Avenue have repeatedly been loose in the neighborhood for more than a year. She stated that the dogs are unlicensed, have expired rabies vaccinations, and frequently escape from an inadequately fenced yard or are let out the front door, resulting in ongoing complaints. She described the dogs as displaying aggressive behavior, prompting numerous responses from both animal control and police. She recommended that the Board declare the dogs dangerous and require corrective actions. Several residents testified under oath. Mr. Michael Afonso of 122 Lockland Avenue described repeated incidents involving the dogs entering yards, approaching residents, startling individuals with medical conditions, and causing missed mail deliveries. He stated that the dogs have bitten at least one neighbor and that he has contacted the police numerous times. Ms. Carol Kalita, owner of 144 Lockland Avenue, recounted being approached aggressively by one of

the dogs and expressed fear for her safety, noting that the owners have not taken responsibility or used leashes. ACO Anderson clarified that dogs from another address, 59 Cedar, are also brought daily to 129 Lockland, contributing to the issue. She stated she has observed up to three loose dogs during her visits. Ms. Jasmine Lamas of 129 Lockland Avenue, sworn in, disputed the residents' accounts, denied that dogs were intentionally let out the front door, and stated that only two dogs had lived at the property and that one is licensed. She asserted that some dogs referenced do not belong to her household and challenged portions of the testimony. Board members noted the volume of complaints and the consistency of reports from multiple neighbors, emphasizing that dogs must be licensed, vaccinated, and leashed as required by law. Mr. Silva stated that the Board must rely on the recommendations of the Animal Control Officer. ACO Anderson recommended that the owners be required to install a secure fence, ensure all dogs are licensed and vaccinated, and keep dogs leashed when exiting the home or vehicles. She further recommended that, if compliance is not achieved, the dogs should be surrendered to animal control for assessment and potential rehoming. **Motion made by Mr. Silva** to go with the ACO recommendation to make a list and they will have to adhere to it within 2 weeks and if it doesn't happen dogs will have to be removed. **Mr. Gennette second. All in favor. Motion passed 5-0. Motion made by Mr. Gennette** to close the public hearing at 6:12 P.M. **Mr. Silva second. All in favor. Motion passed 5-0.**

6:00 P.M. – David Eisenthal, UniBank – Bond Authorization.
Mr. Eisenthal of UniBank, accompanied by Mr. Oglesby, presented information on the annual renewal of town notes. He explained that this year's issuance for the Harris Brook School project and the abandoned Public Safety HVAC project was completed through the Division of Local Services due to the size of the borrowing and the town's lack of completed audits. Because DLS certified the notes, no Board vote was required, only signatures. He reviewed the bids received: Greenfield Cooperative Bank, True North Bank, and UniBank, with the total Harris Brook note renewed at $3,113,205 following receipt of the final MSBA grant payment, and $94,956 renewed for the HVAC project after the required principal payment. He stated that the notes were structured to mature in late May 2027 to allow time for completion of the FY24 and FY25 audits, and to position the town to conduct a permanent bond sale in mid-May 2027. This schedule was chosen to avoid the challenges posed by the absence of recent audits, which have complicated prior financings. Mr. Gennette asked about audit timing and whether an FY26 audit would be required by spring 2027. Mr. Eisenthal said it would be helpful for the auditors to complete the FY26 audit by April 2027. Mr. Gennette also asked whether using a portion of the stabilization fund for a future project would negatively affect the bond rating. Mr. Eisenthal said ratings agencies consider total reserves, including unassigned fund balance, and offered to evaluate the potential impact based on specific details. Board members expressed appreciation for the information provided. Mr. Eisenthal encouraged the Board to reach out through the Town Administrator or Treasurer with any follow-up questions.

CORRESPONDENCE

26-122 Notice of Intent to Withdraw Parcel A from 61B – 170-172 Munsing Street. **Motion made by Mr. Silva** to not exercise the right of first refusal. **Mr. Alves second. All in favor. Motion passed 5-0.**

26-123 Spectrum – Notice of Upcoming Changes. **Motion made by Mr. Gennette** to file. **Mr. Silva second. All in favor. Motion passed 5-0.**

26-124 Betty Socha – Letter of Resignation as an Election Officer. **Motion made by Mr. Gennette** to accept the letter of resignation from Betty Socha as an election officer. **Mr. Sanches second. All in favor. Motion passed 5-0.**

26-125 Eversource – Noise Complaints from Ludlow LNG Facility and Update. **Motion made by Mr. Gennette** to file. **Mr. Sanches second. All in favor. Motion passed 5-0.**

26-126 Nation Grid – Project Information Update. **Motion made by Mr. Alves** to file. **Mr. Sanches second. All in favor. Motion passed 5-0.**

26-127 Robin Wdowiak – Request to be appointed to the Community Preservation Act Committee. **Motion made by Mr. Alves** to appoint Robin Wdowiak to the Community Preservation Act Committee. **Mr. Silva second. All in favor. Motion passed 5-0.**

26-128 Michael Hogan – Request to be appointed to the Community Preservation Act Committee. **Motion made by Mr. Alves** to appoint Michael Hogan to the Community Preservation Act Committee. **Mr. Silva second. All in favor. Motion passed 5-0.**

26-129 Pamela Hayes – Request to be appointed to the First Meeting House Committee. **Motion made by Mr. Alves** to appoint Pamela Hayes to the First Meeting House Committee. **Mr. Gennette second. All in favor. Motion passed 5-0.**

26-130 Karen Pilon – Request to be appointed to the First Meeting House Committee. **Motion made by Mr. Alves** to appoint Karen Pilon to the First Meeting Housing Committee. **Mr. Gennette second. All in favor. Motion passed 5-0.**

26-131 Ludlow Cultural Council – Reserving the Mack Donnelly Gazebo for the 2027 Summer Concert Series for the following dates: June 27, July 11, July 18, July 25, August 1, August 8, August 15, August 22 and August 29, 2027. **Motion made by Mr. Alves** to approve the Cultural Council's request to reserve the Mack Donnelly Gazebo for the 2027 Summer Concert Series for the following dates: June 27, July 11, July 18, July 25, August 1, August 8, August 15, August 22 and August 29, 2027. **Mr. Silva second. All in favor. Motion passed 5-0.**

UNFINISHED BUSINESS

Board to discuss Entertainment License and possible amendments (tabled from August 18, 2026).
Mr. Rosenblum noted that members had printed copies of all entertainment-license related suggestions submitted by the Board. He reiterated that the discussion concerns the existing entertainment license process, with proposed amendments focused specifically on live outdoor music. Mr. Alves shared examples of expanded applications from other towns and said he supports strengthening the existing application by requiring clearer details such as days, times, indoor/outdoor designation, and descriptions of outdoor setups. Mr. Sanches summarized his draft application, explaining that it mirrors many elements found in other communities' forms. Board members agreed the draft was thorough and offered a good foundation for a final version. The Board discussed whether Sunday outdoor music should be included on annual applications or handled separately by special permit. Members noted that past complaints have been limited, that some long-standing venues operate on Sundays without incident, and that new requirements should not create unnecessary burdens for establishments that have had no issues. After discussion, members agreed that Sunday should be included as an option on the revised application. The Board reviewed additional components of the proposed draft, including describing the location of outdoor music, listing equipment and speaker orientation, and attesting to compliance with the guidelines. A detailed discussion followed regarding whether a decibel guideline should be incorporated. Mr. Sanches noted that including a decibel recommendation could assist enforcement and provide clarity for businesses, while Mr. Alves and Mr. Rosenblum expressed reservations given Town Meeting's prior rejection of a noise bylaw and concerns about setting strict thresholds. Members agreed that any decibel language, if used, should serve as a guideline rather than a strict requirement. Mr. Silva emphasized that the Board must retain discretion to impose tailored conditions where repeated complaints occur. Board members agreed on a process moving forward. Mr. Alves proposed blending Mr. Sanches's draft with elements from other towns, adding a section for applicants to provide any additional information, and circulating a consolidated draft for Board review. He suggested the Board then make decisions section-by-section as needed. Members agreed the updated application should be finalized in advance of the next annual entertainment license cycle and distributed to establishments ahead of renewal so they understand upcoming requirements. Mr. Rosenblum noted that licenses renewed in December or January would have a grace period before outdoor music begins in spring. The Board will revisit the consolidated draft at a future meeting.

Board to discuss and possibly adopt a Fuel-Efficient Vehicle policy (tabled from August 18, 2026).
Mr. Gennette said the town already follows most elements of the proposed fuel-efficiency vehicle policy, regularly rotating police vehicles to other departments such as Inspectional Services and the Board of Health. He explained that the policy is largely a formality required by DOER for the Green Communities application. The School Department must also approve the policy, and he plans to speak with Superintendent Cournoyer to confirm their review. He noted that the Green Communities requirements—such as vehicle efficiency standards and energy-reduction planning—are part of an overall plan and not strict mandates that would jeopardize the application if exact benchmarks are not met. Mr. Alves said he had reviewed the document and was comfortable with it, noting that its language includes flexibility ("when available and practicable"). Mr. Strange stated that the policy still needs an effective date, Select Board approval date, and School Superintendent approval date. Mr. Rosenblum suggested waiting for the School Department's sign-off before finalizing the policy. The Board agreed to table the item pending school review.

Board to discuss diesel fuel pricing and procurement (tabled from August 18, 2026). Mr. Gennette revisited the discussion on diesel fuel purchasing, emphasizing the need for flexibility due to the volatility of fuel prices and the Board's two-week meeting schedule. He said waiting for meetings has resulted in missed opportunities to lock in favorable pricing, noting that the town is now paying significantly more per gallon than earlier in the summer. He asked for authorization to secure fixed-price gallons when market conditions fall within parameters set by the Board. He reported current pricing from LPVEC: a spot price of $4.35 per gallon and a fixed price of $3.95. He reviewed recent usage data provided to the Board and projected an annual total of approximately 16,540 gallons, with a likely remaining need of about 14,300 gallons for the rest of the fiscal year. He recommended fixing about 60 percent of remaining gallons—approximately 8,000—at the fixed price, allowing flexibility to purchase additional fuel at market rates in the spring if prices decline. He also cautioned against over-fixing because unused fixed-price gallons must be taken or stored at cost.
Mr. Alves agreed with the general approach and said his own calculations placed the recommended fixed amount around 9,000 gallons, within the same range as Mr. Gennette's estimate. **Motion made by Mr. Sanches** to authorize the Energy Coordinator, James Gennette, through the Town Administrator, to execute purchase of 8,500 gallons of the Town's existing FY27 fuel contract diesel price not to exceed $4.00. **Mr. Gennette second. All in favor. Motion passed 5-0**

NEW BUSINESS

Board to approve and sign minutes from meeting of August 11, 2026. **Motion made by Mr. Gennette** to approve the meeting minutes from August 11, 2026, with all members present. **Mr. Alves second. All in favor. Motion passed 5-0.**

Board to approve and sign minutes from meeting of August 18, 2026. **Motion made by Mr. Gennette** to approve the meeting minutes from August 18, 2026, with all members present except for Mr. Sanches. **Mr. Silva second. All in favor. Motion passed 5-0.**

Board to sign the Union agreement between the Town of Ludlow and Ludlow Association of Town Office Support Staff (LATOSS). **Motion made by Mr. Silva** to sign the union agreement between the Town of Ludlow and Ludlow Association of Town Office Support Staff (LATOSS). **Mr. Gennette second. All in favor. Motion passed 5-0.**

Board to sign Wine & Malt License for Ludlow Coffee Co., approved by the ABCC. **Motion made by Mr. Alves** to sign the Wine & Malt License for Ludlow Coffee Co., approved by the ABCC. **Mr. Sanches second. All in favor. Motion passed 5-0.**

Board to sign All Alcohol License for Blue Water Sushi, Inc., approved by the ABCC. **Motion made by Mr. Alves** to sign All Alcohol License for Blue Water Sushi, Inc., approved by the ABCC. **Mr. Sanches second. All in favor. Motion passed 5-0.**

Board to approve and sign (1) one-day permit request for Cottage Melts for Sip & Shop event on Sunday, September 13, 2026, from 10:00 a.m. – 4:00 p.m. **Motion made by Mr. Alves** to approve and sign (1) one-day permit for Cottage Melts for Sip & Shop event on Sunday, September 13, 2026, from 10:00 a.m. – 4:00 p.m. **Mr. Sanches second. All in favor. Motion passed 5-0.**

Board to approve and sign (1) one-day permit request for the Ludlow Senior Center/Council on Aging for Oktoberfest event on Tuesday, September 29, 2026, from 4:00 p.m. – 6:00 p.m. and to waive the fee. **Motion made by Mr. Alves** to approve and sign (1) day-permit request for the Ludlow Senior Center/Council on Aging for Oktoberfest even on Tuesday, September 29, 2026, from 4:00 p.m. – 6:00 p.m. and to waive the fee. **Mr. Sanches second. All in favor. Motion passed 5-0.**

Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on August 15, 2026. **Motion made by Mr. Sanches** to approve the request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on August 15, 2026. **Mr. Alves second. All in favor. Motion passed 5-0.**

Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on August 19, 2026. **Motion made by Mr. Sanches** to approve the request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on August 19, 2026. **Mr. Silva second. All in favor. Motion passed 5-0.**

Board to discuss reactivating the Long-Range Planning Committee.
Mr. Gennette revisited the discussion about creating a Strategic Planning Committee and acknowledged that the existing Long-Range Planning Committee may already serve that purpose. He noted that the committee appeared dormant but had not been formally dissolved. Mr. Silva, a former chair, explained that the Long-Range Planning Committee had been active years ago and was useful during a period of financial strain, helping prioritize major projects such as school construction. Mr. Rosenblum suggested that long-range planning be combined with long-term investment planning, given the overlap in forecasting, budgeting, and capital considerations. He recommended including major stakeholders such as the Town Accountant, Town Administrator, a Select Board liaison, residents, and representatives from departments with significant budgets. Board members agreed that reviewing the committee's charter is necessary to determine membership and scope. Mr. Gennette volunteered to serve as the Select Board liaison, and Mr. Rosenblum supported this, noting that the effort aligns with initiatives Mr. Gennette had previously championed. The Board agreed to place the Long-Range Planning Committee charter on the September 15 agenda for review, determine whether the committee should be reactivated, and identify any required public postings or appointments. Tabled.

Board to authorize $2,860 from Building Infrastructure Funds for Town Hall renovations. **Motion made by Mr. Silva** to authorize $2,860 from Building Infrastructure Funds for Town Hall renovations. **Mr. Sanches second. All in favor. Motion passed 5-0**

Board to consider adopting a policy related to appropriating expenditures from the Building Infrastructure Fund.
Mr. Rosenblum explained that he and Mr. Strange had previously discussed establishing a spending authorization threshold for the Town Administrator, aligned with Massachusetts procurement law. He noted that small-scale maintenance-type expenditures under $10,000 typically do not require bids, and the proposed policy would allow the Town Administrator to approve certain building-related expenses while still notifying the Board and the public. Mr. Strange said Town Counsel provided a draft policy, with a suggested threshold of $20,000, consistent with the capital threshold. Mr. Gennette described the authorization as functioning similar to a small-scale building infrastructure fund. Mr. Alves requested additional time for review, and the Board agreed to table the item until the next meeting.

Board to review the draft Special Town Meeting warrant.
Mr. Rosenblum asked whether placeholders for Planning Board articles were still included in the Special Town Meeting warrant. Mr. Strange confirmed they were and provided a brief overview of the draft warrant. Article 1 is the annual unpaid bills authorization. Articles 2 and 3 were submitted by the Board of Health: one to join the Pioneer Valley Mosquito Control

District and another to create a revolving fund for regional public health services. Mr. Alves asked about the process for approving the warrant when some articles originate from other boards. Mr. Strange explained that the Select Board votes to place the warrant, and it is within the Board's discretion to include or remove articles. He added that the warrant must be closed on September 15. He will follow up with the Planner to ensure draft Planning Board articles are ready for Select Board review before that deadline so they can be included and distributed by the Town Clerk. Mr. Rosenblum confirmed that warrant materials are typically mailed out two weeks prior to Town Meeting and recommended tabling further discussion until Planning placeholders are finalized.

Board to discuss long-term investment planning strategy.
Mr. Gennette led a discussion on long-term investment planning, referencing earlier conversations about the Primary and Cole School buildings. He noted that maintaining the vacant buildings is costly due to insurance, heating, and repairs, and suggested evaluating demolition as a potential one-time investment that could reduce ongoing expenses. He proposed considering the use of stabilization funds for such projects, emphasizing that stabilization is currently above the recommended 7–9 percent range and that using a portion for one-time costs could relieve pressure on the operating budget. Board members discussed the appropriate use of stabilization funds and the importance of maintaining required reserve levels. Mr. Rosenblum cautioned that stabilization had not been seeded in the most recent budget cycle, and potential increases in insurance costs could tighten reserves further. He noted that stabilization should not fall below the 7 percent threshold outlined in the town's financial policies. Mr. Silva recommended obtaining a preliminary estimate for demolition to determine whether bonding, stabilization, or another approach would be appropriate. Members also discussed bidding requirements, prevailing wage impacts, and the increasing cost of municipal projects. Mr. Silva suggested exploring whether any options exist to reduce bid-related costs, while noting the structural regulatory constraints. Mr. Sanches said stabilization could be used when it produces long-term savings but should not be applied to recurring expenses. The Board agreed that further analysis is needed, including confirmation of demolition feasibility, cost ranges, and whether alternative uses for the property would add value. The discussion will continue once more information is available and in conjunction with the upcoming review of the Long-Range Planning Committee charter.

TOWN ADMINISTRATOR'S REPORT

Mr. Strange provided updates on Whitney Park. He reported that the new playground equipment has been ordered and is expected to arrive later in the week. He noted that the town encountered an issue with the low bidder previously awarded the installation contract, and that he is working with Town Counsel to resolve it, with a follow-up call scheduled for the next day. He also stated that staff are evaluating security camera needs; Brittany and IT staff member Matt inspected existing wiring and camera locations to ensure new cameras will adequately cover the upgraded equipment. Work on the camera plan will proceed alongside installation of the new park equipment.

BOARD UPDATES/MISC

Chairman to approve and sign all bills, warrants and abatements. A record of all warrants is in the Select Board's office for perusal until provided to the Town Accountant's office.

CLOSING COMMENTS

Mr. Gennette reported that the Public Safety Facilities Committee met the previous night with full attendance. He described the group as highly capable and said the discussion was productive and inspiring, noting that the scope of the project will require a long and challenging process but that the committee is well-suited for the work ahead.

Mr. Silva reminded residents that Festa week is beginning and asked the community to be patient with noise from entertainment, which may run until midnight. He encouraged everyone attending to enjoy the event responsibly.

Motion made by Mr. Gennette to close the September 1, Select Board meeting at 7:32 p.m. **Mr. Silva second. All in favor. Motion passed 5-0.**

William [signature] Chairman

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Ludlow Select Board

All related documents can be viewed at the Select Board's Office during regular business hours.