

**TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
September 10, 2026**

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Present)
William Ellison – Vice Chairman (Present)
Kathleen Houle (Absent)
Christopher Coelho (Present)
Haley Rivers (Absent)

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The meeting began at 7:00 p.m. in the Select Board's Conference Room.

A moment of silence was observed in honor and remembrance of those who lost their lives on September 11, 2001.

PUBLIC HEARING – Special Permit/Home Occupation – Kayla Ferreira – 28 Harlan Street (Assessors' Map 27B, Parcel 97) (home office for concrete business)

SEE SEPARATE MINUTES

Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- ◆ FILE Mail Item 50. - Legal Notices from surrounding communities
 - ◆ APPROVE/SIGN Minutes of August 27, 2026
 - ◆ SIGN Special Permits:
 - Michael Modzelewski – 147 Kendall Street (landscaping business)
 - Ursula Knolton – 115 Prospect Street (interior design office)
-

CONTINUED PUBLIC HEARING – Site Plan – Ludlow Housing Authority – 114 Wilson Street (Assessors' Map 11D, Parcel 38) (site plan to show updated parking)

SEE SEPARATE MINUTES

Nicole Afonso – 114 (44) Sewall Street (parking discussion)

Mr. Carpenter noted that Ms. Afonso cancelled the appointment.

Outstanding Items/Planning Updates

- **Municipal Site Plans:** The Town is working on site plans for Town Hall, Harris Brook, Whitney Park, and the Hubbard Library parking lot. Acting Town Administrator Carrie Ribeiro, and Melissa Rickson are scheduled to discuss the Hubbard Library project.
- **Proposed VA Community-Based Outpatient Clinic:** A potential developer contacted the Town regarding a proposed VA outpatient clinic at approximately **432 Holyoke Street**, near Kibbe Farm. The proposed facility would provide dental, eye, hearing, women's health, primary care, and similar outpatient services, with no overnight/inpatient care. The property is located in Agricultural zoning and is also subject to the AMD and Flight District overlays.
 - The Board discussed how the proposed use should be classified under the Table of Uses.
 - Based on the description of the facility and the absence of inpatient services, the Board agreed that it would fall under the **general office building** use rather than a hospital.
 - A **MOTION** was made (Mr. Ellison) and seconded (Mr. Coelho) to classify the proposed operation as a general office building. **Motion carried 3-0 in Favor.**
- **Town Project Fees:** The Board discussed whether application/submission fees for Town projects should continue to be waived. It was suggested that departments undertaking Town projects should budget for the applicable fees, with the funds going to the General Fund. The Board felt that this could provide greater accountability while essentially only transferring funds between Town accounts. Further discussion will be held in the future.
- **Data Center Bylaw:** The Board discussed proposed changes to the zoning bylaws concerning data centers. The current approach would divide the definition into:
 - regular data centers; and
 - large-scale data centers, including facilities associated with AI and cloud computing.

The intent is to restrict large-scale data centers while continuing to allow smaller data centers that support an existing business or facility, such as a hospital's own operational needs.

- **Governor's Data Center Executive Order:** The Board discussed the Governor's recent executive order concerning data centers, including provisions related to utility upgrades and local permitting authority. Members noted that the details and implications of the order still need to be reviewed. The Board expressed relief that the order did not appear to follow the same trajectory as previous state actions involving solar, battery storage, and cell towers that could limit local control.
- **Proactive Bylaw Planning:** Members discussed the importance of being proactive rather than reactive when addressing emerging technologies and development issues. The proposed split between regular and large-scale data centers was viewed as a way to address concerns without prohibiting all data centers.
- **Upcoming Meetings / Town Meeting:** Outstanding items include the **September 28th Pre-Town Meeting** and **October 5th Town Meeting**.
- **Zoning Bylaw Reorganization:** The proposed zoning bylaw changes were characterized primarily as **housekeeping and organizational changes** intended to make the bylaws easier to read and navigate.
 - Numbering will be reorganized.

- Duplicate definitions will be consolidated and standardized.
 - The substance of the regulations is generally not changing.
 - A redline version may be useful for the pre-Town Meeting meeting, although it would likely be too lengthy and technical for the Town Meeting floor.
 - Members emphasized that the narrative explaining the article should use plain language and clearly explain that the changes are primarily organizational rather than substantive.
- **ADU Bylaw Numbering:** The ADU bylaw presents a technical issue because the proposed repeal-and-replace numbering could change the section number depending on whether another Town Meeting article passes. Town Counsel is working on appropriate language for the motion.
 - **Updating Planning Materials:** Mr. Phoenix asked whether the Planning Office would be prepared to update its checklists, informational sheets, and materials on the Town website if the zoning bylaw numbering changes. Mr. Carpenter indicated that the updates are not completed yet but will be ready by October.

Mr. Coelho **MOVED** to adjourn.

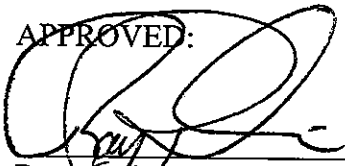
SECOND Mr. Ellison.

Mr. Phoenix: Those are always in order and not debatable.

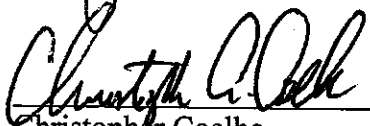
3-0 in Favor.

The meeting adjourned at 7:57 p.m.

APPROVED:



Raymond Phoenix, Chairman

William Ellison

Christopher Coelho

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(all related documents can be viewed at the Planning Board Office during regular business hours.)

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION
28 Harlan Street (Assessors' Map 27B, Parcel 97)
Kayla Ferreira
(home office for concrete business)
September 10, 2026

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Present)
William Ellison – Vice Chairman (Present)
Kathleen Houle (Absent)
Christopher Coelho (Present)
Haley Rivers, Associate Member (Absent)

The public hearing began at 7:01 p.m. in the Select Board's Conference Room.

In attendance: Kayla Ferreira, Tiago Ferreira, attendees

Mr. Phoenix advised the public that the hearing is being recorded and read the legal notice which included the description of: home office for concrete business.

Mr. Phoenix: So, to just kind of go over what I have in my packet here on the application, we have home occupation for Best Choice Concrete, LLC for administrative office purposes only. All concrete work is performed at customer job sites, no employees, customers, equipment, tools and materials will be at the residence. One pickup truck under 10,000 pounds GVW will be parked in the driveway.

Ms. Ferreira: Yes.

Mr. Phoenix: We also do have the home application supplement. This is saying total area is 1,956 square feet looking to use 288. One non-resident employee, which is certainly less than two by my math. And no planned signage, no customers at the house, no unusual deliveries, no changes that would make it look less residential, and that aforementioned vehicle is a 2012 Ford F250 pickup truck says 10,000 GVW. And we have the signed request for a waiver of a full plan in favor of sketch and photos as prepared by the applicant. So, the F250, just to kinda cross that one off the list so it doesn't get forgotten before we get into just narrative stuff, that is listed as 10,000 right on the money?

Mr. Ferreira: Mmmhmm.

Mr. Phoenix: Okay. Because I know sometimes with those, they aren't quite where we think they're gonna be and we've had some issues in the past. I do also have the signed checklists 1 through 13 and A through M, and if anybody's interested in the photos and such, I do have those in the file. With that, care to tell us in a little bit more depth what you're looking to do?

Mr. Ferreira: So, we're just a concrete business. We do sidewalks, you know, retaining walls, driveways, all that good stuff. We're just, we just wanna use the office, you know, for administrative stuff.

Mr. Phoenix: Okay. Any questions, comments, concerns from the Board at this time?

Mr. Coelho: You're not doing any staging or any storage, all your mixers and trucks are somewhere else?

Mr. Ferreira: Correct.

Ms. Ferreira: Correct, yeah.

Mr. Phoenix: I think the thing with the concrete business we need to ask about buoyant materials, or are we good?

Mr. Coelho: Their forms can be buoyant. No, they're not storing any of that at the house. Just for paperwork and to have an address, correct?

Ms. Ferreira: Yeah.

Mr. Phoenix: No, that's a longstanding thing from one of our checklists. With that, this is a public hearing so I will open this up for any public comments, questions, concerns. If anyone does have anything, I would ask that they state their name and address for the record and address anything they have through myself as Chair and I'll do my best to get you any information that you need. Does anyone have anything that they would like to add or ask at this time? Sir?

Mr. Rinaldi: Hi, my name's Roger Rinaldi and I live on 2 Harlan Street.

Mr. Phoenix: Okay.

Mr. Rinaldi: And I have no objection to the home office being placed in their home.

Mr. Phoenix: Fantastic, thank you very much.

Mr. Rinaldi: You're welcome.

Mr. Phoenix: Anyone else? Hearing nothing, I'm gonna ask the Board one more time if there's anything from our side before I start asking for motions.

Mr. Ellison: I'm all set.

Mr. Phoenix: Hearing nothing, I would entertain motions in the standard form regarding the findings, the waivers, the approval and the status of the public hearing as the board sees fit.

Mr. Coelho: Mr. Chairman?

Mr. Phoenix: Yes.

Mr. Coelho: I **MOVE** to find that the home office for the concrete business for Kayla Ferreira at 28 Harlan Street under 7.0.4 a-m with the condition that the Special Permit run with, I'm sorry that was wrong. I **MOVE** to find that the job that the business as described by Kayla Ferreira at 28 Harlan Street is suitable under the Home Occupation under the Bylaw. Furthermore, I **MOVE** to waive this full site plan for Kayla Ferreira at 28 Harlan Street in favor of a sketch and photos as prepared by the applicant since this is in relation to a home occupation and doing so is consistent with the purpose and intent of the zoning bylaw. I'm having trouble tonight. And furthermore, I **MOVE** to approve the Special Permit under 7.0.4 a-m and the Home Occupation under 6.2.1-6.2.13 for Kayla Ferreira at 28 Harlan Street with the restriction that the permit run with the applicant and not with the property. And furthermore, I **MOVE** to close the public hearing.

Mr. Phoenix: Okay, so just to recap before I ask for a second, that's a motion essentially in the standard form to do the finding, to do the waiver, to do the approval and to close the public hearing. Is that a fair summation of that Chris?

Mr. Coelho: Yes.

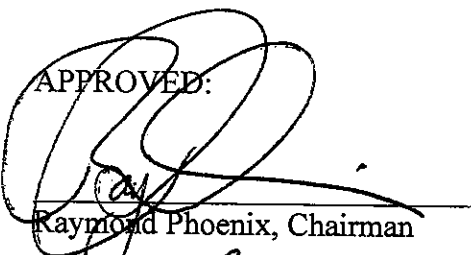
SECOND Mr. Ellison.

Mr. Phoenix: Okay. Since this does involve a special print, I am gonna do a roll call vote.

Roll call vote: Mr. Ellison – yes; Mr. Coelho – yes; Mr. Phoenix – yes.

The public hearing closed at 7:06 p.m.

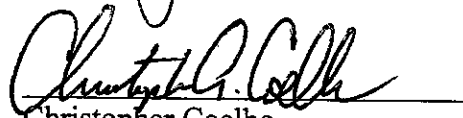
APPROVED:



Raymond Phoenix, Chairman



William Ellison



Christopher Coelho

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Documents: Master application

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

**TOWN OF LUDLOW PLANNING BOARD
CONTINUED PUBLIC HEARING – SITE PLAN
114 Wilson Street (Assessors' Map 11D, Parcel 38)
Ludlow Housing Authority
(site plan to show updated parking)
September 10, 2026**

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Present)
William Ellison – Vice Chairman (Present)
Kathleen Houle (Absent)
Christopher Coelho (Present)
Haley Rivers (Absent)

The public hearing began at 7:10 p.m. in the Select Board's Conference Room.

In attendance: Michael Andrade – Graves Engineering, Robin Carvide – Ludlow Housing Authority, attendees

Mr. Phoenix: I've, okay, so we are going back into session for Ludlow Housing Authority. So, we had a lot of discussion on this last time. We had a little bit of concerns about a couple things. Specifically, I think one of the main ones was we were looking to hear back from Fire with an updated comment. I'm guessing that's what this is at the top of the stack.

Mr. Andrade: Yep.

Mr. Phoenix: Site plan submitted to the Fire Prevention Office regarding 114 Wilson Street has been reviewed for compliance following will be required. Adequate site access noted on plan revision i.e. tapering of front island parking curbing to provide more suitable ingress and egress for Fire Department apparatus. During construction, contractor to contact Fire Prevention Office for site assessment. Please note, any omissions or missed items during this plan review does not relieve the owner contractor for meeting all applicable codes, laws, regulations and standards as they apply to the construction maintenance or use of this building. Certainly, sounds like the other items found their way off of there. Is there anything else new in the file that I should be looking for?

Mr. Carpenter: Nope.

Mr. Phoenix: Okay. So, from your side, has anything changed since we last met?

Mr. Andrade: So let me introduce myself. My name is Michael Andrade. I'm a professional engineer and principal of Graves Engineering. I believe last meeting Ron Mendez from my office before. He was not able to make it tonight. So, I'm here instead. That memo you just referenced to the Fire Department, was that recent from today or?

Mr. Phoenix: That was, I think I saw 9/3.

Mr. Carpenter: September 3rd. Mr. Chairman, Captain Ellison spoke with Ron about this and that's what led to the changes to the map.

Mr. Andrade: Yep. So, we did submit revised --- path analysis for the town's largest apparatus. We made some modifications to the interior islands on the parking area. These corners here, we kind of swept those angles in a bit to make that easier for their, their truck to turn around. And in Addition, we made one other change to add, I should have stayed there, to add screening around this dumpster pad here from the viewpoint for Blanchard Street on three sides. This plan does show gates. We don't want to actually install gates. They tend to be problematic for elderly communities, people opening those larger gates and putting trash in. So, we would, we propose to omit those even though they're showing the current plan now. But there will be a six-foot high solid, I think, proposing white vinyl fence around that dumpster pad to screen it from the street and abutters. Those are the two changes that we've made. I think we've addressed all the comments that we've heard to date. Happy to take any more comments or questions.

Mr. Phoenix: So, that was gonna be one of mine was the screening as I know we had talked about that between the dumpster and the tree. So, you're, you're doing three sides, not just a couple of sections. So that's, that's actually a little bit better than what we've been talking about last time. I think the other concerns that we were hearing during the, the meeting kind of revolved around some of the stuff just on the property management side of things and some of the residents that may or may not be parking in ideal locations, especially during snow removal procedures, things like that, that aren't really reflected on the site plan itself. But that I think are legitimate concerns that some of the neighbors do have. So, you know, the more I've been thinking about it in the, the intervening time, I would just say, you know, if there are people that are going to be moving their cars to some of the non-paved areas in order to facilitate snow removal, I, I think it would be appropriate to make sure that that's being done in a safe way. That's being respectful of the neighbors and I, I don't expect somebody who's gonna be going out to make sure that nobody's, you know, parking on other people's property where they don't belong. But especially if it's within the, the property itself, I think that should be able to be observed and, and ideally we don't really want vehicles parked on like grassed areas to begin with anyway because we want to be able to get any runoff, any, you know, oil, anything else that comes off those vehicles, we want that to get caught on the pavement and get into a system that's gonna filter that out and not just get right into the ground. So ideally, we, we don't want that to happen any more than absolutely necessary anyway. So, hopefully this plan will give you a little bit more leeway to move the vehicles around for those snow removal procedures. As far as the rest of this, the, the parking space count and all of that is still identical to what we saw last time, is that correct?

Mr. Andrade: Yes.

Mr. Phoenix: Does anybody else from the Board have any questions or, or comments on, on this one at this point?

Mr. Ellison: No. I'm pretty good.

Mr. Phoenix: And procedurally I don't think we had any outstanding waivers. It was just a matter of the actual question of approval and open or close on the hearing, correct?

Mr. Carpenter: Correct.

Mr. Andrade: I'm sorry, just I think there were two, two weaver requests that I saw on the file.

Mr. Phoenix: Did I, did we act on 'em last time?

Mr. Carpenter: They were acted on last time.

Mr. Andrade: I'm sorry. Okay, just wanna make sure.

Mr. Carpenter: It was the, lighting, no, not lighting.

Mr. Andrade: It was building height.

Mr. Carpenter: Traffic study and elevations, yes. We voted to waive those.

Mr. Phoenix: Okay, that was my recollection. I just wanna make sure we didn't miss any of those. Okay. With that, if there's nothing else from the Board, I will open this up again for public comments, questions, concerns. As we did have extensive conversation last time, I would remind everybody that everything that was said last time is still part of this same public hearing, does not need to be restated. If there is anything new that somebody would like to add, this would be a good time for it. As you may have heard during the last people that came in, just please be aware number one, that we are being recorded both visual and audio, and please state your name and address for the record and address anything you have through myself as Chair and I'll do my best to get you anything for information that you need. Is there anybody at this time?

Mr. Foye: I'm Tom Foye, 95 Loopley. And I'm sorry I wasn't here last week. I couldn't make it. I don't want to drag everybody back. We do have some concerns about the aesthetics. Is there anything being done about that, maybe shrubs along the both sides of the driveway going --- or something?

Mr. Phoenix: I mean that that can be brought up as something if they wanted to do that. But as of right now, the there, there's not something that's compelling them to do that, we can't force them to. But they can be asked if they wanted to put in more screening. The, the plan that we've got in front of us right now is gonna end up being less paved area than what's currently there. But provide more parking spaces so that the cars that are there will be able to have places to actually exist.

Mr. Foye: You're losing grass areas for more.

Mr. Phoenix: There's gonna be more grass.

Mr. Foye: More grass.

Mr. Phoenix: More grass and more space for cars 'cause they're gonna have less extra area.

Mr. Foye: ---

Mr. Phoenix: It's gonna be as it shows right on that plan. So, it's gonna be that same basic design that they have now, but they're kind of making it so that there's not as much wasted blacktop. It's gonna actually be used for parking the cars instead of just circulation area.

Mr. Foye: I know nobody's here from DPW, but I have a concern. I just hope you'll listen for a minute.

Mr. Phoenix: Sure.

Mr. Foye: More cars are gonna be there, which means more traffic And we've had for years, I just, I don't mean a whole bunch of traffic but you know, more cars going up and down from Loopley and Blanchard corner all the way to CVS and that's been nothing but a pothole alley for years and years and all the potholes have been filled in wind up breaking again because of there's so many potholes there's nothing really to, you know, to contain other potholes without --- damage too. So there, there are complaints from people, Gordon, myself, you know that when you have to have ball joints replaced and that's the only way you can go to get out to get on the Turnpike. You can't go to it's, Swan because if you, if you're trying to get out Swan, you have Dunkin Donuts and everything there, probably wait two to three times just to get out into the streets, across the street to the Turnpike. The other thing is it's filling up more and more now with West Bridge is taken --- another thing where more and more traffic is occurring there. And as soon as I get to the end of Loopley to turn left, I go to the Turnpike, I'm backed up all the way back there already. Now you have people cutting through, I won't say, but you have people cutting through CVS parking lot to get back and forth that way as well. So, this has become quite a problem. But what troubles me is when a woman that I saw the other day was pushing her son and in some kind of a carriage thing, and you can tell he had some problem putting, moving his arms there, and she's trying to dodge the cars going through all these bumps and everything on that road and there's no sidewalk or anything they're gonna travel on.

Mr. Phoenix: So, well what, what, I can say, I think you've, you've got some real concerns. I don't know that they're related to this site plan though. I think those are concerns that should be looked at and addressed. I think that something.

Mr. Foye: No, I'm just saying that you probably should have a concern though in the sense that these people are living here and they're gonna be still having these problems.

Mr. Phoenix: Right. But the, it's gonna be the same.

Mr. Foye: --- cut through the backside to get through the woods and stuff to come out in the street trying to avoid some of that as well.

Mr. Phoenix: Right, right, right. But there's gonna be the same residents there if the plan gets approved as if the plan doesn't get approved, who are gonna have the same number of vehicles doing the same number of trips per day. So, the traffic from this site isn't gonna be changing and the traffic in that area is going to be what it is regardless of what we do with this plan. So, those issues I.

Mr. Foye: I'm bringing it up is because maybe you guys can leak to DPW because they're insistent on not doing it because they don't want people speeding on the road, which speed bumps can.

Mr. Phoenix: Well, it becomes a complex issue. However, we don't have any kind of oversight to that. You know, there used to be a Board of Public Works that you would've been able to talk to that could be able to talk, look into those issues. That's now been absorbed into the Select Board.

Mr. Foye: So, one division doesn't talk to the other division.

Mr. Phoenix: We can talk to each other, we don't have any control over what they do, right. So, the ones that can create change, that can make that stuff happen would be the Select Board because they took over the role of being the, the Board of Public Works. We don't have that control over the Town Administrator, the DPW, any of that stuff. So, we can't make anything happen. I, I think as far as the, the condition of the road, you know, I think there's something to be said for, you know, I grew up on a dirt road that traffic was better before they paved it, when it had more potholes 'cause people did worry about damaging their cars. I don't know how much of a difference that's gonna make there. I think, you know, overall, it's gonna be busy because people are gonna cut through because that's human nature.

Mr. Foye: It's a pretty dangerous place because we had a four-way stop sign too, and nobody stops.

Mr. Phoenix: I, I agree with you and it, it's only going to be a bigger issue. We've been looking at, as a board, at trying to do some things to hopefully get better control over Center Street but that's been really a problem that's been brewing since the 1970's.

Mr. Foye: I --- government going on for years and years, but it's almost like we almost need a mayor or something that can be in charge control and get people moving.

Mr. Phoenix: Well, the and I think we're getting really far afield from the subject of the, the hearing.

Mr. Foye: I'm sorry we are.

Mr. Phoenix: But as, as far as that goes, the problem is the more you centralize authority and the faster things can happen, the faster things can get broken. And I would say that if you look at some of the things that have happened in our town government over the last couple of years, I wouldn't want the government going any faster than it already does. I think you need to have multiple people with multiple points of view who have their own distinct areas that they're responsible for instead of having somebody that's supposed to be responsible for everything and nobody's really actually doing anything. So, but as far as this plan in front of us right now, this is for adding additional spaces so that the cars are gonna be able to park where they're supposed to be, so that when there's snow removal issues in the winter, the cars are gonna be able to hopefully stay within the site a lot better instead of needing to be on adjacent streets and things like that so that you're not gonna have issues with people who are moving their cars to on street when they're supposed to be parking bans on street or trying to find a nearby parking lot that they can put their car in temporarily. They'll be able to manage it better on their own property. It's also gonna increase overall green space, so.

Mr. Foye: Because I've used my snowblower many times to help them out because it seems like once they're on that grass and the snow is gone and, and nobody's going out there to help 'em. So, I know a few of us have gone up there to help, snowblowers and stuff to get them outta there. Okay, thank you.

Mr. Phoenix: Yep. Yes.

Ms. McCarthy: Diane McCarthy, 97 Blanchard Avenue. We live right across the street, and so does Tony, from the dumpster. My question is with them taking the dumpsters out of those two parking spaces, are they gonna move it closer to the road? I mean we have enough issues with those dumpsters.

Mr. Phoenix: Can you indicate where the, where the dumpsters are now versus where they would've been previously? They used to be in the space. They actually have their own dedicated spot now.

Mr. Andrade: So, the existing dumpster, dumpsters are right here. So, the new ones are actually further from the street by, I don't know, ten feet or so.

Mr. Phoenix: So not, not by much, but by.

Mr. Andrade: Not by much, essentially the same location.

Mr. Phoenix: And the other dumpsters toward the back of the property are remaining on that.

Mr. Andrade: There's another dumpster here that's staying in that same spot.

Mr. Phoenix: And that's already existing.

Mr. Andrade: That's existing, yeah.

Mr. Coelho: And the screening is a part of this improvement, the screening of the dumpster, correct?

Ms. Carvide: Yeah, the three sides. So, these are the dumpsters now and they're in the little spots. They're gonna be over here. So, they're, they're not going any farther towards, closer to them. And then there'll be three sides of a fence. The opening will be in our parking lot facing our office building, not the street. And then there's gonna be another tree in the field. So, it should be pretty, it's you know, as much blocked as.

Mr. Andrade: Probably over a hundred feet away from, from the right of way anyway for even further from the street line itself.

Ms. Carvide: Right.

Mr. Phoenix: And not having a gate in front of it probably makes it a lot easier for access too. And there's marginally less noise when people are trying to utilize the dumpster, things like that. You don't have to worry about it being left open and swinging in the way. I think anybody that's been in that neighborhood to go through CVS is seeing that they usually have their dumpster gate wide open, making it hard to go around the back unless you go through their regular drive through. So, those things can become a nuisance if they're not being utilized properly. So, it's probably a, a good decision since you're still screening the neighbors from sight of the dumpster.

Ms. McCarthy: Can I also say one more thing?

Mr. Phoenix: Sure.

Ms. McCarthy: And I don't know if you are keeping an eye on this, but we've been seeing trucks pull up and empty their trucks and put stuff in the dumpsters. So, it's not just the people from the elderly project. You may want to have somebody kind of once in a while go through.

Ms. Carvide: Like business trucks or?

Ms. McCarthy: No, probably people from town that know they're there.

Mr. Phoenix: So, you might be paying for hauling that you're not actually using.

Ms. McCarthy: That you're not actually using, yes.

Ms. Carvide: Okay. I mean we do have like, we have our trucks that like if they take trash from a different residence that they bring.

Ms. McCarthy: Oh no, I know your trucks. I know your trucks.

Ms. Carvide: So, I know, and sometimes like if the families, if our family units have too much trash 'cause they only get the one no trash can, we take those.

Ms. McCarthy: No.

Ms. Carvide: I just, I can keep an eye. I, actually from my office, on a camera I can see.

Ms. McCarthy: I see the dumpsters. I see people pull in, they don't even go around. They pull in and they back up. They empty their, and then they take off.

Ms. Carvide: Is there like a certain, is it like if they always say everything happens after?

Ms. McCarthy: I haven't, I really should. I have a ring camera maybe I can catch it.

Ms. Carvide: Is it like on a weekend? Is it, I mean does it?

Ms. McCarthy: No, you never know. You never know when they're coming.

Mr. Phoenix: Does it, does it appear to be the same people on a regular basis or just?

Ms. McCarthy: No, no.

Ms. Carvide: Just arbitrary.

Ms. McCarthy: No, it's, obviously the word's gotten out that there's dumpsters there and they come in.

Ms. Carvide: I know we used to have a big problem when it was by the garage because that's like right off Blanchard and people would just do the same thing at State Street. You know, they drop off mattresses, throw 'em off the truck and then my guys bring 'em to the dump and we pay for 'em, just 'cause. But sometimes my theory is like, some people get mad if people use dumpsters, but I'd rather them go in our dumpster than out on the street. I mean I know, but thank you for

letting you know, I'll watch it because if someone's doing it repeatedly, that's obviously not good. But sometimes the choices, they throw 'em in the woods or throw 'em there and then.

Ms. McCarthy: We, we pretty much see, it's kind of sad, but we see everything that goes over there because we are right across the street. I can be watching TV and I know the ambulance is over there because as you know, it's sitting there and you can see in my dining room the lights, you know.

Ms. Carvide: Unfortunately, that's.

Mr. Phoenix: And not for nothing too, depending on the style of dumpster, you know, we were talking last time about some of the trash that was blowing into the neighborhood, things like that. So, if people who are not actually attached to your facility are utilizing it and they, you know, again, depending on the style of dumpster, if it's got a flip top, something like that and they leave it open, that's gonna be more trash that's going out into the neighborhood than if your people are actively closing it the way they're supposed to. So that might be another factor to just kind of keep an eye on.

Ms. McCarthy: We, all three of us, get the trash.

Ms. Carvide: And we, our clientele, I would have to say it's very limited of who can actually flip those covers over. You know, they usually use the side entrance.

Mr. Phoenix: I mean some of them they've got like the side slidey door and if you leave those open you got a wind tunnel and they blow through, they can blow through. So. it depends.

Ms. Carvide: And yeah, I'm sure there's.

Mr. Phoenix: You know, hopefully with it being screened in on the sides and stuff, that'll help a little bit and that's why I, I don't expect it's gonna be a huge difference on that but every, every little bit helps.

Ms. Carvide: Yeah, I agree.

Ms. McCarthy: So, you're not gonna be taking away any of the grass or anything?

Ms. Carvide: We're actually gonna end up with more grass because.

Ms. McCarthy: Up where the big, where the big elm trees are, you're not taking anything of that away?

Ms. Carvide: No.

Ms. McCarthy: Oh good. Because that's the only country, like I said last week.

Ms. Carvide: Yeah, no, no.

Ms. McCarthy: That's the only country we have left now.

Ms. Carvide: Because we're taking, in the development where our office is, it's a huge front sidewalk, so we're actually cutting that half in size. And that's where we're getting so we can fit the extra parking spots because that's kind of wasted space. You know the ---, the sidewalks are huge up front.

Ms. McCarthy: Okay. Yes, they are.

Ms. Carvide: Because there used to be an awning that went from one building to the other that was removed before my time. So, we're trying to utilize the space we have so we can, it's hard 'cause we have no place to put people when it snows. There's no on street parking and a lot of them can't walk, you know, drive their car to CVS, park it and walk back or drive their car to Big Y and cut through the path in the winter. You know, a few can, but a lot can't.

Ms. McCarthy: Are you in charge of that path also?

Ms. Carvide: That's been debated but yeah, I believe so.

Ms. McCarthy: --- about the lights.

Ms. Carvide: So, the lights, I believe that are hooked up through the town. It's hard to tell on the bills. We've discussed it before and we don't really, but if we call the electric light, if there's a bulb out, they'll come in, you know, fix it. We get the number on the pole and they'll.

Ms. McCarthy: It's just so dangerous when those lights are out.

Mr. Phoenix: Is the, the lights that are on the plan, that are indicated on here, gonna be maintained I would assume? Yeah, the path. I don't know if I saw those called out on here.

Ms. Carvide: No, that's the whole other side down.

Mr. Phoenix: Well, I know I couldn't think if there was like another like, 'cause it goes around, but I couldn't think if there was a, like a locus plan that may have had some showing on there as well. I don't think I remember seeing one in the sheet set.

Ms. Carvide: Not for this project because it's, you have all the buildings are on the outside and then the path is down.

Mr. Phoenix: Right, right, right. But if there was a locus plan, they may have been on that, like a zoomed out version.

Ms. Carvide: Oh.

Mr. Phoenix: But I don't think if it's zoomed out, I don't think there'd be that level of detail. I was just trying to double check, that's all. I didn't wanna say something and be misspeaking if I could avoid it. With that, is there anything else from the public?

Mr. Foye: All set.

Mr. Phoenix: Okay. Anything else from the Board?

Mr. Ellison: Mr. Chairman?

Mr. Phoenix: Mr. Ellison.

Mr. Ellison: Just a point of, maybe it would help, Mr. Coelho, would it do any good if Mr. Foye was to maybe list a few concerns and send them in a letter form to the Safety Committee? Would that?

Mr. Coelho: Yeah, that'll kick it up to the Selectman too. I would, I would send a strongly worded letter, pun intended, to the Safety Committee. And what I tell people to do is to cc the Board of Selectmen also. Get it on the record, you know, and, and then push it through those two channels. Get attention brought to it.

Mr. Phoenix: Safety might be able to do something.

Mr. Coelho: With the Selectmen running the DPW, you're kind of getting two birds with one stone there and the Safety Committee can certainly help compel action of some sort. I mean can we, can the town grind all those roads and repave 'em or I don't know, you know, but.

Mr. Phoenix: Well, it's a question of where the Chapter 90 funds all get allocated and things like that. And then as far as sidewalks, there's the possibility that that might involve takings and all that stuff, which then would mean the Select Board would need to be involved anyway. Ultimately, you know, I would say whenever somebody's raising those kinds of issues, it's better to just include multiple boards. Like even though Board of Public Works doesn't exist anymore, I would still include the town engineer on there because that's still the person who can look at it. Safety Committee has a purview, and they might be meeting more now that we're out of summer schedule, but they don't always meet as often as the Select Board does or as the town engineer is looking at his correspondence. So, I would say the, the more people to be included, the better because then you've got people that need to actively look at that and it's not just gonna die on one person's desk.

Mr. Coelho: --- persistence. The squeaky wheel gets the oil, you know?

Mr. Phoenix: Because our situation from, from our seats is we've got like a liaison to, to one of these other boards and I haven't seen that person much.

Mr. Foye: --- that woman going over those big bumps. You can see the whole thing --- went up and down to go around them. Cars coming the other way. They follow those two and it's just, it's like a, it's like dodge, you know?

Mr. Ellison: If you take a minute to list that maybe you guys could get together. But if you list those in a letter form and as everyone here says and you send them Selectman, Safety Committee.

Mr. Coelho: And the more people that sign the letter, the better off too. So, you know?

Mr. Phoenix: And even beyond that too, there's, the more people that are looking at it, the more ideas you can come up with. Like, again, I'm not the one to solve that problem, but one of the things that I would, I would be looking at as an option would be kind of piggybacking off of something that my grandfather had pitched for a larger scale problem back in like the sixties

when he was involved in the chamber. But taking some of those streets and making each of them one way so you don't have to worry about bi-directional traffic on them. You know, that might help a little bit too. It also might change the way that people feel about wanting to cut through the neighborhood because now they have to route around things and it's less convenient, so they want to go and use the main streets instead of cutting through your neighborhood.

Mr. Foye: That's happening already.

Mr. Phoenix: So that's, you know, there, there are options out there. It is like, let's say you did wanna put sidewalks in some of those properties. There's a pretty good slope on 'em. It's gonna be hard to be able to put something in there. So, you gotta get a little bit creative and that's where having more minds together can help you out.

(multiple people talking)

Mr. Foye: --- little whiskey bottle and all kinds ---.

Mr. Phoenix: I don't doubt it. So on.

Ms. McCarthy: Could I just say one more thing?

Mr. Phoenix: Sure.

Ms. McCarthy: The elderly, when they go to CVS, they walk through the woods.

Mr. Phoenix: Okay.

Ms. McCarthy: There's a path, you know what I'm talking about, right? And I've seen many times women come out, and right now there's two massive pot holes there, and these cars are trying to avoid the potholes, and these women are like right there and they're, somebody's gonna get hit.

Ms. Carvide: Well, that's not our property.

Ms. McCarthy: I know it's not.

(multiple people talking)

Ms. Carvide: You know, I've, I can talk to them and you know, there's a lot of stuff that a lot of people do that are very unsafe and if I talk, I can only say to 'em I can't unfortunately tell somebody what they can or can't.

Ms. McCarthy: Well maybe they can help.

Mr. Coelho: We all take risk every day getting behind the wheels. So that's a little bit out of the purview here. I'll make a point of order, Mr. Chairman.

Ms. Carvide: I'm sorry.

Mr. Phoenix: Mr. Coelho, I'll take that and I will ask unless there's anything new to bring up, specifically related to this site plan, if anybody would care to move this forward. We've made findings as far as the waivers in favor of those. So, I believe the action that we'd be looking to take would be either to approve or deny and to close the public hearing.

Mr. Coelho: Mr. Chairman.

Mr. Phoenix: Mr. Coelho.

Mr. Coelho: I **MOVE** to approve the site plan for the Ludlow Housing Authority at 114 Wilson Street and close the public hearing.
SECOND Mr. Ellison.

Mr. Phoenix: And that's to approve in the standard form?

Mr. Coelho: Yeah.

Mr. Phoenix: I would ask for one minor modification to that, just to have the understanding as part of the motion that the dumpster enclosure will not include the swing gate that is shown on the plan and instead will be as discussed during the public hearing.

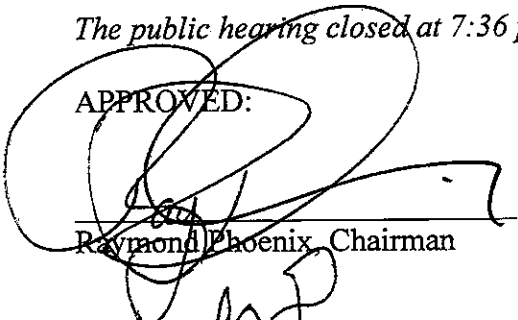
Mr. Coelho: Yeah, that's fine.

Mr. Phoenix: The mover and seconder both agree? Okay. With that as the understanding, all those in favor?

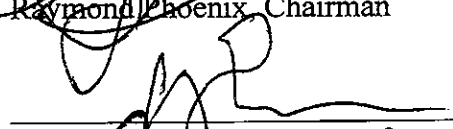
3-0 in Favor.

The public hearing closed at 7:36 p.m.

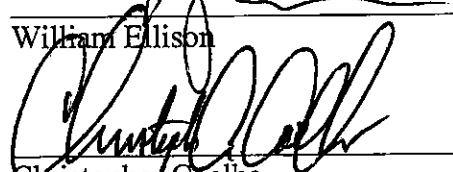
APPROVED:



Raymond Phoenix, Chairman



William Ellison



Christopher Coelho

su

Documents: Planning Board Site Plan Approval Application (including Master Application) (July 29, 2026); Letter from Ronald Mendez re: Site Plan Approval Application (August 25, 2026); Site Plan: Parking Improvements Ludlow Housing Authority, Colonial Sunshine Manor 667-2, 114 Wilson Street Ludlow, MA (Rev. 3 September 1, 2026); Waiver request; Comments from town boards/departments; Additional comment from Captain Zac Ellison, Ludlow Fire Department (September 3, 2026)

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

Public Hearing – Ludlow Housing Authority
September 10, 2026

Page 12 of 12