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Town of Ludlow, Massachusetts

Finance Committee Meeting

Minutes of September 30, 2026
Meeting began at 6:00 p.m.

Members Present: Chad Mullin, Susan Boyea, Becky Elias, Michael Kelley, Mike Kelliher, Aneta Lombardi, Mike McGrath, and Brandon Quiterio.

First Order of Business: The Pledge of Allegiance

Mr. Mullin asked the members to introduce themselves.

Ms. Elias stated she is the most recent member of the Finance Committee. She has lived in town for just under three years. She has four children. Her background is in banking and finance for commercial lending for the past twenty-five years. Most recently Senior Vice President Chief Lending Officer at New Valley Bank.

Mr. Kelley said he has been on the committee for three years. He has been a Ludlow resident for fourteen years and has two children. He has been in banking for over 26 years as a mortgage officer.

Mr. McGrath stated that he has been a resident for twelve years. He was in insurance for over thirty years.

Mr. Mullin stated he has been a resident for about thirty years and has been on the Finance Committee for just over a year. He is the Director of Operations for the Baystate Regional Cancer Program and Baystate Health. He has been on the Finance Committee for almost two years now.

Mr. Kelliher is a recently retired dentist. He was on the school committee for twelve years and has now been on the Finance Committee for two years. He has been in town for about twenty-eight years.

Ms. Boyea has been on the finance committee for several years and is a retired educator. She was born and raised in Ludlow.

Ms. Lombardi has been a Ludlow resident for almost twenty years and has been in finance banking for over twenty years. She has been on the Finance Committee for five years and has two children.

Ms. Ribeiro is a lifelong resident of Ludlow, except for a few years during college in Connecticut. She has been with the town for twelve years this year. She started the Human Resources Department alone and now has a fully staffed department. She believes they have a good team in place, and they are ready to move forward and turn things around. They are trying to be proactive this year.

Ms. White is the new Town Accountant and is not a resident of Ludlow. She has been here three months and has eighteen years of experience working in a school district as an assistance director of finance. She has worked with MUNIS for the past eighteen years and they are trying to get everything up to speed.

NEW BUSINESS

The committee discussed and voted on recommending warrants for the Special Town Meeting to be held on Monday, October 5, 2026.

Article 1 – to see if the Town will vote to raise and appropriate and/or transfer a sum of money for unpaid bills and/or over-expended accounts of previous fiscal years.

Moved by Mr. Kelliher to recommend approval of Article 1 of the Special Town Meeting, seconded by Ms. Lombardi. Vote 7-0. All in favor.

Article 2 – to see if the Town will vote to transfer and appropriate a certain sum of money (est. $5,250) from the Health Department to fund membership in the Pioneer Valley Mosquito Control District.

Moved by Mr. McGrath to recommend approval of Article 2 of the Special Town Meeting, seconded by Mr. Kelliher. Vote 7-0. All in favor.

Article 3 – to see if the Town will vote to amend the General Bylaws of the Town of Ludlow by adding a new departmental revolving fund, to be known as the "Mill Towns Vaccine Revolving Fund," pursuant to the Mill Towns Shared Public Health Services Intermunicipal Agreement.

Moved by Mr. Kelliher to recommend approval of Article 3 of the Special Town Meeting, seconded by Ms. Boyea. Vote 7-0. All in favor.

Article 4 – to see if the Town will vote to amend the existing Zoning Bylaws of the Town of Ludlow by making certain recodifications, revisions, amendments and restructuring as shown on the proposed version on file with the Town Clerk entitled "Reorganized Ludlow Zoning Bylaws," or take any action relative thereto.

Moved by Mr. Kelliher to make no recommendation on Article 4 of the Special Town Meeting, seconded by Mr. McGrath. Vote 7-0. All in favor.

Article 5 – to see if the Town will vote to amend the Zoning Bylaws of the Town of Ludlow by: (1) inserting into the Table of Principal Uses a new row under the category "Industrial Uses", which row shall correspond to the use of "Large-Scale Data Centers", and to insert the letter "N" in each resulting column to signify that the use of "Large Scale Data Centers" is prohibited in every zoning district within the Town of Ludlow; and (2) inserting the following definitions of "Data Centers" and "Large-Scale Data Centers" into the Definitions article of the Zoning Bylaws.

Moved by Mr. Kelley to make no recommendation on Article 5 of the Special Town Meeting, seconded by Mr. Kelliher. Vote 7-0. All in favor.

Article 6 – to see if the Town will vote to amend Zoning Bylaws of the Town of Ludlow as follows:

> Parking – One off-street parking space must be provided for all ADUs, unless any portion of the lot is located within a 0.5-mile radius of a Transit Station as specified in 760 CMR 71.00 et seq, in which case no additional on-street or off-street parking is required. Parking, when required, may be in a driveway or garage.

Moved by Mr. Kelley to make no recommendation on Article 6 of the Special Town Meeting, seconded by Mr. Kelliher. Vote 7-0. All in favor.

Article 7 – to see if the Town will vote, pursuant to G.L. c 59 sec. 38H and/or any other applicable statute, to authorize the Select Board to negotiate and enter into a personal property tax agreement with the owner, currently known as Ludlow MA West St. Solar LLC, of the 2.7 MW solar photovoltaic energy generating facility located at 155 West Street, Ludlow, (Map 2D

Parcel1), Massachusetts upon such terms and conditions as the Select Board shall deem to be in the best interest of the Town and to authorize the Select Board to take all actions necessary or appropriate to administer and implement such agreement, including but not limited to passing any vote or taking any other action relative thereto.

Moved by Ms. Elias to make no recommendation on Article 7 of the Special Town Meeting, seconded by Mr. McGrath. Vote 7-0. All in favor.

OLD BUSINESS

Moved by Mr. Kelliher to approve and sign the minutes from September 16, 2026, seconded by Ms. Boyea. Vote 7-0. All in favor.

Moved by Mr. McGrath to adjourn the meeting, seconded by Mr. Kelliher. Vote 7-0. All in favor.

Chairman

Ludlow Finance Committee