



RECEIVED
TOWN CLERK'S OFFICE
2026 JAN 15 P 12:12
TOWN OF LUDLOW

**Town of Ludlow, Massachusetts
Office of the Select Board**

**AGENDA
SELECT BOARD
Select Board's Conference Room
January 20, 2026
5:30 p.m.**

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.

5:30 P.M. – CALL TO ORDER/PLEDGE OF ALLEGIANCE

5:30 – 5:45 P.M. – PUBLIC COMMENT

VISITATION

5:45 P.M. – Larry Brace – Veteran's Office Claims Consultant Interview.

6:00 P.M. – Mike Rodrigues, Vanished Valley – To discuss changes to outdoor concert venue.

6:15 P.M. – Police Chief Interview – Lt. Michael Brennan.

6:30 P.M. – Provisional Lt. Interview – Sgt. Brad Tierney.

CORRESPONDENCE

26-004 Marlana Patton, Peregrine Group – Update on Eversource's Basic Service Prices.

26-005 Springfield Water & Sewer Commission – HAA5 Water Quality Violation and Public Notice.

26-006 Mass DOT – Bridge Inspection Report Piney Lane/Broad Brook.



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26-007 Memo from Safety Committee with notification of appointment of new Chair and Vice Chair.

26-008 Letter from Springfield Water & Sewer Commission about elevated disinfection byproducts at the Commission.

26-009 Letter from Chief Pease, Fire Department – Notifying the Select Board of retirement of Firefighter Sean Burt.

UNFINISHED BUSINESS

NEW BUSINESS

Board to possibly approve and sign reissued Entertainment License for Vanished Valley for the remaining 2026 calendar year.

Board to approve and sign minutes from Meeting of January 6, 2026.

Board to appoint Glenn Potter to the Ludlow Cultural Council.

Board to appoint Melissa Graf as a volunteer for the shared animal shelter/kennel in Wilbraham.

Board to approve and sign (3) one-day permits for Cottage Melts sip & shop events on February 14, March 15 and April 18, 2026.

Board to discuss and possibly vote to place a Prop 2.5 override question on an upcoming ballot.

Board to discuss FY27 budget options.

Board to discuss options for employee buyouts for FY27.

TOWN ADMINISTRATOR'S REPORT



Town of Ludlow, Massachusetts
Office of the Select Board

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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.

Event Calendar:

January 27 – Joint Meeting with Finance Committee & School Committee – Harris Brook Elementary School – 5:30 P.M.

January 29 – Ludlow Planning Board Zoning Bylaw Update – Harris Brook Elementary School Cafeteria – 6:00 P.M.

February 11 – Budget Public Forum – Ludlow High School Auditorium – 6:00 P.M.

Not all topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the chair reasonably expects will be discussed as of the date of this notice.

December 2, 2025

Larry R. Brace

Town of Ludlow
Veterans Services
488 Chapin Street
Ludlow, MA 01056

Hiring Manager/Veterans Services,

I'm writing this letter to introduce myself and apply for the Veterans Claim Consultant position with the town of Ludlow.

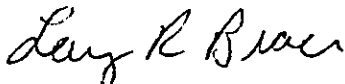
I served twenty two years in the United States Air Force/ANG. My primary AFSC was 2A373 (Tactical Aircraft Maintenance Specialist). I served at Pease AFB and Barnes ANGB in Westfield as well as multiple deployments overseas. I also served as the 104th Aircraft Maintenance Squadron First Sergeant from 2011 to 2016. The First Sergeant position afforded me the opportunity to care for members in our squadron who needed help in many ways including financial, medical and during times of grief. I've worked with the Red Cross in getting members home for emergency leave while deployed overseas, as well as working with the Casualty Assistance Representative out of Westover in handling emergency situations involving our members at home station. I approached the First Sergeant position as one of being a servant leader and I believe that's a quality that would be a perfect fit as a Veterans Claim Consultant.

I was forced to retire from military service on February 14, 2020 due to an illness. That also meant I had to retire from the technician program at Barnes as the military affiliation was required for employment as a Federal Technician. Eventually I was granted 100% Permanent and Total status by the VA but it took a couple years to get there. Over that time I learned a lot about the VA system and the intricacies of filing a disability claim with the VA. The things I learned are too long to list here but I would really appreciate the opportunity to interview in person to answer any questions you may have, and to explain in detail my experience with working with the VA in filing a claim.

Since retiring in 2020, I took some time to recover from treatment and did some traveling. I've been working part time as a delivery driver for NAPA and continue to do so but I don't get the job satisfaction that I do helping fellow veterans get the benefits they deserve. In 2023, I helped a friend file a claim for his service in the first Gulf War and he was rated 100% Total and Permanent on his first time around. He's always trying to get me to look into the profession of helping Veterans get the help they need. This is an opportunity that I know I could bring my experience to in helping the Veterans in your community.

Thank you in advance for any consideration.

Very Respectfully,

A handwritten signature in cursive script that reads "Larry R. Brace".

Larry R. Brace (MSgt Retired)

EXTERNAL:Request for Selectboard Visit-License discussion

From Mike Rodrigues n>
Date Thu 1/8/2026 1:45 PM
To Select Board <Selectboard@ludlow.ma.us>;

EXTERNAL EMAIL WARNING

This email originated from outside your organization. Please verify the sender's identity before clicking links, downloading attachments, or providing sensitive information. If you were not expecting this email, please call the sender to verify authenticity.

Dear Selectboard Office,

I am writing to formally request to be placed on the agenda for an upcoming Selectboard meeting for a visitation regarding our license and the related complaints.

I understand that the board has indicated we would be added to the next available agenda, but I wanted to follow up directly to ensure this request is properly documented. During this visitation, we would like to present the operational changes we have made, to address the concerns that were raised.

My understanding is that this appearance would be a visitation only and not a back-and-forth discussion, even if members of the public are present. The goal is simply to present our plan and demonstrate our willingness to work collaboratively with the Board.

Once we appear before the Board, I am hopeful that the license can be returned to its normal state based on the steps we have taken.

Please let me know which upcoming meeting we can be scheduled for, and if there is any additional information needed in advance.

Thank you for your time and consideration.

Sincerely,

Mike Rodrigues

Drink Fresh. Share Life. Be Well

Requisition #	10760	Job Type	Permanent Full-Time
Requisition Title	Police Chief	Vacancies	0
Working Title	Police Chief	HR Analyst	Civil Service, HRD
Department	Ludlow Police Department	HR Analyst Phone	6178789700
Division		HR Liaison	Ribeiro, Carrie
Positions		HR Liaison Phone	413-583-5600 x1239
Comments: 01/01/26 [J Cutting] If on January 1, 2028, there has not been an eligible list scheduled to be established and replace an existing eligible list, the Department's existing eligible list will be extended for a period of time, but will not exceed three years from the first day of the month the exam was held, in accordance with our revocation policy.			

1 snapshot found.

Snapshot

Referral Code	List Name	User	Date	Total Candidates	Total Referred
020587	2026 Ludlow Police Chief Eligible List	Cutting, John	01/02/26 09:53 AM	1	1

Signature	Referred Rank	Name	Preference	Veteran Status	RESPREF2025PO	HIGHPREF2025PO
	1	Brennan, Michael N		VET		

Amy Kurtz

From: Marlana Patton <mpatton@peregrinegroup.com>
Sent: Thursday, January 8, 2026 9:00 AM
To: Marc Strange
Cc: James Gennette; Amy Kurtz
Subject: EXTERNAL:Re: EXTERNAL:Eversource - February 1 prices

You don't often get email from mpatton@peregrinegroup.com. [Learn why this is important](#)

EXTERNAL EMAIL WARNING

This email originated from outside your organization. Please verify the sender's identity before clicking links, downloading attachments, or providing sensitive information. If you were not expecting this email, please call the sender to verify authenticity.

Hi, Marc,

More good news: I failed to include a recent adjustment that was *just* approved by the DPU. Eversource's prices are actually even higher, making Ludlow's prices look even better:

- Residential: 13.683 ¢/kWh
- Small business: 13.634 ¢/kWh
- Medium & large business: 14.630 ¢/kWh (3-month price)

It looks like Eversource has now posted these prices [on their website as well](#).

Marlana

On Thu, Jan 8, 2026 at 8:52 AM Marc Strange <mstrange@ludlow.ma.us> wrote:

Thank you, Marlana.

AK—can we please add this to the 1/20 agenda as Correspondence?

From: Marlana Patton <mpatton@peregrinegroup.com>

Sent: Wednesday, January 7, 2026 4:02 PM

To: Marc Strange <mstrange@ludlow.ma.us>; James Gennette <jgennette@ludlow.ma.us>

Subject: EXTERNAL:Eversource - February 1 prices

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Hello and happy new year!

I'm writing with an update on Eversource's Basic Service prices. New 6-month prices have been approved and will go into effect on February 1. The price for the Ludlow Power Choice Basic option looks favorable in comparison.

The new Eversource prices are:

- Residential: 13.119 ¢/kWh
- Small business: 13.070 ¢/kWh
- Medium & large business: 14.066 ¢/kWh (3-month price)

In comparison, the price for Ludlow Power Choice Basic is 12.891 ¢/kWh, which is below all of the new Eversource prices. Because it's the default program option, most program participants are enrolled in the Ludlow Basic option.

Marlana

--

Marlana C. Patton, LEED Green Associate
 Vice President, Communications & Program Management
 Peregrine Energy Group / MassPowerChoice
 85 Merrimac Street, Boston, MA 02114
 Office: 617-409-5223

☐	☐
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SPRINGFIELD WATER AND SEWER COMMISSION

POST OFFICE BOX 995
SPRINGFIELD, MASSACHUSETTS 01101-0995
413-452-1300

January 5, 2026

RE: HAA5 Water Quality Violation and Public Notification

Dear Town of Ludlow Officials and Staff:

On January 6, 2026, the Springfield Water and Sewer Commission (Commission) will be issuing notices to all its customers in Springfield and Ludlow regarding a violation of the maximum contaminant level (MCL) for the disinfection byproduct (DBP) haloacetic acids (HAA5).

- The Commission has experienced elevated levels of DBPs in the finished drinking water since Fall 2018, when it first reported an exceedance of the drinking water standard for HAA5.
- HAA5 forms when chlorine, used to disinfect bacteria and viruses, reacts with dissolved natural organic matter (NOM) found in surface water supplies such as Cobble Mountain Reservoir, the main drinking water supply.
- NOM levels in the reservoir fluctuate in response to weather patterns (including the increased frequency of severe events). Raw water quality can also be impacted by seasonal reservoir turnover, during which the top layer of water shifts to the bottom of the reservoir.
- Legacy treatment processes at West Parish Filters Water Treatment Plant are limited in their ability to remove all NOM.

January 2026 Update

- The MCL for HAA5 is 60 parts per billion (ppb), calculated as the average of the past year's results at an individual sample site (known as the "locational running annual average," or LRAA).
- There was an exceedance of the MCL at seven (7) of the eight (8) December 3, 2025 sample locations.
- The Commission continues to enact interim solutions while it proceeds with construction of a new water treatment plant as a permanent solution (please see next page).

Modernizing Our Water System for the 21st Century

- The Commission's video "Modernizing Our Water System for the 21st Century" provides a helpful overview of the water treatment process, why a new plant is needed, and how the new plant will resolve DBP exceedances: <https://bit.ly/newwestparish>
- ***Please share with your constituents.***

Public Notification

- Per MassDEP regulations, the Commission is including public notification letters in the bills of all retail customers. Customers should receive their bills on or after January 6, 2026. Electronic billing customers will receive the notification via email.

- ***As before, this type of violation is not an immediate health hazard.*** The Commission and Massachusetts Department of Environmental Protection (MassDEP) advise that the public can continue to drink and use the water as normal.
- A Fact Sheet for Consumers from MassDEP is available on their website:
<https://www.mass.gov/doc/factsheet-haloacetic-acids-in-drinking-water-information-for-consumers/download>.

Solutions - New Water Treatment Plant

- Construction of the new treatment plant began in fall 2024 and is expected to be complete by 2028; **project information and construction updates are available at www.newwestparish.com.**
- The Commission continues to optimize the existing legacy treatment processes to limit the formation of DBPs as much as possible.
- *Until the new plant is online, exceedances of the MCL for HAA5 will most likely continue to re-occur.* This is in part because the regulatory limit for HAA5 is a running annual average, and the previous elevated results may impact future compliance calculations. In addition, future weather patterns may continue to impact raw water quality.

Questions and Information

Constituents may contact Town officials with questions about their water quality. Please refer these questions to:

- Springfield Water and Sewer Commission: **413-310-3501** or **info@waterandsewer.org**
- More information is also available on our website: <https://waterandsewer.org/dbps-faqs/>.



SPRINGFIELD WATER AND SEWER COMMISSION
P.O. BOX 995, SPRINGFIELD, MA 01101

Date of Issuance: January 6, 2026

Contact: Springfield Water and Sewer Commission, (413) 310-3501
info@waterandsewer.org

IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER
Disinfection Byproduct (DBP) MCL Violations

This report contains important information about your drinking water. Please translate it or speak with someone who understands it or ask the contact listed below for a translation.

Este informe contiene información importante acerca de su agua potable. Haga que alguien lo traduzca para usted, o hable con alguien que lo entienda.

Este relatório contém informações importantes sobre a água potável. Ter alguém que traduza-lo para você, ou falar com alguém que entende-lo.

Báo cáo này có chứa thông tin rất quan trọng về nước uống của bạn. Xin vui lòng dịch nó hoặc nói chuyện với một ai đó hiểu nó.

Elevated Disinfection Byproducts at the Springfield Water and Sewer Commission (PWS ID# 1281000)

Our water system exceeded a drinking water standard, or maximum contaminant level (MCL), for a water disinfection byproduct (DBP). Testing results came from routine monitoring of drinking water contaminants from March 2025 to December 2025.

Testing results from December 3, 2025, showed that our system exceeded the standard or maximum contaminant level (MCL) established by drinking water regulations for haloacetic acids (HAA5) at seven sampling locations. The MCL for HAA5 is 60 [micrograms per liter] ug/L (parts per billion, ppb). An MCL is calculated as a 12-month locational running annual average (LRAA) of quarterly samples. The Commission first experienced a violation of the HAA5 drinking water standard in December 2018.

DBP Sample Locations	Sample Result for Quarter 4 of 2025	Locational Running Annual Average (LRAA) for Quarter 4 of 2025*
	HAA5 (ppb ¹)	HAA5 (ppb ¹)
10081 – Chapin St Pump Station	55	61
10082 – 1400 State St Vibra/PV Hospital	74	65
10074 – 833 Page Blvd	75	63
10089 – 292 Main Street	62	59
10083 – North Main Fire Station	80	65
10085 – Center Street Fire Station	78	67
10086 – 1043 Sumner Ave	69	63
10075 – Catalina Pump Station	70	65

*LRAAs above the MCL for HAA5 (60 ppb) are in **bold**.

¹ parts per billion (ppb) = parts per million (ppm) / 1000

What does this mean?

This is not an emergency. If it had been an emergency, you would have been notified within 24 hours. Disinfectants added to drinking water sources can interact with natural organic material (NOM) in the water to form DBPs.

Some people who drink water containing haloacetic acids in excess of the MCL over many years may have an increased risk of getting cancer.

In addition, young children (including infants), pregnant women or those who may become pregnant may be potentially more susceptible to risks from exposures to chemicals, such as HAA5.

What is being done?

The Commission's existing West Parish Filters Water Treatment Plant was last modernized in 1974 and is not capable of removing current levels of NOM to the extent necessary to meet today's DBP regulations. The Commission continues to adjust the existing treatment process to maximize NOM removal. As a permanent solution, the Commission is building a new drinking water treatment plant. Construction of the new treatment plant began in fall 2024 and is expected to be complete by September 2028. Progress on the new plant's construction can be followed at newwestparish.com.

The new treatment plant will ensure that 21st century standards for regulatory compliance, water quality, and reliability are met. Until the new treatment plant is fully online, the Commission expects there will continue to be exceedances of the MCL for DBPs. Customers will receive notification any time there is an exceedance.

What should I do?

You can choose to limit the amount of tap water used if you are pregnant, may become pregnant or are giving water to young children. For example, you can use water from another source, such as bottled water. While breast milk can be a source of HAA5 exposure for infants, **the Centers for Disease Control and Prevention recommend that nursing mothers continue to breastfeed their babies because of the numerous protective health benefits, despite the potential presence of environmental contaminants.**

If you have questions about your water system's operation, water quality monitoring, or response to this issue, please contact 413-310-3501 or info@waterandsewer.org or visit <https://waterandsewer.org/DBPs-FAQs>. If you have questions about the drinking water regulations or health risks posed by these contaminants,² you can contact the MassDEP Drinking Water Program at: program.director-dwp@mass.gov. If you have questions about specific symptoms, you can contact your doctor or other health care provider. If you have general questions about your health, you can contact the Massachusetts Department of Public Health at [617-624-5757](tel:617-624-5757). Further information is available in MassDEP's HAA5 in Drinking Water Information for Consumers Fact Sheet at: <https://www.mass.gov/media/2532591/download>

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

This notice is being sent to you by Springfield Water and Sewer Commission. PWSID #1281000.

Date distributed: January 6, 2026

Phone: **413-310-3501**

Email: info@waterandsewer.org

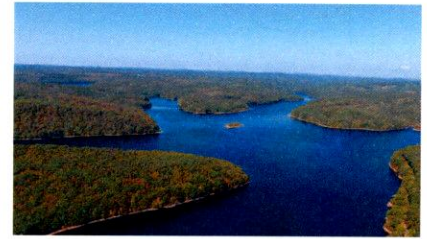
² <https://www.mass.gov/doc/supporting-documentation-for-drinking-water-standards-and-guidelines/download>



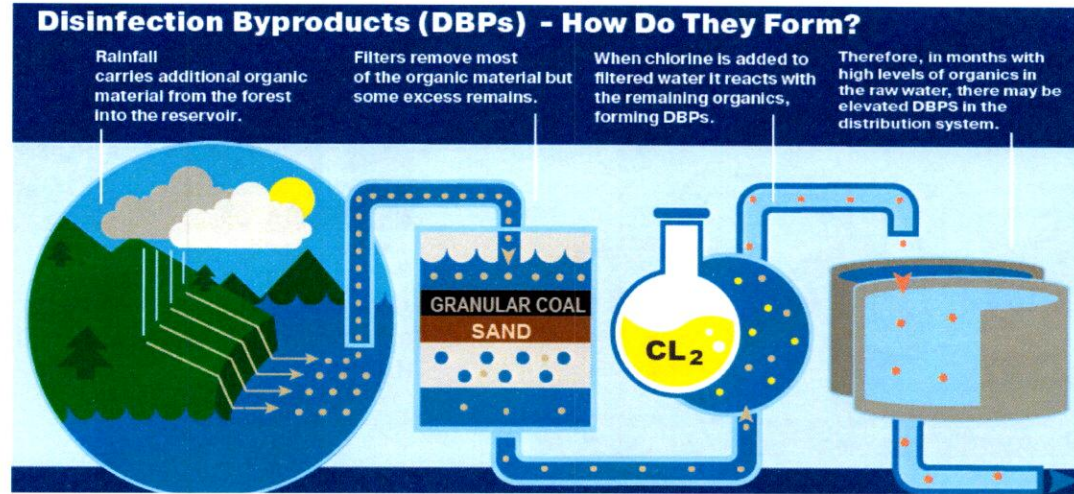
Information And Frequently Asked Questions About HAA5

What is HAA5 and how does it get into the drinking water?

Haloacetic acids (HAA5) are disinfection byproducts (DBP) that form when chlorine, used for disinfection, reacts with dissolved natural organic matter (NOM). NOM comes from natural forest materials, such as decomposing leaves, plants, soil, etc., that wash into all surface water bodies when it rains. Cobble Mountain Reservoir is the Commission's main drinking water supply. NOM levels in the reservoir fluctuate in response to rain patterns as well as to seasonal changes. The Commission's legacy (1920s and 1970s) drinking water treatment technology is not capable of filtering out enough NOM to meet today's DBP regulations.



Cobble Mountain Reservoir in Blandford and Granville, MA – the Commission's primary drinking water supply.



NOM on the forest floor surrounding Cobble Mountain Reservoir

How long have we experienced exceedances of HAA5?

The Commission has experienced elevated levels of HAA5 in the finished drinking water since Fall 2018, which featured unusually high precipitation. The Commission first reported an exceedance of the drinking water standard for HAA5 in January 2019 based on sampling in December 2018.



Federal, state, and local officials gather with Commission employees at the groundbreaking for the new West Parish Water Treatment Plant in October 2024.

What are the health concerns associated with HAA5?

- "Consumption of water with HAA5 levels somewhat above the MCL for limited durations, while corrective actions are being taken to lower the levels, is not likely to significantly increase risks of adverse health effects for most people." (Source: MassDEP, <https://bit.ly/48EMPex>)
- Some studies have shown that long-term exposure to DBPs, including HAA5, at elevated levels above the regulatory limit over many years (i.e. decades or a lifetime) may increase the risk of developing health problems.

What is the Commission doing to address HAA5?

- To address exceedances for HAA5 and replace end-of-life infrastructure the Commission is building a new West Parish Water Treatment Plant. **More information & updates:** www.newwestparish.com
- Construction began in fall 2024 and is expected to be complete by 2028.
- Phase 1 construction of other important plant upgrades was completed in November 2023.

Why is chlorine added to drinking water?

- Chlorine prevents waterborne illness caused by pathogens (bacteria) such as cholera, typhoid, and *E. coli*. Such pathogens are considered an immediate risk to public health associated with drinking water.
- The use of chlorine for the safe disinfection of public drinking water supplies is considered one of the greatest public health achievements in history.
- While the Commission is committed to complying with all drinking water regulations, preventing the immediate health risk of waterborne illness through proper disinfection is its foremost priority.

Can home filters reduce or remove HAA5?

- No. According to MassDEP, "There are currently no known water filters that are certified to reduce or remove HAA5." (Source: MassDEP, <https://bit.ly/48EMPex>)

Will boiling my water help reduce disinfection byproducts?

- No. Disinfection byproducts are not micro-organisms, therefore boiling water will not eliminate them.

What if I have further questions?

The Commission understands the concern the HAA5 public notifications cause. We are happy to speak with customers to discuss HAA5, how they form, and steps the Commission is taking to address the issue. Customers can contact the Commission at **413-310-3501** or email info@waterandsewer.org. More information: <https://waterandsewer.org/dbps-faqs/>



Follow construction progress of the new West Parish Water Treatment Plant at newwestparish.com



Modernizing Our Water System for the 21st Century

Check out our video which provides an overview of the water treatment process, describes why the Commission is building a new treatment plant, and explains how the new plant will help to resolve exceedances for the MCL for DBPs.

Watch the video on the Commission's YouTube channel: <https://bit.ly/4lcmD21>





Información y preguntas frecuentes sobre subproductos de la desinfección

¿Qué es HAA5 y cómo llega al agua potable?

Los ácidos haloacéticos (HAA5) son subproductos de la desinfección (DBP) que se forman cuando el cloro, utilizado para la desinfección, reacciona con la materia orgánica natural disuelta (NOM). La NOM proviene de materiales naturales del bosque, como hojas en descomposición, plantas, suelo, etc., que se lavan en todos los cuerpos de agua superficial cuando llueve. El embalse Cobble Mountain es la principal fuente de agua potable de la Comisión. Los niveles de NOM en el embalse fluctúan en respuesta a los patrones de lluvia, así como a los cambios estacionales. La tecnología de tratamiento de agua potable heredada de la Comisión (de las décadas de 1920 y 1970) no es capaz de filtrar suficiente NOM para cumplir con las regulaciones actuales de DBP.



El embalse Cobble Mountain en Blandford y Granville, MA, es la principal fuente de agua potable de la Comisión.



NOM en el suelo del bosque que rodea el embalse Cobble Mountain.

Subproductos de la desinfección (DBP) - ¿Cómo se forman?



¿Cuáles son las preocupaciones de salud asociadas con los HAA5?

- "El consumo de agua con niveles de HAA5 ligeramente por encima del Límite Máximo Contaminante (MCL) durante períodos limitados, mientras se toman medidas correctivas para reducir los niveles, probablemente no aumente significativamente el riesgo de efectos adversos en la salud para la mayoría de las personas." (Fuente: MassDEP, <https://bit.ly/48EMPex>)
- Algunos estudios han demostrado que la exposición a largo plazo a subproductos de desinfección (DBP), incluidos los HAA5, a niveles elevados por encima del límite regulatorio durante muchos años (es decir, décadas o toda una vida) puede aumentar el riesgo de desarrollar problemas de salud.

¿Qué está haciendo la Comisión para abordar los HAA5?

- Para abordar las excedencias de HAA5 y reemplazar la infraestructura obsoleta, la Comisión está construyendo una nueva Planta de Tratamiento de Agua en West Parish. Más información: www.newwestparish.com
- La construcción comenzó en el otoño de 2024 y se espera que esté terminada para 2028.
- La Fase 1 de la construcción de otras mejoras importantes en la planta se completó en noviembre de 2023.

¿Por cuánto tiempo hemos experimentado excedencias de HAA5?

La Comisión ha experimentado niveles elevados de HAA5 en el agua potable terminada desde el otoño de 2018, que presentó precipitaciones inusualmente altas. La Comisión informó por primera vez sobre un exceso del estándar de agua potable para HAA5 en enero de 2019 basado en muestreos realizados en diciembre de 2018.



Funcionarios federales, estatales y locales se reúnen con empleados de la Comisión en la ceremonia de inicio de la nueva Planta de Tratamiento de Agua de West Parish en octubre de 2024.

¿Por qué se añade cloro al agua potable?

- El cloro previene las enfermedades transmitidas por el agua causadas por patógenos (bacterias) como el cólera, la fiebre tifoidea y E. coli. Estos patógenos se consideran un riesgo inmediato para la salud pública asociado con el agua potable.
- El uso de cloro para la desinfección segura de los suministros públicos de agua potable se considera uno de los mayores logros en la historia de la salud pública.
- Aunque la Comisión está comprometida a cumplir con todas las regulaciones de agua potable, su principal prioridad es prevenir el riesgo inmediato de enfermedades transmitidas por el agua mediante una desinfección adecuada.

¿Pueden los filtros domésticos reducir o eliminar el HAA5?

No. Según MassDEP, "Actualmente no se conocen filtros de agua certificados para reducir o eliminar el HAA5." (Fuente: MassDEP, <https://bit.ly/48EMPex>)

¿Hervir mi agua ayudará a reducir los subproductos de la desinfección?

No. Los subproductos de la desinfección no son microorganismos, por lo tanto, hervir el agua no los eliminará.

¿Y si tengo más preguntas?

La Comisión comprende la preocupación que causan las notificaciones públicas sobre los subproductos de la desinfección. Estamos dispuestos a hablar con los clientes para discutir los subproductos de la desinfección, cómo se forman y las medidas que la Comisión está tomando para abordar el problema. Los clientes pueden contactar a la Comisión al **413-310-3501** o enviar un correo electrónico a info@waterandsewer.org.



Sigue el progreso de la construcción de la nueva planta de tratamiento de agua de West Parish
newwestparish.com



Modernizando nuestro sistema de agua para el siglo XXI

Mira nuestro nuevo video que proporciona una descripción general del proceso de tratamiento de agua, describe por qué la Comisión está construyendo una nueva planta de tratamiento y explica cómo la nueva planta ayudará a resolver los excesos del MCL para los DBP

Mire el video en el canal de YouTube de la Comisión:
<https://bit.ly/4lcmD21>





Maura Healey, Governor
Kimberley Driscoll, Lieutenant Governor
Phillip Eng, Interim MassDOT Secretary
Jonathan L. Gulliver, Undersecretary and Highway Administrator



January 6, 2026

Town of Ludlow
Town Selectboard
488 Chapin Street
Ludlow, MA 01056

Attn: Jamie Tomas, Director

SUBJECT: NATIONAL BRIDGE INSPECTION STANDARDS (NBIS)
BRIDGE INSPECTION REPORT

L-16-026 (0QX)

PINEY LANE / BROAD BROOK

Dated: 11/14/25

Dear Mr. Tomas:

As part of the Massachusetts Bridge Inspection Program, MassDOT - Highway Division performs the inspection of municipally owned bridges that have a clear span of 20 feet or greater. These bridges are scheduled to be inspected every two years or less.

For your records is a copy of recent bridge inspection field report for the referenced municipally owned bridge. Repair, rehabilitation, or reconstruction of any bridges to address the deficiencies reported is the owner/custodian's responsibility. Chapter 90 funds may be used for these purposes.

Questions regarding the content of the report may be directed to the District Bridge Inspection Engineer, Matthew Barrett, at 857-368-2081.

Sincerely,

 for

Patricia A. Leavenworth, P.E.
District 2 Highway Director

MB/
cc: BIE (2), DHD D-2, DBIE D-2
Enclosure

2-DIST
02B.I.N.
00X**STRUCTURES INSPECTION FIELD REPORT**
CLOSED/REHABILITATION INSPECTIONBR. DEPT. NO.
L-16-026

CITY/TOWN LUDLOW	8.-STRUCTURE NO. L16026-00X-MUN-NBI	11-Kilo. POINT 000.129	90-ROUTINE INSP. DATE FEB 10, 2025	93*- INSPECTION DATE NOV 14, 2025
07-FACILITY CARRIED HWY PINEY LN	MEMORIAL NAME/LOCAL NAME	27-YR BUILT 1952	106-YR REBUILT 0000	YR REHAB'D (NON 106) 0000
06-FEATURES INTERSECTED WATER BROAD BROOK	26-FUNCTIONAL CLASS Urban Local	DIST. BRIDGE INSPECTION ENGINEER <i>M. Barrett</i>		
43-STRUCTURE TYPE 319 : Steel Culvert	22-OWNER Town Agency	21-MAINTAINER Town Agency	TEAM LEADER J. Roy <i>J. Roy</i>	
107-DECK TYPE N : Not applicable	WEATHER P Cloudy	TEMP. (air) 7°C	TEAM MEMBERS Tony Mazzaferro <i>T. Mazzaferro</i>	

ITEM 58 DECK**N****ITEM 59 SUPERSTRUCTURE****N****ITEM 60 SUBSTRUCTURE****N****ITEM 60** - (From U/W Report)**N****ITEM 61 CHANNEL****3****ITEM 61** - (From U/W Report)**N****ITEM 62 CULVERT****2****ITEM 62** - (From U/W Report)**N****ITEM 41 STRUCTURE OPEN, POSTED OR CLOSED****E:OPEN**Date : **08/25/2025****ITEM 36 TRAFFIC SAFETY****TOTAL HOURS** **10**

	36	COND	DEF
A. Bridge Railing	0	N	-
B. Transitions	0	N	-
C. Approach Guardrail	0	N	-
D. Approach Guardrail Ends	1	N	-

PLANS (Y/N) **N****(V.C.R.)** (Y/N) **N**

TAPE#:

Pedestrian Access (Y/N) **N**Roadway Abandoned (Y/N) **N**Barricades In Place (Y/N) **Y**TYPE: **JERSEY BARRIERS AND FENCING****SIGNS**

Not Applicable

Legend:

Dead end road, East Advanced not required.

Signs In Place
(Y=Yes, N=No,
NR=Not Required)
Legibility/
Visibility

At bridge		Advance	
E	W	E	W
Y	Y	N	Y
7/7	7/7	7/7	7/7

To be filled out by District Bridge Inspection Engineer

1) This bridge is scheduled for:

Replacement (X) Rehabilitation () Repair () Removal () Unknown ()

2) If under construction please answer the following:

Contract Number: 128033	Amount: \$5,290,800	Completion Date: 10/31/2027
Contractor: Tully Construction	Resident Engineer: Adrian Richmond	
Scope of Work: Structure Replacement		
Remarks:		

ACCESSIBILITY (Y/N)

Needed Used

Lift Bucket	N	N
Ladder	N	N
Boat	N	N
Wader	Y	Y
Inspector 50	N	N
Rigging	N	N
Staging	N	N
Traffic Control	N	N
RR Flagger	N	N
Police	N	N
Other:	N	N

X=UNKNOWN

N=NOT APPLICABLE

H=HIDDEN/INACCESSIBLE

R=REMOVED

CITY/TOWN LUDLOW	B.I.N. 0QX	BR. DEPT. NO. L-16-026	8.-STRUCTURE NO. L16026-0QX-MUN-NBI	INSPECTION DATE NOV 14, 2025
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REMARKS

BRIDGE ORIENTATION

Culvert carries Piney Lane, east and west, over the Broad Brook which flows north to south.

The 3 barrels are numbered west to east. The man made Alden Pond is on the downstream end of the culvert.

GENERAL REMARKS

Structure BIN 0QX is closed to highway and pedestrian traffic. An adjacent ACROW panel bridge with a pedestrian way now carries Piney Lane. **See Photo 1.**

At the time of this inspection Broad Brook still flows through the pipes. **See Photo 2.**

Pedestrian and Highway traffic is blocked by fencing, jersey barriers and signage.

SI&A Notes:

The following items apply to the ACROW panel:

- Item 51 - Bridge Roadway Width Curb to Curb = 4.1m
- Item 32 - Approach roadway width = 4.1m
- Item 47 - Inventory Route Total Horiz. Clear = 4.1m
- Item 102 - Direction of Traffic = 1 Lane Alternating, 3

Traffic Management:

Piney Lane is a dead end; a detour is not required.

Alden St has 2 VMBs.

- The south board states "BRIDGE WORK PINEY LN & USE CAUTION".
- The north board is not functioning.

East & West Advanced signage states speed limit (25mph), one lane road ahead, and speeding fines doubled. **See Photo 3.**

East & West At-Bridge signage states road closed with barrels and ladder barriers. **See Photo 1.**

Access:

Wintertime, Dam Control Downstream keeps the stream level low and water velocity higher, from the November Inspection to the February inspection. Both ends of the pipes can be accessed with chest waders.

Summertime, Dam Control Downstream keeps the stream at a higher level and water velocity slow, from the May inspection to the August inspection. Water level is too high for the chest waders and a boat would not be helpful to inspect the floor of the pipes.

Inspection of ACROW panel:

ACROW panels are labelled south and north trusses, panels are numbered west to east. Abutments are labeled west and east.

Overall Rating of Items 58, 59 & 60 is **7 - 7 - 7**. Item 61 is **7**.

ITEM 58 - DECK 7:

CITY/TOWN LUDLOW	B.I.N. 0QX	BR. DEPT. NO. L-16-026	8.-STRUCTURE NO. L16026-0QX-MUN-NBI	INSPECTION DATE NOV 14, 2025
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REMARKS

Item 58.1 - Wearing Surface 7:

Wearing surface consists of Epoxy Aggregate Non-Skid Coating on the 24 steel prefabricated deck units.

Wearing surface has minor sand and debris. **See Photo 4.**

Item 58.2 - Deck Condition 7:

Deck consists of 24 prefabricated deck units.

Item 58.6 - Sidewalks 7:

The sidewalk is cantilevered off the south side of the bridge.

Item 58.8 - Railing 7:

Railing consists of square steel tubes on t-beams.

APPROACHES

Approaches a - Appr. Pavement Condition 8:

East & West Approaches, Hot Mix Asphalt (HMA) is new.

Approaches b - Appr. Roadway Settlement 8:

ITEM 59 - SUPERSTRUCTURE 7:

Item 59.5 - Trusses - General 7:
Item 59.5.a - Upper Chords 7:

Upper Chords throughout have minor surface corrosion.

Item 59.5.b - Lower Chords 7:

Lower Chords throughout have minor surface corrosion.

Item 59.5.c - Web Members 7:

Web Members throughout have minor surface corrosion.

Item 59.5.d - Lateral Bracing 7:
Item 59.5.e - Sway Bracings 7:
Item 59.5.g - End Posts 7:

End Post throughout have minor surface corrosion.

Item 59.7 - Conn Plt's, Gussets & Angles 7:

Connection Plates have minor surface corrosion

Item 59.9 - Bearing Devices 7:

Bearings are comprised of 3 rocker bearings, one for each of the 3 courses of web panels.

East Bearings (expansion) do not have anchor bolts. **See Photo 5.**

West Bearings (fixed) have anchor bolts.

Item 59.13 - Member Alignment 7:

CITY/TOWN LUDLOW	B.I.N. 0QX	BR. DEPT. NO. L-16-026	8.-STRUCTURE NO. L16026-0QX-MUN-NBI	INSPECTION DATE NOV 14, 2025
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REMARKS

No misalignment or settlement was noted.

Item 59.14 - Paint/Coating 7:

Item 59.15 - Transoms 7:

Transoms have minor corrosion.

ITEM 60 - SUBSTRUCTURE 7:

Item 60.1 - Abutments 7:

Item 60.1.b - Bridge Seats 7:

East & West Bridge Seats consist of reinforced concrete.

Both Bridge Seats, at the centerline, have timber cribbing. Per the plans these act as "bolsters," a material is not called out. **See Photo 6.**

East Bridge Seat has sand accumulation. **See Photo 6.**

Item 60.1.c - Backwalls 7:

Backwalls consist of reinforced concrete.

Item 60.1.f - Slope Paving/Rip-Rap 7:

East Slope is behind sheet piles.

West slope consists of sand and clay.

Item 60.1.i - Piles H:

Each abutment has 8 micropiles.

Item 60.1.k - Settlement N:

ITEM 61 - CHANNEL AND CHANNEL PROTECTION 7:

Item 61.1 - Channel Scour N:

At the time of inspection, Alden Pond was drained to winter levels. The 3 pipes have been disturbed during construction, slowing water velocity. Sand and silt are filling the previously noted scour downstream of the pipes. **See Photo 7.**

Item 61.3 - Debris 7:

Upstream of the ACROW panel is the remnants of the 3 barrel culvert. **See Photo 7.**

Item 61.4 - Vegetation N:

TRAFFIC SAFETY

Item 36a - Bridge Railing 7:

See Item 58.8 - Railing.

Item 36b - Transitions 8:

Transitions consist of a 3 barrel Sentry Longitudinal Energy Dissipater (SLED) system.

CITY/TOWN LUDLOW	B.I.N. 00X	BR. DEPT. NO. L-16-026	8.-STRUCTURE NO. L16026-00X-MUN-NBI	INSPECTION DATE NOV 14, 2025
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REMARKS

Item 36c - Approach Guardrail 8:

North Approach guardrail consists of sidewalk handrail and chain-link fence.

South Approach guardrail consists of sidewalk handrail and jersey barriers.

Item 36d - Approach Guardrail Ends N:

Approach guardrails have no end treatments.

Photo Log

- Photo 1 : Pedestrian and Highway traffic is now directed onto and ACROW panel. The culvert and construction site are wrapped in fencing and jersey barriers.
- Photo 2 : Broad Brook still flows through the pipes at the time of this inspection.
- Photo 3 : West Advanced Signage, typical condition.
- Photo 4 : Wearing Surface has minor sand and debris.
- Photo 5 : East Bearings (expansion) do not have anchor bolts. Each of the 3 web panels rest on an individual bearing.
- Photo 6 : East Bridge Seat has minor sand accumulation. Both Bridge Seats have timber blocks that act as bolsters per the plans.
- Photo 7 : Scour, 00X has been disturbed during sheet pile installation, down stream water velocity and scour has reduced significantly.

CITY/TOWN LUDLOW	B.I.N. 0QX	BR. DEPT. NO. L-16-026	8.-STRUCTURE NO. L16026-0QX-MUN-NBI	INSPECTION DATE NOV 14, 2025
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PHOTOS

Photo 1: Pedestrian and Highway traffic is now directed onto and ACROW panel. The culvert and construction site are wrapped in fencing and jersey barriers.



Photo 2: Broad Brook still flows through the pipes at the time of this inspection.

CITY/TOWN LUDLOW	B.I.N. 0QX	BR. DEPT. NO. L-16-026	8.-STRUCTURE NO. L16026-0QX-MUN-NBI	INSPECTION DATE NOV 14, 2025
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PHOTOS

Photo 3: West Advanced Signage, typical condition.



Photo 4: Wearing Surface has minor sand and debris.

CITY/TOWN
LUDLOWB.I.N.
0QXBR. DEPT. NO.
L-16-0268.-STRUCTURE NO.
L16026-0QX-MUN-NBIINSPECTION DATE
NOV 14, 2025**PHOTOS**

Photo 5: East Bearings (expansion) do not have anchor bolts. Each of the 3 web panels rest on an individual bearing.



Photo 6: East Bridge Seat has minor sand accumulation. Both Bridge Seats have timber blocks that act as bolsters per the plans.

CITY/TOWN LUDLOW	B.I.N. 0QX	BR. DEPT. NO. L-16-026	8.-STRUCTURE NO. L16026-0QX-MUN-NBI	INSPECTION DATE NOV 14, 2025
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PHOTOS

Photo 7: Scour, 0QX has been disturbed during sheet pile installation, down stream water velocity and scour has reduced significantly.

Memo

TO: All Departments
FROM: Safety Committee
DATE: January 12, 2026
RE: Appointment of Chair and Vice-Chair

Please be advised that at the Safety Committee Meeting of January 8, 2026, it was voted unanimously to appoint Sgt. Brad Tierny as the Chair and Capt. Zac Ellison as the Vice Chair.



SPRINGFIELD WATER AND SEWER COMMISSION
P.O. BOX 995, SPRINGFIELD, MA 01101

RECEIVED

JAN 12 2026

Date of Issuance: January 6, 2026

SELECT BOARD
LUDLOW, MA 01056

Contact: Springfield Water and Sewer Commission, (413) 310-3501
info@waterandsewer.org

IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER
Disinfection Byproduct (DBP) MCL Violations

This report contains important information about your drinking water. Please translate it or speak with someone who understands it or ask the contact listed below for a translation.

Este informe contiene información importante acerca de su agua potable. Haga que alguien lo traduzca para usted, o hable con alguien que lo entienda.

Este relatório contém informações importantes sobre a água potável. Ter alguém que traduzi-lo para você, ou falar com alguém que entenda-lo.

Báo cáo này có chứa thông tin rất quan trọng về nước uống của bạn. Xin vui lòng dịch nó hoặc nói chuyện với một ai đó hiểu nó.

Elevated Disinfection Byproducts at the Springfield Water and Sewer Commission (PWS ID# 1281000)

Our water system exceeded a drinking water standard, or maximum contaminant level (MCL), for a water disinfection byproduct (DBP). Testing results came from routine monitoring of drinking water contaminants from March 2025 to December 2025.

Testing results from December 3, 2025, showed that our system exceeded the standard or maximum contaminant level (MCL) established by drinking water regulations for haloacetic acids (HAA5) at seven sampling locations. The MCL for HAA5 is 60 [micrograms per liter] ug/L (parts per billion, ppb). An MCL is calculated as a 12-month locational running annual average (LRAA) of quarterly samples. The Commission first experienced a violation of the HAA5 drinking water standard in December 2018.

DBP Sample Locations	Sample Result for Quarter 4 of 2025	Locational Running Annual Average (LRAA) for Quarter 4 of 2025*
	HAA5 (ppb ¹)	HAA5 (ppb ¹)
10081 – Chapin St Pump Station	55	61
10082 – 1400 State St Vibra/PV Hospital	74	65
10074 – 833 Page Blvd	75	63
10089 – 292 Main Street	62	59
10083 – North Main Fire Station	80	65
10085 – Center Street Fire Station	78	67
10086 – 1043 Sumner Ave	69	63
10075 – Catalina Pump Station	70	65

*LRAAs above the MCL for HAA5 (60 ppb) are in **bold**.

¹ parts per billion (ppb) = parts per million (ppm) / 1000

What does this mean?

This is not an emergency. If it had been an emergency, you would have been notified within 24 hours. Disinfectants added to drinking water sources can interact with natural organic material (NOM) in the water to form DBPs.

Some people who drink water containing haloacetic acids in excess of the MCL over many years may have an increased risk of getting cancer.

In addition, young children (including infants), pregnant women or those who may become pregnant may be potentially more susceptible to risks from exposures to chemicals, such as HAA5.

What is being done?

The Commission's existing West Parish Filters Water Treatment Plant was last modernized in 1974 and is not capable of removing current levels of NOM to the extent necessary to meet today's DBP regulations. The Commission continues to adjust the existing treatment process to maximize NOM removal. As a permanent solution, the Commission is building a new drinking water treatment plant. Construction of the new treatment plant began in fall 2024 and is expected to be complete by September 2028. Progress on the new plant's construction can be followed at newwestparish.com.

The new treatment plant will ensure that 21st century standards for regulatory compliance, water quality, and reliability are met. Until the new treatment plant is fully online, the Commission expects there will continue to be exceedances of the MCL for DBPs. Customers will receive notification any time there is an exceedance.

What should I do?

You can choose to limit the amount of tap water used if you are pregnant, may become pregnant or are giving water to young children. For example, you can use water from another source, such as bottled water. While breast milk can be a source of HAA5 exposure for infants, **the Centers for Disease Control and Prevention recommend that nursing mothers continue to breastfeed their babies because of the numerous protective health benefits, despite the potential presence of environmental contaminants.**

If you have questions about your water system's operation, water quality monitoring, or response to this issue, please contact 413-310-3501 or info@waterandsewer.org or visit <https://waterandsewer.org/DBPs-FAQs>. If you have questions about the drinking water regulations or health risks posed by these contaminants,² you can contact the MassDEP Drinking Water Program at: program.director-dwp@mass.gov. If you have questions about specific symptoms, you can contact your doctor or other health care provider. If you have general questions about your health, you can contact the Massachusetts Department of Public Health at 617-624-5757. Further information is available in MassDEP's HAA5 in Drinking Water Information for Consumers Fact Sheet at: <https://www.mass.gov/media/2532591/download>

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

This notice is being sent to you by Springfield Water and Sewer Commission. PWSID #1281000.

Date distributed: January 6, 2026

Phone: 413-310-3501

Email: info@waterandsewer.org

² <https://www.mass.gov/doc/supporting-documentation-for-drinking-water-standards-and-guidelines/download>



Ryan M. Pease
Fire Chief

The Town of Ludlow, Massachusetts

Fire Department

574 Center Street • Ludlow, Massachusetts 01056
Telephone 413-583-8332 • Fax 413-583-5635



Manual D. Silva, Chairman
Ludlow Select Board
488 Chapin Street
Ludlow MA 01056

January 14, 2026

Dear Mr. Silva:

This letter is to inform your Board that the application for disability retirement for Firefighter Sean Burt has been approved by the Hampden County Regional Retirement Board and the Public Employee Retirement Administration Commission (PERAC). His last day on the Town of Ludlow payroll is January 17, 2026.

Sean was a hard-working, dedicated member of the department. He always answered the call when help was needed and was always there to help his fellow firefighters. His 19 years of service to the department and the Town of Ludlow are greatly appreciated. His many years of experience will be missed.

On behalf of all the members of the Fire department, I would like to wish Sean a long and healthy retirement.

Sincerely,

LUDLOW FIRE DEPARTMENT

Ryan M. Pease
Fire Chief

cc: Accounting
Treasurer
Human Resources
Hampden County Board of Retirement
Sean Burt

NUMBER: 219-26

FEE: \$50.00

THE COMMONWEALTH OF MASSACHUSETTS
Town of Ludlow

ENTERTAINMENT LICENSE

In accordance with the provisions of Chapter 140 of the General Laws as amended by Chapter 299 of the Acts of 1926, and amendments thereto, LICENSE is hereby granted to: **Vanished Valley Brewing** to conduct the amusements as herein described in connection with his/her regular business of innholder, common victualler, or owner, manager or controller of a café, restaurant or other eating or drinking establishment, and other establishments on the premises owned by: Sara Rodrigues, 782 Center Street, Ludlow, MA

Description of amusements to be conducted: Live entertainment, radio, television
To be conducted on week days and/or weekends between the hours of: Regular business hours

This LICENSE is granted as subject to the provisions of the General Laws, Chapter One Hundred and Forty, Sections Twenty-Two to Thirty-Two inclusive, and of Chapter Two Hundred and Seventy-Two, Sections Twenty-Five to Twenty-Seven inclusive, and amendments thereto, and shall not be valid for a location other than as herein described.

LICENSE granted by

Date: January 20, 2026

EXPIRES December 31, 2026

SELECT BOARD

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE



**Town of Ludlow
Office of the Select Board**

The Meeting of the Select Board held on Tuesday, January 6, 2026, began at 5:30 p.m. in the Select Board's Conference Room.

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

First order of business: Pledge of Allegiance

Mr. Silva: 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

VISITATION

5:45 P.M. – Michelle Hill -Treasurer/Collector Interview

Mr. Silva: Michelle, you are here for just an interview so that the Select Board can meet and greet, and what not. So, if you could just give us a briefing about yourself and why it is you want to come work in Ludlow.

Ms. Hill: Okay, fair enough. I've been working in local government for over 20 years now. I spent a good part of that 17 and a half in Southwick. Then I did another six months as a consultant while I was working in Southbridge. So, I've been in Southbridge for the last two years. Unfortunately, I've had a life changing event that has me kind of rethinking things and I'm hoping to hopefully to land back in the western Mass part of things or exploring other options as well. So, Ludlow definitely attracts, it's in the western area and there's a lot of good to it. And I also like the Board of Selectmen aspect of things opposed to Council. So, there is a lot to be said about the governing and how that happens.

Mr. Silva: Yeah, and I remember I was in Southbridge for a little while helping out in that. We didn't have much interaction, but we had some. Everything went well. Questions with anyone?

Mr. Rosenblum: Thank you for your interest and thank you for choosing our little town of Ludlow. MUNIS. How well versed are you with MUNIS? Cause I see here that you did MUNIS set up in the New Year budget module.

Ms. Hill: Yes. That's the most recent new module that I've been working with. So, I've actually started off in the DOS space of MUNIS all the way to the winter base now. I've integrated a lot of things from tax title that used to be offline into the module in there. I've been into the trash module. I've been into all of the modules to a degree but I'm pretty vast in it.

Mr. Rosenblum: So, you would say that you have a very good understanding of MUNIS?

Ms. Hill: I would say I'm at least intermediate or above.

Mr. Gennette: I'm James. Thank you for applying and coming in and being a part of what's going on. Love seeing you in here. I just have one question. Is there any information or

situations we should be aware of before we enter into an employment agreement with you? Something that's not in your resume. You can say no.

Ms. Hill: I'm gonna say no. I don't know if that was a trick question.

Mr. Gennette: It's not a trick question.

Ms. Hill: I think I have everything in there. I was prior military. I've been in government for many years. And all my interactions with regards to, I was a Selectwoman myself for many years. So, I think I've pretty much covered everything. I can't think what I

Mr. Gennette: I was thinking more like detrimental. Something that maybe we don't know about that would surface later, that kind of a thing. But again, you can say no.

Ms. Hill: I haven't committed any crimes or anything like that.

Mr. Gennette: Thank you. That's the first time I asked that question. I'm floating it by ya.

Mr. Silva: Anthony, you have anything you'd like to ask.

Mr. Alves: Good evening. Thank you. So, in the towns that you've worked in looks like Southwick and Southbridge. Can you just go over how those departments were structured, like number of people?

Ms. Hill: Absolutely. So, in Southwick you had a very unique situation. We actually landed down where I started 103 used to be Treasurer, Collector, and Town Clerk. I was the last of the Mohegans on that cause as years went on, the other two communities disbanded. Once I finished my master's, I told them that I was also considering looking and I was and they knew that. So, we worked together on working on getting it disbanded as well. So, in three, so it's actually Treasurer, Collector and Town Clerk now. So, they're separated. So, as far as the amount of employees when I was there, I had one assistant and three other positions. So, it's a total of four that reported to me and we're all in one area. Where I am now, I have a Collector's office and a Treasurer's office. I'm also the finance director as well so I have others that report to me. So, I'll just stick with the Treasurer/Collector piece of it. So, I have three assistants in total and a total of seven people that are underneath me just in the Treasurer/Collector piece.

Mr. Alves: Okay. And through your experience, which is pretty extensive you've seen both sides, right? Where the Treasurer Collectors combined into one and where they've been separate. What do you feel works better?

Ms. Hill: Well, I've never actually done it separately. So, I've always had a combination. I've always had three hats. So, I think it works well only because I'm accustomed doing it that way. I think it's feasible for any city or town to combine them because it is kind of something that can work. It works for a lot of other cities and towns, and I don't see why it couldn't work for here.

Mr. Alves: And can you talk to me about the importance of the Treasurer Collector position in dealings with the public and how you manage the foot traffic that comes in and maybe higher-pressure situations, someone's unhappy?

Ms. Hill: I've never dealt with that. So, yes, I get a lot of that. I won't get into a specific because I've been yelled at, actually I've been attacked physically, I've had to bring the cops in for it. So, I've had all that. I have different levels of interacting with the residents. A lot of them need assistance. They may not be able to pay their tax bills in full when the due dates and stuff like that. So, I always like to interact with them on that. But I also got the aspect of well you haven't paid your bill for a long time. There's been no interaction. I need to put it in tax title. So, I had to go through that process, and I get some that understand and we'll work through it and then I get some that are not and they have a lot of different situations to that. So, I have interacted with a lot of different scenarios.

Mr. Rosenblum: Thank you, Mr. Chairman. Just to kind of piggyback on that is that it's very crucial in that department in particular, especially when you're dealing with people with large sums of money. Is that empathetic because that had been an issue once in the past. So, it's something that we're looking for, I think is just more cohesiveness with the community type of thing.

Ms. Hill: So, I will at least tell you I'm a very aggressive collector. Okay. But I also set the boundaries of what the process is gonna be and when the public understands what that is gonna be, then they kind of come within that but we also worked together doing that. So, just in Southbridge I walked into Southbridge, they hadn't done our tax titles for five years and we had a new law. We had a law change that was in the works. So, I had to work on five years' worth. I went from 188 to 300 and something tax titles. Okay. I'm down to under 200 right now and that's in one year's time. And that's with me working with them not working against them.

Mr. Silva: So, I'm sure you've researched the ongoings that's been happening in that office, in our office. We've gone through a couple different changes over there. A couple different, and you're coming into I don't wanna say the same that you're leaving or what you had before because there's quite a few issues that need to be ironed out and I'm sure you can handle em. But as long as you know that you are ready for the challenge.

Ms. Hill: I am ready for the challenge. And as far as doing my research yes, it's pretty well understood. I've been informed by, yes.

Mr. Silva: Yeah, it's quite a chore to walk into that department right now and hopefully you'll straighten it.

Ms. Hill: I had probably a harder challenge walking into Southbridge, so, yes.

Mr. Silva: That was in a flux so even when I went over there, I mean they went through what, three, four managers before I got in there and they we're behind in a lot. A lot of issues. A lot of stuff. So, I can see what you went through. Well, if that's it, I think we're good. Anybody else? Anything else? We thank you for stepping up and hopefully you can.

Motion made by Mr. Rosenblum to appoint with the ability to negotiate for the Treasurer/Collector position for Michelle Hill. **Mr. Gennette second. All in favor. Motion passed 4-0.**

6:00 P.M. – Sheila Rubin – Senior Center Provider Outreach Coordinator Interview

Mr. Silva: This meeting's the meet and greet. So, just tell us a little something about yourself and why it is you want to work in Ludlow.

Ms. Rubin: So, I applied for this position cause I genuinely enjoy working with the older population and supporting them and helping them navigate this complex system. I'm looking forward to it.

Mr. Silva: Anybody got a question?

Mr. Gennette: Mr. Chairman, thank you Sheila for taking the position or applying for the position for the Senior Center Outreach interview. I do have a question. but it's pretty critical. It's kind of heavy hitter. I'm floating it out here tonight. I'm trying it out on you. Are there any situations or information this Board should be aware of that could be detrimental to your future employment with us?

Ms. Rubin: No.

Mr. Gennette: No. Perfect. Thank you so much.

Mr. Rosenblum: I don't have anything at all. I just hope that you embrace the town, and I just wish you the best. We have a fairly large population, senior population in the Senior Center

itself. It is extremely vibrant. It's busy. And any help that Jody can have is welcome. Thank you.

Mr. Alves: I have a question for Marc. So, I know we changed some things a little while back. Obviously, this position's outside of Town Hall. So, how did we get to this point I guess? Were there interviews at the Senior Center?

Mr. Strange: Yes. So, I think Lisa and Jody had interviews. Interviewed Sheila and others. And Sheila was the candidate that they recommended to you guys.

Mr. Alves: Yeah. I figured that was the case. I just wanted to make that clear that differentiating from what we just did right before. Right. Someone within kind of our purview. Your last role Sheila, the Transitional Assistant Supervisor, how do you see that relating to this role?

Ms. Rubin: I actually became very familiar with state and federal resources. So, I wanna bring that into more my community versus traveling to central or even eastern Mass. I wanted to be more in my community.

Mr. Silva: Sheila, mines almost similar to Anthony's while reading through your resume here you were in the medical field quite a bit. This is not quite the same. You're moving on to.

Ms. Rubin: Yes and no cause I worked with a lot of older patients, and I had to become familiar with VNA services and even I can bring that into to the Senior Center as well because the goal would be to keep seniors home versus heading into a facility. Keep them socialized in a sense.

Mr. Silva: Okay. Thank you and welcome and hopefully things go well for both of us. Well, actually the Senior Center and you.

Motion made by Mr. Rosenblum to appoint Sheila Rubin as the Senior Center Provider Outreach Coordinator. Mr. Alves second. All in favor. Motion passed 4-0.

CORRESPONDENCE

26-001 Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, Section 111F for a Firefighter/Paramedic for an injury sustained while on duty on December 8, 2025.

Motion made by Mr. Alves to approve the request from Chief Pease to charge off medical expenses and lost wages to Chapter 41, Section 111F for a Firefighter/Paramedic for an injury sustained while on duty on December 8, 2025. Mr. Gennette second. All in favor. Motion passed 4-0.

26-002 Chief Brennan – Request to charge off medical expenses and lost wages to Chapter 41, Section 111F for a Police Officer for an injury sustained while on duty on December 22, 2025.

Motion made by Mr. Alves to approve the request from Chief Brennan to charge off medical expenses and lost wages to Chapter 41, Section 111F for a Police Officer for an injury sustained while on duty on December 22, 2025. Mr. Gennette second. All in favor. Motion passed 4-0.

26-0003 Letter of Resignation from Peggy Bernard from Ludlow Cultural Council effective 1/2/2026. Board to post vacancy.

Motion made by Mr. Gennette to accept the Letter of Resignation from Peggy Bernard from Ludlow Cultural Council effective 1/2/2026 and that we post the vacancy. Mr. Alves second. All in favor. Motion passed 4-0.

UNFINISHED BUSINESS

January 6, 2026

Board to consider employee reclassification and new position requests for FY27 (tabled from December 16, 2025).

Ms. Ribeiro: Today I spoke to Chief Brennan and originally on the new positions request was the Firefighter/Paramedic from the Fire Department. Those two positions, the Recreation Director, and the Dispatch Supervisor through dispatch. Him and Chief Pease are looking for that Dispatch Supervisor as a reclass. So, it's not a new position. So, it's a big difference in.

Mr. Rosenblum: That makes a difference.

Ms. Ribeiro: Yes. So, as you can see on the document in front of you, I've updated the figures and the numbers. So, now the Dispatch Supervisor is basically a reclass with a minimal increase. It's an hourly rate. He basically took the, we would have to make a new scale within the dispatch contract so I don't know, we'd probably have to open that up with the union, but he basically based it off a 25% increase of the step that the individual is at now. So, that was the only change that I wanted to point out to you on the requests coming in from the departments.

Mr. Rosenblum: So, we're just talking reclass, right? For the purpose of this agenda item.

Ms. Ribeiro: I think it's both.

Mr. Rosenblum: So, wasn't there, the one with fire, is that gonna be funded the way that Chief Pease had mentioned he would fund it? He was funding it through revenue?

Mr. Strange: Yeah. We'd have to put in a warrant article for Town Meeting to approve it. But we do a special revenue fund and then the ambulance fees or funding fees would fund the two positions or the one position.

Mr. Rosenblum: So, instead of going to general fund free, in the general fund, it goes into that?

Mr. Strange: Yeah.

Mr. Gennette: Marc, what's your thoughts on this?

Mr. Strange: On the reclassifications?

Mr. Gennette: Yeah. We're talking 340,000.

Mr. Silva: Well, we know that can't happen this year.

Mr. Strange: Well, the fire would not come out of the operating budget. I think the reclassifications are short money. What was it? There's three?

Ms. Ribeiro: They're 59,427. The reclassifications are under \$60,000.

Mr. Rosenblum: Can I jump in on this? So, Mr. Chairman, I had this discussion, I can't remember who I had it with, but I think that this makes sense for the reclassifications because there's so many times that we sit here and we do union negotiations and everyone else is getting their pie and this is shorter money and I think it sometimes the reclassifications fall into people that are more in the middle of the road positions. Admins or anything like that or it's shorter money but it's also rewarding them in a period of time that's kind of tight. I don't have a problem with the 59,000 on the reclassifications just because I think that unions seem to get what they want. Every now and then it'd be nice to take care of probably people that could use it more too. That's just my thought. And as far as the new positions, if we're gonna fund the police or the fire through revenue and it's gonna go through pretty much a revolving fund, as long as it doesn't touch budgeting process.

Mr. Silva: The only thing it is gonna add in the insurance fringe benefits, won't it?

Mr. Rosenblum: No, I think that's included in it.

Mr. Strange: Yeah. Ryan said that we could fund it through. I'm not sure how that works as a practical matter, but they do have enough money. I mean they usually clear \$900,000 or so every year. A million bucks.

Mr. Silva: Just wondering how that would return to pay off some of the insurance, the cost, you know?

Mr. Rosenblum: It's a mini enterprise fund almost.

Mr. Silva: And if that were to happen, how about the sentiment within the community in town saying, well we don't have money why are we getting a new hire?

Mr. Strange: We have to explain it.

Mr. Silva: It is a new hire. And is that gonna be yearly forever?

Mr. Rosenblum: No, I think this one in particular is that the chief's looking to fill, he's got one nine-man crew and two eights. So, these two positions put him at three nines which is basically where I think three, four years ago, that's what he came to us is he goes if he has three, nine person crews honestly I think that he'd be set for quite some time to be honest. I mean obviously over time if we expanded and we had another truck, maybe we go to tens but I think this is something he's had on the Board almost as long as I've been here six and a half years is he's been shooting for the three nines. This gives him the three nines and he's seeing the revenue that can pay for it. I can see the perception though, cause I do wanna make it known is that I can see the perception is it's still coming basically out of the general fund out of free cash. Is that going well we are paying for it. You know what I mean? But then again I know that we're pretty solid in our free cash to where this amount doesn't really touch it. You know, if six, seven, whatever the number is now but I mean I don't have a problem with that if we find a way to do it. And that's kind of the same thing is that now dispatch supervisor, we looked at a position, and we'd be adding a position when we have several sergeants that are usually on duty that could supervise that department. It's a reclass and its minimal money. I think that's good economic sense from the provisional chief to do it that way.

Mr. Silva: Anybody else want something because I got a couple questions.

Mr. Gennette: Yes, I do. So, the youth services assistant part-time, am I reading this correctly that the jump in that it looks to me like more than a hundred percent. Is that right?

Mr. Alves: It's going full time.

Ms. Ribeiro: Yeah, it is. So, recently the children's librarian left, she resigned. So, we are going to be filling that position. We're working on that right now. This individual that's currently in the youth services assistant role has been working part-time. She's been working 18 hours a week because they haven't had money in the budget. The trustees and the director have been in front of you I think the last two years asking for an increase in hours to this position. At this time right now, this individual is basically filling in and working full-time and probably will continue to once we hire a children's librarian because there is one other part-time assistant and there is a couple pages but they're very short staffed up in the children's department and they're very busy. This particular individual that is working more hours right now has done a lot of the programming for the children's department. She got a lot of new ideas in and she's actually currently going to school to become, she's working towards the MLS. She's got a little ways to go but she is in school and that's her goal. So Melissa and I actually are going to be meeting this week to discuss more but I would highly, highly recommend that this position be considered as a full-time position.

Mr. Strange: Mr. Chairman, through you to Mr. Gennette, I apologize I didn't have this in front of me before. But to answer your question all these look reasonable and viable to me. The cable TV manager, that wouldn't come out of our budget. They have their own enterprise

fund. The only one, the last item is, I don't think it's ripe yet because we actually don't have and L five position yet. We're still in negotiations. So, I would suggest we back that one out and then maybe for next year look at it. But we also know that the special police rates are relatively low compared to other towns. So, as I'm looking at this, notwithstanding, understanding the sort of the dichotomy or the contradiction of us being in such a budget crunch and also awarding reclassifications. We totally get that but, we don't wanna be pennywise and pound foolish. I don't think these, if the Board authorizes these reclassifications that's not really gonna make a difference in how we put together the budget for Fiscal 27.

Mr. Gennette: We are moving to a benefited position from a non-benefited position and we know that much to what Manny said earlier with insurances and stuff like that we're putting more weight in that area. We're trying to unload from that area. So, that's the reason that I asked you because you have to be able to manage that back and forth.

Ms. Ribeiro: The good thing about that in this particular year in this particular department is that with the children's librarian we anticipate that. I mean the children's librarian was here for a long time. She was here for 25 plus years. So, her salary was high. So, we anticipate that the budget will drop and the library budget for that line item for that salary will drop. So, that may help this year with those benefits if you were to approve that.

Mr. Gennette: So, I'm actually fine with these. My biggest concern is budget season. As far as I was concerned I'm ready to go into a hiring freeze, just so you know, and I'm also ready to stop all training, you know what I mean? We're talking about going over two and a half. Everything needs to stop if that's the case, if that's the general conversation that we're having right now, everything freezes. So, once this comes up, this is on a target list for me, you know. Do I think they need it? Absolutely they need it. Again, like Manny had said, we keep doing union contracts and people keep getting raises and the people that are non-union are getting lost. So, I get it.

Ms. Ribeiro: These aren't all non-union positions, just so you know, I just wanna bring that to your attention. I mean the one that Marc talked about in planning back out the department is actually asking for a reclass to something that technically doesn't exist right now. We're in negotiation. So, I agree with him backing that one out right now and revisiting that next year.

Mr. Gennette: Which one is it?

Ms. Ribeiro: That's for planning.

Mr. Rosenblum: So, Mr. Chairman, theoretically the new position requests Recreation Director if we were to say that we didn't do any of those, but we did do fire and it's through its own revolving fund. We didn't do recreation director. Then what happens is that eliminates \$288,000 from this and it really just comes down to it being reclassifications at 60,000. You're cutting out the top and it gets a \$60,000 reclassification. There's some union in here or whatever but at least it's shorter money for those people. But then again, the Recreation Director that's separate from Whitney, that's separate.

Mr. Silva: Retirement. That was my next question is we had a retirement. Is this gonna take care of that retirement or they're still gonna hire that position?

Ms. Ribeiro: That's a new position.

Mr. Silva: This is an added new position. Which is a great thing by the way. I think it's great that we move forward with this recreation cause we've been so lax on recreation. It's been terrible. Parks are terrible. Everything is terrible. However, can we pay for it? That's my concern. And I gotta say, and I'll still stress it again, we are going to be in trouble because I'm not an override person and I don't think it's gonna fly. So we're gonna have to be ready to do cuts. So, now if we're gonna do cuts what happens to this fire position now that let's say we have to cut a firefighter or whatever.

Mr. Gennette: We have to cut their budget. What do they do? That's the point. I mean, they can sit there and say it's coming out of the ambulance subscription fund all they want. But if we turn around and say you're losing 150,000 off your operating budget, you know what I mean? What's the trade off for them?

Mr. Strange: Mr. Chairman, depending on how we wrote the language of the revolving fund they could supplement their budget, their operating budget with the ambulance special revenue fund.

Mr. Gennette: They're doing that already though. Every time the fire department, I hear if the fire department always leans on the ambulance subscription fund.

Mr. Strange: Different funds. Ambulance subscription is when the residents pay for if they're not on insurance. Right now, all the ambulance, like the Medicaid reimbursements, whatever they are, they come directly to us. They go into an account and then they close out the free cash. So, they want to capture some of that money before it gets to free cash and use it to hire a couple of new firefighters.

Mr. Rosenblum: I know the finance guy down in the end cause I was gonna say also is that Anthony and I have been very big on recreation. Everybody is and trying to get back to where we were with Park and Rec and everything but then I was going to segue and say I'm sure he's got some points he'd like to make.

Mr. Gennette: And parks are as far as projects go or free cash, they're not operational budget. They're a project. So, I mean that's a completely different thing than when you're talking about a Recreational Director. And the other thing, I'm all for doing all of that in the timeframe it's supposed to be done. If we can't afford that for a couple of years we gotta figure that out.

Mr. Rosenblum: Well, if we do projects we need someone to oversee the fact that they don't get dilapidated too.

Mr. Gennette: Well, we still have the DPW and Recreation. They should be overseeing those projects. Whether or not they're effective at doing that, I don't know. But I don't know, we start talking about two and a half it changes the dynamics completely. And I think you're right. I think that if we go to Town Meeting and we say we're going over two and a half and it's gonna be four or five, 6% I think your Town Meeting's gonna shoot it down and then we're in the middle of chopping heads at that point.

Mr. Silva: Well, the thing is Town Meeting might shoot it down to go, but then the public. You gotta go to a ballot.

Mr. Rosenblum: Well no that's the thing is Town Meetings gotta approve it to go to the ballot. Which means, I'm telling you right now Town Meeting is gonna say no. It'll never make it to the ballot.

Mr. Gennette: So, we're talking about money here and we're just backing it into the override. So, it's not a lot but if you do it a lot, a lot of times, you know what I mean? Or I don't know.

Mr. Silva: Again, like I said before a little turns into a lot.

Mr. Alves: To that point, that was one of the comments I was gonna make. We can look at this and you can say it's small money but when you have no money it's a lot of money. Okay. I think it's too early to be considering this. I think even if you look at just the classifications justified or not when you look at \$60,000 and you look at how we're \$1.7 million under budget, that \$60,000 of these is gonna be someone else's job. That's reality of being 1.7 in a deficit. Without calling any of these out individually, you look at some 10% raises, 16% raises. Again, deserved or not I can't justify that when we're \$1.7 million over budget. And I know we talked about unions, I know we talked about that stuff, when people are getting 2%, 3%, whatever they're getting and we have asked for 10, 15% in roles. So, for me again, I'm only me, it's too early in the process for me to consider this.

Mr. Silva: Yeah. If we have time, certainly we can ...

Mr. Gennette: I don't wanna downplay the importance of these positions and how much I would love to be able to do this for people, but I think Anthony's on point and I'm right there with him and I wanna do it but I can't justify it.

Mr. Strange: Mr. Chairman, do you guys want to table it? Do you want to table it for a future discussion? Do you want to vote?

Mr. Rosenblum: I would table it. I'm not in disagreement with zero but we also as Mr. Alves is saying I don't know how much more we're gonna cut down from 1.7 but is to see where we are, when's this have to be? It's like April.

Mr. Strange: So, we have a public forum on February 11th. I plan on presenting the two possibilities. One with the override, one with cuts and additional fees. Just so the public is aware of sort of where we are. Maybe, get a feel for how people are feeling. I think you guys need to close the warrant April. End of April. We'll find out what our actual insurance increase at the end of January. That'll be helpful. The governor hasn't provided her budget yet. We're being very conservative on our estimates for our state aid increases, things will change. I don't know how much they will change but it certainly makes sense to table this discussion until we have some more information.

Mr. Rosenblum: And with that, hopefully we pound Town Meeting members with the fact that we're having that February meeting, the open forum because they can help shape the direction that we go in prior to actually getting to Town Meeting. That's our form of government. It's Town Meeting, whether you like it or not. So, if we get enough people there that sit there and give us an opinion on something and you get 95% of em say no, or 75% say yes, or you're in the middle then you kind of know where you're going. That kind of helps us say okay, no, maybe, yes. So, anyone that's listening that's a Town Meeting member talk to your people in your precinct. Get their input as well.

Mr. Gennette: You know, I fought for that dispatch supervisor three years ago and this Board shot it down. Just so you know.

Mr. Rosenblum: We went to a Detective Lieutenant instead.

Mr. Gennette: I think we went to the overnight Sergeant.

Mr. Rosenblum: I mean, don't get me wrong, I love all our public safety, but when you look at the numbers we had before again we're getting a little top heavy with supervisors. I'm just looking at the numbers in comparison to others.

Motion made by Mr. Rosenblum to table for a future meeting. Mr. Gennette second.

NEW BUSINESS

Board to approve and sign minutes from Select Board meeting of December 16, 2025.

Motion made by Mr. Rosenblum to approve and sign minutes from Select Board meeting of December 16, 2025, with all members present except Mr. Gennette. Mr. Alves second. All in favor. Motion passed 3-0-1.

Board to accept M.G.L. Chapter 32B, Section 21 authorizing changes to employee health insurance benefits.

Mr. Strange: Mr. Chairman, as you all know we've been negotiating sort of informally with the Insurance Advisory Committee, which will then become the PEC. But in order to formally send a notification to the PEC that the Board intends to enter into these negotiations and to effectuate health insurance plan design changes, the Board has to accept these sections of the state law.

Motion made by Mr. Rosenblum that the Select Board accept Mass General Law Chapter 32B, Sections 19 and 21 through 23 to begin negotiations with the PEC on health insurance plan design changes starting in Fiscal year 27. **Mr. Alves second. All in favor. Motion passed 4-0.**

Board to approve the extended liquor hours for Super Bowl Sunday, February 8, 2026.

Mr. Rosenblum: Mr. Chairman, background this one is 2:00 A.M. unlike New Year's which it was 2:00 A.M. no alcohol and then food until four. This one is everyone's out, closed by 2:00 A.M.

Motion made by Mr. Rosenblum to extend the liquor hours for Super Bowl Sunday, February 8, 2026. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to discuss possibility of petitioning the state for more liquor licenses.

Mr. Rosenblum: I think we've discussed it a little bit in the past and I think this is actually something that has gone back as far as Bill Rooney at one point was petitioning for some also. I'm more in the school of that I would like to see on-premises full alcohol licenses increased with the possibility that the mills might attract some more either restaurants or something in of that nature. As for off-premises liquor sales in general, I honestly think that we're good with what we have in town and most of them are family-owned small businesses. I know that it's usually census based and you gotta go through the ABCC. Personally, if we had maybe two to three, I know in the past they looked at five. But I think that if we had a couple establishments that were in the mills that might cater to food that would want a full liquor license with one in the pocket. I don't know two or three.

Mr. Silva: We're at full capacity, right? The 17th?

Mr. Strange: Yeah.

Mr. Rosenblum: And I would be in favor of approaching ABCC, the state and finding a way that if we can increase that to at least, I'm not greedy but two or three.

Mr. Alves: So, we are at full capacity? We sure cause this chart says one available in each category.

Mr. Silva: No, we're talking about the on premises all alcohol.

Mr. Rosenblum: That's the one honestly for me with I think anymore of when we sit here and we see all alcohol off premises, it's like package stores, convenient stores. We're looking at nine right there. I don't know if there's anything still open there. I know that we did have a question from someone that wanted to possibly open another one which would mean that we'd have to get another one if we don't have one available. I'm just more of the school of all alcohol on premises to bring in some that would be possibly something that attract something to the mills in the way of food and beverage. It's just my thought.

Mr. Silva: Bill if I recall the state kind of changed some of the all alcohol. Didn't they give it right back to the cities and towns to decide whether or not they possibly.

Mr. Strange: It was a proposal but it's still kind of bouncing around the legislature. But it hasn't gone anywhere.

Mr. Silva: I thought I saw something.

Mr. Rosenblum: So, with that question though, sorry Mr. Chairman, didn't we do something before, couple months ago to where we could go ahead and say someone like we used for instance Barburrito, is I think that they're only beer and wine. That change though allowed them to go to full liquor if they applied for it.

Mr. Alves: Mr. Chairman, so, I have some questions and comments. In that respect we put that forward at Town Meeting it passed. Is that live or is that waiting on state approval? How does that work? Because that's not a, is that a bylaw?

Mr. Strange: I don't know that that was a bylaw. I'd have to double check. But my first thought was I think you guys just need to approve that.

Mr. Alves: Which we did.

Mr. Strange: So, now let's say, for example, Barburrito wanted to come in.

Mr. Silva: Yeah, we approved that, but we'd still need to approve the establishment.

Mr. Strange: Correct.

Mr. Alves: Right. They need to apply. So, I'd say there were what, there was four of those. I mean, have we as a town reached out to those four establishments and made them aware of the opportunity?

Mr. Strange: No.

Mr. Alves: I think that would be a good idea if we can do that. So, secondly, going back to the available, so there's one in that category, wine and malt off premise, right? According to this chart.

Mr. Strange: Yeah. This is an old chart. So, the only one that might be available is the beer and wine off premises. But I gotta double check that.

Mr. Alves: I'm sorry, on or off?

Mr. Strange: Off.

Mr. Alves: Because where I was going with that, I tend to agree with Mr. Rosenblum but if there is one on premise available then in theory there's one all alcohol on premises available if they apply for it and then come back in front of us to get it approved for the all, if someone was savvy enough to do that and there was one available. So, what governs? I'm new here. I guess I can't say that much longer. What governs at the top of the chart it says quota allowed 39. Is that the quota we've set as a town or is that the quota imposed on us by the state?

Mr. Strange: Yeah, state.

Mr. Alves: And that varies with population?

Mr. Strange: Populations part of the equation. Yep.

Mr. Alves: Which has been going down. Well, if you open a couple more alcohol restaurants.

Mr. Rosenblum: So, we're at 37.

Mr. Alves: So, what's the process if we were to apply for them, what goes into that?

Mr. Strange: I'm not sure. I haven't gotten that far yet. So, I can certainly report back at the next meeting if you guys want me to do some research.

Mr. Alves: Yeah. We're not time bond here. I don't think there's any time crunch on it. Again, I'm generally in line with Mr. Rosenblum's thinking of the on premises. I just think we need more information, one, on the process, two I guess I'd be curious if that on premises is available or not. Because then again technically we have one. And I'd also be curious about what types of options the town has, for lack of a better term, dormant licenses. Ones that are held but not being used and by not being used I would if someone's closed and renovating or working towards opening, I wouldn't count that in that category. But something

that's clearly not being used, cause I think that opens other opportunities there without needing to petition for more potentially.

Mr. Gennette: Is there a legality to that?

Mr. Alves: I have no idea. That's why I'm asking to research it. I'm not trying to strong arm anybody. I'm just looking for.

Mr. Strange: So, the question is, does the Board have the ability to claw back a license? And if so, what are they.

Mr. Gennette: For abandonment, yeah.

Mr. Rosenblum: So, Mr. Chairman, wouldn't that be something since we have already signed all those it would be something probably until next year when we do the.

Mr. Silva: Not really. We can revoke it at any time and if it's not, technically we're supposed to if it's found that it's not being in use for a certain amount of time.

Mr. Gennette: Yeah, but I think abuse and abandonment are two completely different things. I think we can stop somebody for abuse immediately. But abandonment, you're kinda taking a privilege away from somebody that held the privilege previously without any just cause.

Mr. Silva: Well, they gotta be using it though.

Mr. Gennette: Well, yeah but I don't know if because they didn't get the license under that pretense, that wasn't, I don't know. I don't know what the legality is. I'm not a lawyer. And I apologize. You were done, right? Mr. Chairman, so, I'm against all this. I love the idea of moving things around to see if people want to take advantage of the opportunities that's available to them or if there's an opportunity for abandoned license to be reallocated somewhere else. I think that's a great idea. But expanding beyond the 39 I'm against is for a couple of different reasons. Well, one reason in particular is I think our small businesses are hurting already. We start incorporating more alcohol businesses and particularly bars, I think that we open up the door for more challenging circumstances for our existing businesses. So, I'm against opening this up. I think we have enough bars. I think we have enough liquor stores. I think, I just don't see the need to open up beyond what the state recommendation is per population. Just my thoughts. With that being said I would still get the information to see what the protocol would be to do that.

Mr. Rosenblum: Mr. Chairman, through you to the Town Administrator, just throwing it out there, I don't know the answer to this I'm guessing I know the answer, but can you convert Wine and Malt open to all alcohol on premises? I mean, theoretically we have two licenses available right now. I'm just asking. I don't know if you can. I'm guessing probably not. But if we have 37 active and we have an allotment of 39 and we have two open, is there anything? Well, we have wine and malt on premises, wine and malt off premises.

Mr. Alves: That's the route I was going.

Mr. Rosenblum: Yeah, that's what I'm saying is do we have the ability to.

Mr. Alves: We do but they'd have to take it as a wine and malt first and then petition for.

Mr. Rosenblum: And then they could petition into what we have now.

Mr. Alves: They'd fall into the category of like Barburrito and Pizza Corner and then they'd be able to come forward and request.

Mr. Rosenblum: So, as a licensing authority we could sit there and over time see what's gonna happen with the mills if something like that goes in and obviously talk with Jeff Daley see what their plans are and see where they are with renovations. And I know that the building up front unfortunately is gonna be a demo but is just hoping to look at it that way.

I'm not as much I mean Mr. Gennette's talking more of like having a bar. I'm not necessarily bar, I'm thinking more like a restaurant, whatever it is, a steakhouse, a smokehouse or something like that.

Mr. Gennette: Yeah, but when you open up all alcohol on premises it could be a bar. It doesn't say restaurant.

Mr. Rosenblum: Right. It can be but.

Mr. Gennette: I mean we have Open Door on here; we have The Moonlight on here, the El Cid's on here, they're bars.

Mr. Rosenblum: No, I understand that but that's also why I'm asking that we have 39 total, but we have two that are vacant right now.

Mr. Gennette: Yeah, and repurposing would be great.

Mr. Silva: I think you still have to apply the same way. Now, I come from a different world where I owned liquor licenses, and I owned all this stuff and I would be not opposed to getting another couple package stores or whatever. It's all revenue that the town needs. I don't see an issue or a problem. Some of them that are on here quite honestly don't really, let's see which ones off premises full. You got five of them. Our Town, Four Seasons.

Mr. Gennette: Well liquor stores are different because those are the all alcohol off premises. So, those are completely different.

Mr. Silva: Right. But that's quite honestly where this came about.

Mr. Gennette: Well, if that's where this came about.

Mr. Silva: It was for off premises all alcohol is what the request came in if I'm not mistaken. That's what came in. We got off into a tangent which is good discussion, but this is what the main thing is. Should we have anymore all alcohol premises off premises, I should say.

Mr. Gennette: Well, we already moved over the Ludlow Shell Convenience and that's not doing anything with alcohol right now, right?

Mr. Silva: Yeah, they are. They actually had the malt and they converted it over to.

Mr. Gennette: But I think the community at large in Ludlow is buying from these five, four, I don't know about Shell, five package stores already. And those package stores are trying to stay above water. I mean, Uncle Bob's, Our Town Variety, Four Seasons, Pop-N-Kork. People have their places in town that they go to. They're not leaving town to get their alcohol. If they're gonna buy alcohol they're gonna go to one of those places already. So, if you open up another store you're just splitting the customer basis. Even if somebody else came in and opened up a store and now they have to compete with the other stores that are existing. You're just splitting the same customers among more package stores. I just don't know how beneficial that is to the package stores we have already.

Mr. Silva: You could say that about every business but anyways that's going somewhere else.

Mr. Rosenblum: So, Mr. Chairman, since we've thrown out our discussion should we get a better light on it through the state as to how to proceed and looking at how we proceed, like we said, we've got these two that are open. Can they be something that someone applies for and then goes to a full or what's the ability to get if you're saying off premises, full alcohol, and then on premises full alcohol.

Mr. Gennette: If you could designate restaurant, like there has to be a restaurant there, I would be all for another on premises. But if you can't designate that it would have to be associated with a restaurant then I'm against it.

Mr. Silva: And the thing is, let me just tell you, you can certainly designate a restaurant, but a restaurant opens and then they find that okay, we're giving food away. This isn't working. We're just gonna keep it open as a bar business. It's been done.

Mr. Strange: Mr. Chairman, I wonder if the Board can have discretion over let's say the town applies for an additional three all alcohol on premises but only allow it for new restaurants. So, if something comes up on the mills and there's.

Mr. Silva: Well, that's our discretion.

Mr. Gennette: So that's what I'm saying.

Mr. Rosenblum: Well, no that's what I was going with too is it's discretionary. So, we could sit there and say, nah I don't want another bar, but I want a restaurant with a bar.

Mr. Silva: That's the thing is to and you get another license it's gotta be opened up to, we talked the mills, we talked, it's gotta be opened up town wide. And the applications gotta come in and we gotta decide where the best fit is. It'll be our discretion again. So, just because we get a license doesn't mean it's gonna go there, for who, everybody applies. So, we will research and see what comes back and find out if we can expand.

Mr. Patel: ... Patel is my son. He is the one who ask for the extra liquor license if it's possible. So, I have one nice really running stores in South Hadley called Liquor Town. Now I'm a Ludlow resident for the last six months. Really nice, enjoying the town. Next month we are opening another store in Palmer. Used to be Bank of American building was closed down and we're trying to put Right now, we are last eight years we have stores called Liquor Town in South Hadley on Route 202. So, that's another reason I want to get an opportunity if I can get in Ludlow to be open a liquor store.

Mr. Gennette: So, it's another liquor store?

Mr. Patel: Yeah. It's called the Liquor Town. So, it's pretty much the same thing and we are quite good success in the town and trying to run very neat and clean business. You can call anybody in South Hadley.

Mr. Silva: So, you're gonna compete with all the other Patel's? I think we got a few Patel's that.

Mr. Patel: Mostly yes you are right they are Pop-N-Kork but I was thinking is more like because when I was in South Hadley I opened from the sketch used to be Adelfia on Route 202 across the street from the hangers. So, I bought that building in 2017 and from the sketch we opened the liquor store, but we bought existing liquor license back then. Now, I was trying for almost two or three years in this town because I bought the land in Ludlow and trying to build the house and I see a lot of new communities and new houses and stuff coming and close to the Mass pike. So, that's the reason, think it is an opportunity. I like to open the stores and same thing we did at the Bank of America building was closed down and we renovate and hopefully end of February or end of March.

Mr. Silva: But Adelfia's was a restaurant.

Mr. Patel: It was a restaurant, yes.

Mr. Silva: So, did you convert that, or?

Mr. Patel: Yeah. Now it's a Liquor Town. It's a liquor store.

Mr. Silva: So, you converted to liquor. Even though they had the on premises.

Mr. Patel: So, we in Massachusetts you cannot have on and off premises in the same building. The previous owner they sell to the different restaurant in town. Then I can bring my

own premises. And then now we are trying to open in Palmer and now if it is possible in Ludlow. That's why my son was trying to make a couple emails to Marc.

Mr. Silva: Well, like we said, we're going to research and see what if and then from there once we have what's gotta be done then we'll decide if it's worth our efforts to go forward.

Mr. Gennette: And if there's any licenses that are available, they can be repurposed the ones that are in town already then.

Mr. Patel: I can help you do that. But it might be better if it is a full liquor license than only beer and wine. It makes a little more difference because if I'm investing that much money.

Mr. Gennette: You missed Turnpike Liquors by a year and a half.

Mr. Patel: I had a couple meetings with Tracy too, but she's very challenging for me.

Resident 1: We have business in South Hadley, and they already approved two new licenses. This was, we are thinking if you guys consider that.

Mr. Gennette: Oh, so South Hadley got two.

Mr. Patel: South Hadley approved actually two new off-premises two licenses.

Mr. Gennette: Did they have to get it through the state, or did they have room on their cap?

Mr. Patel: So, first in you guys and then it goes to the state. State I think not to much if the town is approved then state is not that restricted. I heard if you can Google or like in Boston approved more licenses too because everyone trying to get even more business like I know I mean I have to compete with other Patel's.

Resident 1: In South Hadley we have four licenses. Now there are two more. So, we have to compete with other people.

Mr. Patel: I think when I was in South Hadley it was when I opened in South Hadley basically, I have pretty good successful business. You guys can Google it and see the reviews and stuff but the way I understand, the way I heard from the town is when you have more or stronger business, I think is by price wise and they have more choice. Customers has more choice and then they come with and they have more of a selection. I heard already their existing business one is we are going to be open very soon. So, if it is a more location is trying to get a better price or from my suppliers too so we can try to supply, I mean pass on that way.

TOWN ADMINISTRATOR'S REPORT

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.

Mr. Gennette: Mr. Chairman, so, first off, I apologize for missing the last meeting. I was a little under the weather. I think I got sick from my Nashville trip. Anyway, I apologize for that. But since then, you guys last nominated me to the Superintendent Search Committee which I said I would be on. I had told Mr. Rosenblum prior to that meeting that you could go ahead and throw me on there. We have since met, and we meet every Thursday night over at the High School library. We had our first organizational meeting; the committee is set. It's a good group. Very, very happy with where we're at, and we should do very well. We have the information that we used three years ago, so we can kind of adopt a lot of that and move it forward and make some adjustments and improvements to it. So, I think it's going to be quite an effective search. I think we should do very well with that.

CLOSING COMMENTS

Mr. Gennette: Mr. Chairman, Marc, I had asked about the insurance to kind of come up with what the next three years is gonna look like or whatever, if we're gonna adjust splits, some kind of a plan for that. I don't know if you've had the opportunity to take a look at trying to figure out what something like that would look like.

Mr. Strange: So, it's kind of difficult to plan out because the way it works is the Board accepted those provisions of state law. So, now we can present our proposal to the PEC once we do a couple other procedural things and it's really of the town's volition. And then there's a 30-day negotiation period and that negotiation is just how much the PEC wants in return for those changes. The changes we're proposing, we can't go any higher than that. So, we're going to the maximum deductible, which is 2,000 for a single or double, 4,000 for a family. So, that's kind of the end of the road for that process. The other way to do it is to reduce the splits, but the splits have to be individually negotiated with all the unions. So, unless they want to come to the table and reopen the contract and negotiate that split down, we'd have to wait until the next round of negotiations.

Mr. Gennette: So, what my issue is, I think that we're surprising the employees, and I think there's a little bit of shock and awe coming that they have no idea. And if we can plan or even when contract renegotiations are coming up to be able to say this is where we're targeting being in the next five years. However, we get there through whatever negotiations, at least the employees in town know where we're headed. And I'm concerned that there's a lot coming down the pike here as far as insurance and it's gonna hurt. And I don't wanna surprise them if we don't have to. So, any information we can get them to ahead of time, I think it's just super beneficial. But we have to have a plan to be able to do that. I don't know how to accomplish that because it's such an unorthodox situation that we're in right now, but I think it's super important that we try to figure out how we can at least get better information to the employees to be able to plan.

Mr. Strange: We did have a public forum for all the employees.

Mr. Gennette: Yeah. But that's for right now. Right? So, that's what we're facing with right now. So, I'm just saying we're talking about getting hit with insurance again next year.

Mr. Strange: All of that was communicated last year through the IAC. Who are representatives of the unions. So, their responsibility is to communicate that to their constituents. That was last year. We talked about it again for this year. And in this process, we've talked about this is not just a one-year issue. This is a longer-term issue which is why there's a discussion about agreeing to the splits because we're saving \$920,000 this year by increasing the deductible. But we can't do that again and if the unions aren't going to, assuming that there are insurance increases that we can't afford, if the unions don't want to agree to a reduction of a split, there will have to be significant layoffs. This year we're kind of like on the edge of it. But next year if this happens again, we're gonna be up against it.

Mr. Gennette: So, I think that's what needs to be rolled forward, right? So, this is what we're facing, right. I'm not trying to gaslight the community here and get em all fired up. I mean it depends on contract negotiations and stuff like that. But if we can't get our splits to a comfortable level or noticed over the next three years even, then this is what we're faced with. We're faced with a deficit that we have to try to make up. Now that doesn't necessarily mean layoffs, but it's a possibility. So, I just think that people need to be aware of what's happening further down the line if we intend on changing the splits. So, if that's part of the conversation, we need to make that agreement. We need to figure it out.

Motion made by Mr. Rosenblum to close the Select Board meeting at 6:56 P.M. Mr. Alves second. All in favor. Motion passed 4-0.

_____Chairman

Ludlow Select Board

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

Amy Kurtz

From:
Sent: Wednesday, January 14, 2026 9:21 AM
To: Select Board
Subject: EXTERNAL:Open position Cultural Council

You don't often get email from

[Learn why this is important](#)

EXTERNAL EMAIL WARNING

This email originated from outside your organization. Please verify the sender's identity before clicking links, downloading attachments, or providing sensitive information. If you were not expecting this email, please call the sender to verify authenticity.

Hello,
I am interested in one of the open positions available in the Cultural Council.
Thank you for your consideration.

Glenn Potter
308 Miller St. Unit 51
Ludlow MA.

NUMBER 200-26

FEE \$50

THE COMMONWEALTH OF MASSACHUSETTS

Town of Ludlow

This is to Certify that Cottage Melts at 1327 East Street, Ludlow, MA

IS HEREBY GRANTED A SPECIAL LICENSE

FOR THE SALE OF WINES AND MALT BEVERAGES ONLY, TO BE DRUNK ON THE PREMISES

Under Chapter 138, Section 14, of the Liquor Control Act

FOR: Sip & Shop Event to be held on February 14, 2026, from 10 a.m. – 5:00 p.m.

The license is granted in conformity with the Statutes and ordinances relating thereto, and
Expires: 2/14/2026 at 5:01 p.m. unless sooner suspended or revoked.

DATE: 1/20/2026

SELECT BOARD

NUMBER 201-26

FEE \$50

THE COMMONWEALTH OF MASSACHUSETTS

Town of Ludlow

This is to Certify that Cottage Melts at 1327 East Street, Ludlow, MA

IS HEREBY GRANTED A SPECIAL LICENSE
FOR THE SALE OF WINES AND MALT BEVERAGES ONLY, TO BE DRUNK ON THE PREMISES
Under Chapter 138, Section 14, of the Liquor Control Act

FOR: Sip & Shop Event to be held on March 15, 2026, from 10 a.m. – 5:00 p.m.

The license is granted in conformity with the Statutes and ordinances relating thereto, and
Expires: 3/15/2026 at 5:01 p.m. unless sooner suspended or revoked.

DATE: 1/20/2026

SELECT BOARD

NUMBER 202-26

FEE \$50

THE COMMONWEALTH OF MASSACHUSETTS

Town of Ludlow

This is to Certify that Cottage Melts at 1327 East Street, Ludlow, MA

IS HEREBY GRANTED A SPECIAL LICENSE

FOR THE SALE OF WINES AND MALT BEVERAGES ONLY, TO BE DRUNK ON THE PREMISES

Under Chapter 138, Section 14, of the Liquor Control Act

FOR: Sip & Shop Event to be held on April 18, 2026, from 10 a.m. – 5:00 p.m.

The license is granted in conformity with the Statutes and ordinances relating thereto, and

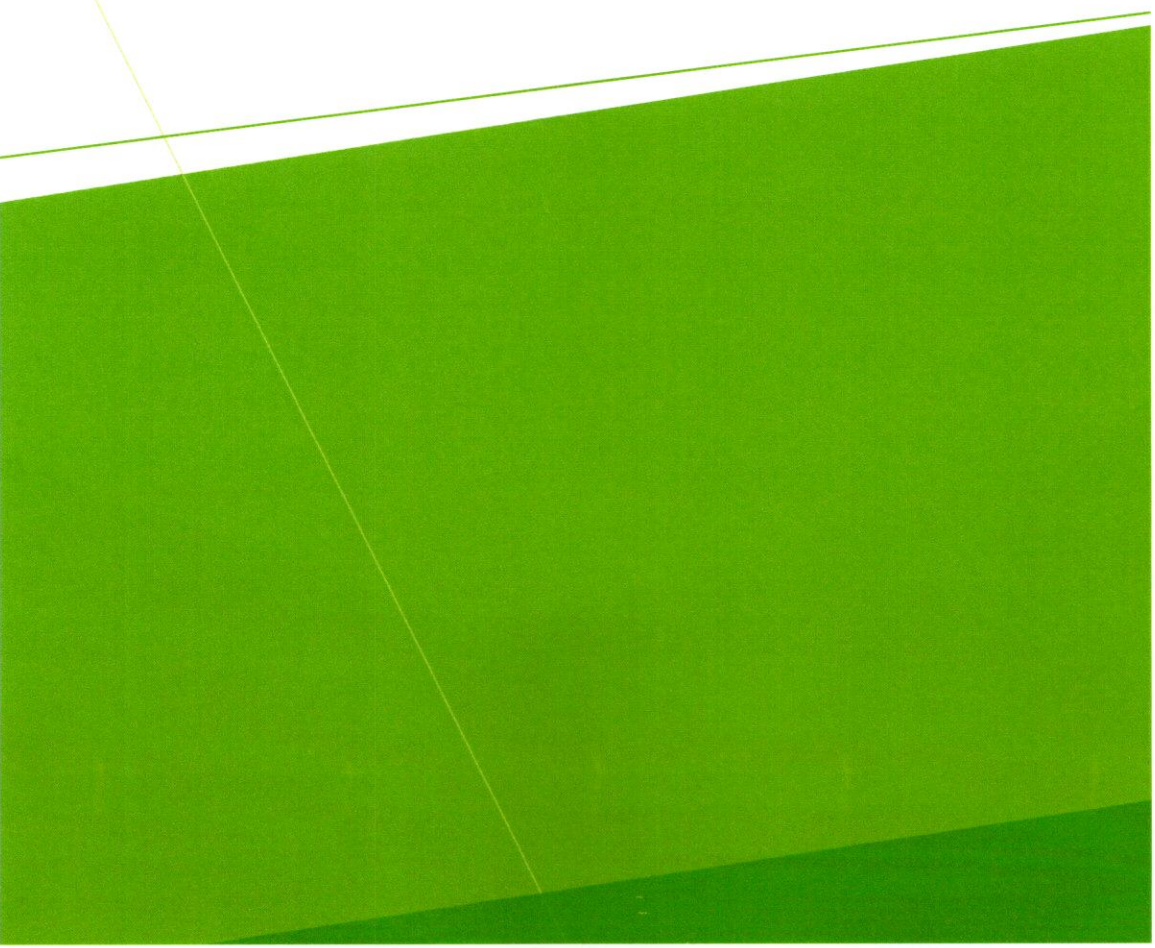
Expires: 4/18/2026 at 5:01 p.m. unless sooner suspended or revoked.

DATE: 1/20/2026

SELECT BOARD

FY2027 Public Budget Forum

February 11,
2026



Agenda



Ground Rules



What is the problem?



What are the options?



Questions and Comments



Ground Rules

Residents are welcome to participate.
Please use microphones to be heard. State
your name and address.

Please be respectful

Please ask any and all questions you may
have



What is the problem?

Employee Benefit Cost Increases

Anticipated Employee Benefit Cost Increases for FY27

\$2,043,726 (Budgeting for a 18% increase in health insurance costs)
+\$657,335 (Budgeting for a 10% increase in retirement assessment costs)
\$2,701,061 (Health & Retirement Cost Increase)
-\$2,604,641 (2.5% + New Growth + Local Receipts + State Aid Increase)
(\$96,420)

Total "Level 1" Increase = \$6,488,851 (7.8%)

Anticipated Level Service Budget
Deficit = (**\$2,603,446**)



MASS RETIREES

The Voice of the Retired Public Employee

Mass. municipalities & school districts hit hard by rising health insurance costs

Fight Hampshire County Group Insurance Trust members join state-run health plan

"I think the continued pressure on municipal budgets is going to likely continue," Veno said. "So I think we're going to continue to see an escalating interest over the coming years. It's not a small thing for a municipality to make the change to join the GIC. It's a great deal of work on their end."

Across Massachusetts, school districts and municipalities are grappling with hefty health

insurance increases, typically between 10 and 20 percent, and sometimes even more. The higher

costs are pushing up annual health insurance spending by hundreds of thousands of dollars or millions of dollars.

Health insurance prices are rising for local governments, private businesses, and nonprofits for the same reasons: soaring costs for doctor visits, hospital stays, and prescriptions, as well as an aging population and those with chronic conditions accessing health care more frequently.

For many communities and school districts, the double-digit premium increases, combined with other rising costs, are adding to the difficulties of balancing budgets under the constraints of Proposition 2½. The law forbids communities from increasing total property tax revenue each year by more than 2.5 percent unless voters approve more.

whur

Health insurance is going to get more expensive in Mass. next year. Here's what to know

If you have employer coverage: Employers have been confronted with the biggest health coverage price increase in 15 years — [and many plan to](#)



The MMA brought together a panel of experts in Wrentham on Sept. 30 to examine the aggressive growth in health care costs in Massachusetts and to explore strategies for slowing the escalation.

"Unfortunately, we don't see any significant cost abatement coming in the near future," said Chris Bailey, director of MMA's Health Benefits Trust, which provides health insurance services to 160 cities and towns. "We expect challenges to go into 2026, 2027 and beyond."

What are the options?

Option #1

--Increase Employee Health Insurance Deductibles from \$500/\$1k to \$2k/\$4k (**\$921k**)

--Proposition 2.5 Override

- \$2.5M

- Eliminate Annual Trash Fee = \$200 (\$150 for Seniors)

- Annual Prop 2.5 Increase = \$250-\$300 on \$369k property

- Example: non-senior-owned property valued at \$369k = \$50-\$100 override annual increase

- Net revenue = **\$1.05M**

--**Budget cuts & adjustments (≈\$700k)**

Option #2

--Increase Employee Health Insurance Deductibles from \$500/\$1k to \$2k/\$4k (**\$921k**)

--Budget cuts & adjustments; Fee increases (**≈1.7M**)

- Reduce School increase from 2.5% to 2%

- Cut 3+ FTEs from Town staff

- Cut Summer Camp

- Increase Trash Fee to \$275 (seniors stay at \$150)

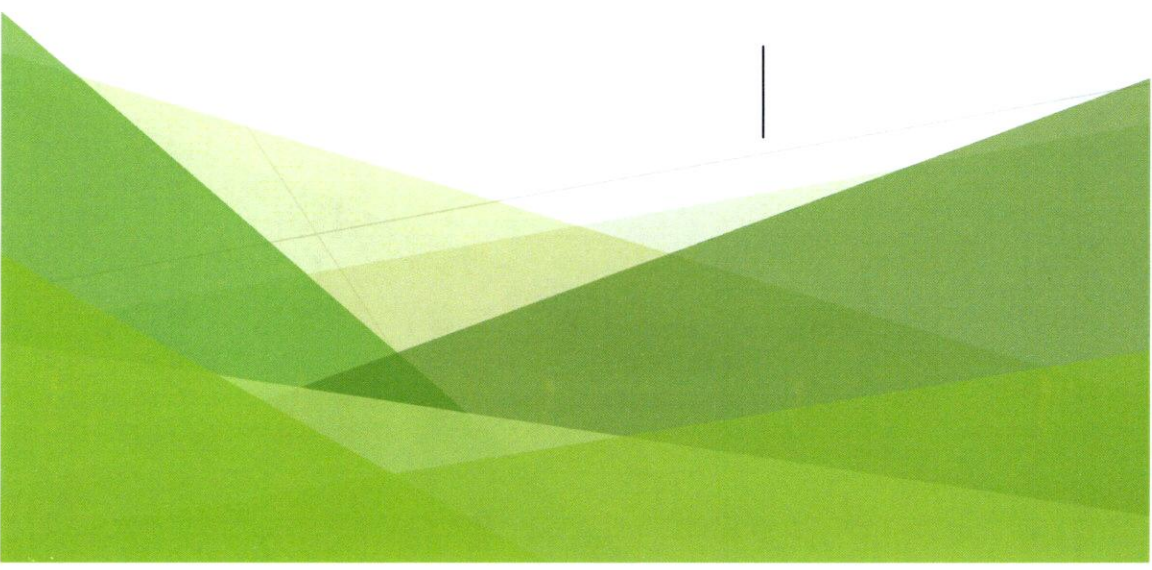
- Reduce reserves

- Other line-item reductions TBD

What is Prop 2.5?

<https://www.mass.gov/info-details/proposition-2-12-and-tax-rate-process>

QUESTIONS?
COMMENTS?



INFORMATION

Ludlow Planning Board
488 Chapin Street
Ludlow, MA 01056
583-5600 ext. 7

Memorandum

To: ASSESSORS, BOARD OF HEALTH, BUILDING COMMISSIONER, DPW,
FIRE DEPARTMENT, SAFETY COMMITTEE, **SELECT BOARD**, TOWN CLERK

From: PLANNING BOARD

Date: January 13, 2026

Subject: APPROVAL OF CHANGE OF OCCUPANCY / DBA APPLICATION

NAME OF OWNER OF NEW BUSINESS: Amys Landscaping

NAME/TYPE OF NEW BUSINESS: Amys Landscaping
(landscaping business)

NAME OF OWNER OF BUILDING: Bertilia Goncalves 1990 Irrev. Trust

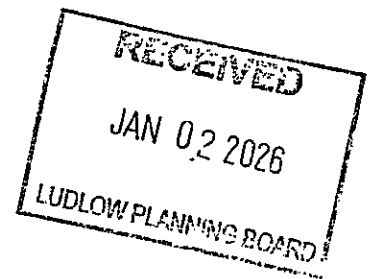
ADDRESS OF BUSINESS: 170 Munsing Street

APPROVAL DATE: January 8, 2026

Susan Urban
Administrative Assistant



Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056
Phone: (413) 583-5600 ext. 7



Master Application

Date submitted to Planning Board: 1 / 6 / 2026

Location of Property: (address) 170 Munsing St, Assessors' Map 18, Parcel 3A

Zoning of Property: Agricultural

Is this property in the East Street Revitalization Overlay District? YES (NO)

Is this property in the Aircraft Overlay? YES (NO)

Name of Business (if any): Amy's Landscaping

Type Of Application (Check All That Apply):

* denotes supplemental application sheet required

Site Plan Control:

- ☒ Change of Occupancy
☐ Site Sketch
☐ Site Plan Approval

Subdivision Control:

- ☐ ANR *3
☐ Preliminary Subdivision Plan *3
☐ Definitive Subdivision Plan *3
☐ Waiver of Frontage *4

Special Permitting:

- ☐ Special Permit
☐ Home Occupation *1
☐ Home Professional Office
☐ Accessory Apartment *2
☐ Comprehensive Plan (MRD)

Other:

- ☐ Zone Change *5

Please note that incomplete submittals are subject to denial without any further review and any fee paid will be considered forfeit. Completeness is the responsibility of the applicant. Please check all forms and plans for completeness prior to submission. Signing this application indicates your understanding of this policy.

Contact Information:

Applicant:

Name: Amy's Landscaping
Address: 295 Chicopee St Chicopee MA
Phone: 413 244-0345
Fax: _____
E-Mail: Amy's Landscaping@gmail.com
Signature: [Signature]

01013

I have read the above statement and have personally verified both the completeness of this entire application and all supporting documents.

From Construction use to landscaping

Contact Person (if different):

Name: Mark Wojtowicz
Address: 591 George Hannum Rd Belchertown
Phone: 413 244-0345
Fax: _____
E-Mail: MWojto@gmail.com
Signature: [Signature]

Property Owner (if different):

Name: Bertilut Goncalves 1990 Irrev. Trust
Address: 178 Cleaverster Ln.
Phone: 413 - 246-0185
Fax: _____
E-Mail: _____
Signature: [Signature]

Building Owner (if different):

Name: _____
Address: _____
Phone: SAME
Fax: _____
E-Mail: _____
Signature: _____

Detailed Description of Proposal: Change of ownership

All applications require a completed certificate of ownership / authority.

Publication cost for any public hearings required is the responsibility of the applicant.

All applications requiring a public hearing with newspaper publication and notification of abutters (all special permits, site plans and sketches, zone changes, waivers of frontage, and definitive subdivision plans, unless waived) must be received and reviewed for completeness by the Planning Board or its agent by the fourth Thursday prior to a hearing date.

Applications NOT requiring a public hearing (all changes of occupancy, ANRs, preliminary subdivision plans) must be received and reviewed for completeness by the Planning Board or its agent at least 10 days prior to a meeting date.

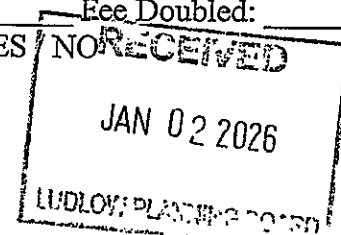
Persons wishing to discuss issues with the Planning Board outside the application process must submit a letter of explanation at least seven (7) days in advance of a meeting date.

The Planning Board or its agent shall determine the actual completeness of an application and reserves the right to schedule applications based on the Planning Board's workload within the obligations of the Ludlow Zoning Bylaw, Subdivision Rules and Regulations, and MGL Chapter 40A (State Zoning Act.)

For Office Use Only:

Building Commissioner Approval: _____

Fee Amount Received: _____ Fee Doubled: _____
Supporting Documents? YES / NO
Verified By: _____
Date Received: _____



**Ludlow Planning Board
488 Chapin Street
Ludlow, MA 01056
583-5600 ext. 7**

Memorandum

To: ASSESSORS, BOARD OF HEALTH, BUILDING COMMISSIONER, DPW,
FIRE DEPARTMENT, SAFETY COMMITTEE, **SELECT BOARD**, TOWN CLERK

From: PLANNING BOARD

Date: January 13, 2026

Subject: APPROVAL OF CHANGE OF OCCUPANCY / DBA APPLICATION

NAME OF OWNER OF NEW BUSINESS: Bin Li

NAME/TYPE OF NEW BUSINESS: Sakura
(restaurant)

NAME OF OWNER OF BUILDING: Colvest/Wilbraham, LLC

ADDRESS OF BUSINESS: 456 Center Street, Suite B

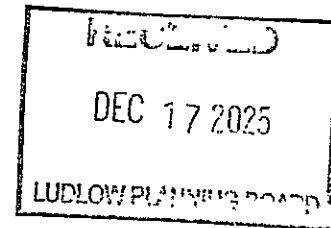
APPROVAL DATE: January 8, 2026

Susan Urban
Administrative Assistant



Town of Ludlow
Office of the Planning Board
ludlow.ma.us/planning
488 Chapin St., Ludlow, MA 01056

Phone: (413) 583-5600 ext. 7



Master Application

Date submitted to Planning Board: 12 / 12 / 2025

Location of Property: (address) 456 Center Street Suite B, Ludlow, MA 01056, Assessors' Map 15B, Parcel 135

Zoning of Property: Business B

Is this property in the East Street Revitalization Overlay District? YES (NO)

Is this property in the Aircraft Overlay? YES (NO)

Name of Business (if any): Sakura

Type Of Application (Check All That Apply):

* denotes supplemental application sheet required

Site Plan Control:

- ☒ Change of Occupancy
☐ Site Sketch
☐ Site Plan Approval

Subdivision Control:

- ☐ ANR *3
☐ Preliminary Subdivision Plan *3
☐ Definitive Subdivision Plan *3
☐ Waiver of Frontage *4

Special Permitting:

- ☐ Special Permit
☐ Home Occupation *1
☐ Home Professional Office
☐ Accessory Apartment *2
☐ Comprehensive Plan (MRD)

Other:

- ☐ Zone Change *5

Please note that incomplete submittals are subject to denial without any further review and any fee paid will be considered forfeit. Completeness is the responsibility of the applicant. Please check all forms and plans for completeness prior to submission. Signing this application indicates your understanding of this policy.

Contact Information:

Applicant:

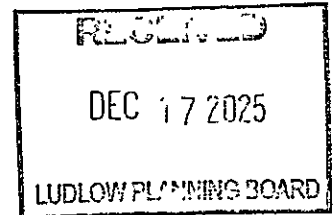
Name: Bin Li
Address: 456 Center Street Suite B, Ludlow MA 01056
Phone: 917-285-5999
Fax: _____
E-Mail: meijun33b@hotmail.com
Signature: Bin Li

I have read the above statement and have personally verified both the completeness of this entire application and all supporting documents.

From restaurant to restaurant (change of owner)

Contact Person (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail: _____
Signature: _____



Property Owner (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail: _____
Signature: _____

Building Owner (if different): *Colwest/Willbraham, LLC*

Name: _____
Address: *1259 East Columbus Ave Suite 201, Springfield, MA 01105*
Phone: *413-363-9793*
Fax: *413-363-2643*
E-Mail: *dvillano@thecolwestgroup.com*
Signature: *[Signature]*

Detailed Description of Proposal: *Ownership changed of Restaurant*

There is no change of use, no change of occupancy or any exterior changes to the site being requested as part of this application. This application is strictly for a new business certificate due to the change of ownership for the restaurant.
All applications require a completed certificate of ownership/ authority.

Publication cost for any public hearings required is the responsibility of the applicant.

All applications requiring a public hearing with newspaper publication and notification of abutters (all special permits, site plans and sketches, zone changes, waivers of frontage, and definitive subdivision plans, unless waived) must be received and reviewed for completeness by the Planning Board or its agent by the fourth Thursday prior to a hearing date.

Applications NOT requiring a public hearing (all changes of occupancy, ANRs, preliminary subdivision plans) must be received and reviewed for completeness by the Planning Board or its agent at least 10 days prior to a meeting date.

Persons wishing to discuss issues with the Planning Board outside the application process must submit a letter of explanation at least seven (7) days in advance of a meeting date.

The Planning Board or its agent shall determine the actual completeness of an application and reserves the right to schedule applications based on the Planning Board's workload within the obligations of the Ludlow Zoning Bylaw, Subdivision Rules and Regulations, and MGL Chapter 40A (State Zoning Act.)

For Office Use Only:

Building Commissioner Approval: _____

Fee Amount Received: *100.00* Fee Doubled: *no*
Supporting Documents? YES / NO
Verified By: *[Signature]*
Date Received: *12/17/25*