LUDLOW CONSERVATION COMMISSION
MINUTES OF THE MEETING OF
October 7, 2026

CONSERVATION MEMBERS

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

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

RECEIVED
2026 NOV -5 A 10:
TOWN CLERK

Public Hearing – Notice of Intent – Christopher & Janet Sbrega – 0 (Lot 14) West Street (Assessors' Map 8, Parcel 1K) (construction of a single-family home with associated site improvements) (207-0685)

The public hearing opened at 6:30 p.m.

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

Mr. Pietras explained that the proposed project is similar to a plan previously approved by the Commission approximately six years ago, although construction under the original permit never commenced and the permit has since expired (DEP #207-0609). The current proposal includes a slightly smaller house positioned closer to West Street, an on-site septic system utilizing Presby technology, and a proposed well, pending clarification as to whether South Hadley water service will be available. The septic system was previously approved by the Board of Health, but the current plan has not yet been submitted for its review.

Mr. Pietras remarked that the wetland boundaries remain consistent with the previous delineation and that permanent markers will be installed along the 25-foot no-disturb zone. The plan also includes erosion and sediment controls, an anti-tracking mat, and grading intended to direct runoff overland through a grassed area toward the rear of the property. Commission members discussed the property's history of elevated groundwater, unsuccessful percolation testing in portions of the site, and the limited development potential of the surrounding land due to extensive wetlands. The proposed septic system location was identified as necessary because of the soil conditions and successful percolation test results in that area.

The Commission reviewed comments from MassDEP regarding erosion and sediment controls, minimizing encroachment into the buffer zone, and references to Title V regulations. Mr. Pietras stated that the proposed septic system complies with applicable requirements and that the project is substantially similar to the previously approved plan. No abutter opposition was reported.

Mr. Chaloux **MOVED** to approve the Notice of Intent for Lot 14, West Street, MassDEP File No. 207-0685.

SECOND Ms. Suska.
3-0 in Favor.

Mr. Chaloux **MOVED** to issue the Standard Order of Conditions with no special conditions added for Lot 14 MassDEP File No. 207-0685.
SECOND Ms. Suska.
3-0 in Favor.

Mr. Chaloux **MOVED** to close the public hearing.
SECOND Ms. Suska.
3-0 in Favor.

The public hearing closed at 6:49 p.m.

Documents included: WPA Form 3 – Notice of Intent; Notice of Intent Wetland Submittal Report Lot 14 West Street (September 3, 2026); Proposed Site Plan – Septic System Lot-14 West Street Ludlow, MA (9/3/2026); Notification of Wetlands Protection Act File Number WE 207-0685

Mail Item 54. Notice of Intent to Withdraw Parcel A Munsing Street from 61B

The property owner was present for the discussion.

Mr. Chaloux **MOVED** to approve the withdrawal of Parcel A from 61B from, I guess it doesn't have a street address, 0 Munsing.
SECOND Ms. Suska.
3-0 in Favor.

Discuss revision of Standard Order of Conditions

Ms. Tierney gave the Commission members a copy of the revised Order of Conditions draft. The discussion was tabled until the next meeting.

Documents included: Draft revision of Standard Order of Conditions

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Request for Certificate of Compliance – 22 (Lot 15) Sunset Ridge (Assessors' Map 26, Parcel 37K) (DEP #207-0589)

The Commission discussed Lot 15 on Sunset Ridge, which does not contain wetlands but was likely included under the Notice of Intent for the overall subdivision project. It was noted that a letter releasing the lot had previously been issued, and the applicant is now requesting a Certificate of Compliance.

Mr. Chaloux **MOVED** to issue the Certificate of Compliance for Lot 15 or 22 Sunset Ridge. DEP File # 207-0589.
SECOND Ms. Suska.
3-0 in Favor.

Documents included: WPA Form 8A – Request for Certificate of Compliance

Update of aircraft crash on Route 21 Center Street

The Commission received an update regarding the single-engine Piper P-28 aircraft crash near 1680 Center Street (Route 21). The FAA and NTSB are investigating the incident. Initial observations found no obvious fuel or oil sheen at the crash site; however, a limited fuel sheen was later identified. The DEP responded to the scene and provided booms to protect the adjacent brook and downstream flow. The aircraft debris was sectioned, packaged in specialized bags, and scheduled for removal by helicopter. Recovery of the two occupants and determination of the cause of the crash remain the focus of the investigation. The Chief will continue to keep the DEP and the Commission informed of any pertinent updates. The Commission noted that the DEP typically takes the lead in responding to environmental impacts from incidents of this nature.

Documents included: Emails from William Ellison re: Plane crash incident 1680 Center (September 6, 2026) and Aircraft incident update (September 8, 2026)

Request for Certificate of Compliance – 1322 Center Street (DEP #207-0599)

The Notice of Intent was issued on June 21, 2017, and has long since expired. A drive-by inspection was conducted, and the house appeared to be situated on a hill. The wetland area is believed to be located in the far rear corner of the property, which remains wooded and undisturbed. No concerns were noted.

Mr. Chaloux **MOVED** to issue the request Certificate of Compliance for 1322 Center Street, MassDEP File #205-0599.
SECOND Ms. Suska.
3-0 in Favor.

Documents included: WPA Form 8A – Request for Certificate of Compliance

Request for Certificate of Compliance – 67 Brookhaven Drive (DEP #207-100)

Ms. Tierney noted that the Notice of Intent was issued in 1987 and apparently the property is changing hands, so they need to have a Certificate of Compliance to put all the legal paperwork in order.

Mr. Chaloux **MOVED** to issue the Certificate of Compliance for 67 Brookhaven Drive, MassDEP File #207-100.
SECOND Ms. Suska.
3-0 in Favor.

Documents included: WPA Form 8A – Request for Certificate of Compliance

Site visit for tree cutting inquiry – 39 Deer Hill Circle

The Commission discussed the site visit conducted at 39 Deer Hill Circle regarding a tree-cutting inquiry. The house is located close to a forested wetland system, which is generally delineated from the lawn area. The property owner expressed interest in removing dead trees that could pose a safety hazard

to the house and playground, as well as trimming overhanging branches near the pool. The Commission discussed having an arborist evaluate the trees to determine which could be safely removed or trimmed while maintaining and improving the health of the wetland and surrounding forested area. The wetland area contains low-lying, water-retaining soils and may collect runoff from the surrounding higher elevations. No application has been submitted to date, and the property owner may pursue the work after obtaining further guidance.

Mail Items

51. Legal Notice/Comment Sheet/Approval Letter from Planning Board – 114 Wilson Street – Site Plan *(no wetlands)*

52. Forest Cutting Plan – 652 Fuller Street

53. Report of suspected violation at 1353 Center Street from Sheila Dias and response letters from BJ Church, Building Commissioner and Marc Strange, Town Administrator

The Commission reviewed a complaint regarding 1353 Center Street involving the storage of heavy commercial vehicles and construction equipment in a residential zone. It was noted that concerns regarding zoning and business licensing fall outside the Commission's jurisdiction and would be addressed by the appropriate town departments. The Commission's jurisdiction is limited to potential impacts to the wetland resource area and the adjacent reservoir.

During a previous site visit, erosion was observed in the backyard following construction and the installation of ground-mounted solar panels. The erosion was not observed to be reaching the wetland area. The Commission had requested that the disturbed areas be stabilized and revegetated and had planned a follow-up inspection in the fall. The Commission agreed to arrange a site visit.

55. Legal Notice/Notice of Decision from Planning Board – 28 Harlan Street – Special Permit/Home Occupation *(no wetlands)*

56. Legal Notice from Planning Board – 459 Poole Street – Special Permit/Home Occupation *(no wetlands)*

57. Legal Notice/Notice of Decision from Planning Board – 97 Prokop Avenue – Special Permit/Home Occupation *(no wetlands)*

58. Legal Notice/Notice of Decision from Planning Board – 492 Miller Street – Special Permit/Home Occupation *(no wetlands)*

59. Legal Notice from Planning Board – Proposed Zoning Bylaw Amendments

60. Tanglewood Estates weekly order of condition reports (DEP# 207-0680)

The Commission reviewed the Tanglewood weekly Order of Conditions monitoring report dated October 26, 2026, submitted by Armand Deslauriers. The report documented ongoing monitoring and maintenance of silt fences along Ventura Street following previous concerns from residents regarding tree cutting and erosion during a heavy rainstorm. Silt fences were adjusted, and a broken stake was repaired. Following heavy rainfall on September 13, no issues were reported, and the fences remained in good condition. Additional adjustments were made on October 2. The report also noted that water

observed on Ventura Street on September 1st originated from an area above the subdivision rather than from the subdivision itself.

The Commission requested that Sue contact Mr. Deslauriers to confirm whether the agreed-upon silt fence had been installed along the rear of the property near East Street to protect the abutting homeowner from potential erosion associated with the development of two additional lots.

61. Emails from Jeff Weston and Michael DeChiara re: Eversource's Draft of WT-11 Transmission Project

The Commission received correspondence from Jeff Weston, a member of the Shutesbury Planning Board, regarding Eversource's proposed WT 11 transmission right-of-way project, which would affect 11 communities in Western and Central Massachusetts, including Ludlow. The proposed project would expand the existing 29.3-mile transmission corridor between the Northfield and Ludlow substations. According to the draft Environmental Impact Report, the project would permanently remove approximately 278 acres of forest and alter an additional 371 acres of land, including wetlands, riverfront areas, vernal pools, rare species habitat, and portions of important public drinking water supply watersheds. Mr. Weston provided a report and summary for local officials to review and encouraged the boards and commissions to use the information as appropriate.

The Commission also received an email from Michael DeChiara, representing the resident-led group Western Mass Towns Responsible Grid, urging local officials to become involved in efforts to minimize clear-cutting and other environmental impacts associated with the project. The group has sent a letter to the Governor and Secretary of Energy and Environmental Affairs Tepper and collected a petition signed by approximately 250 residents. The final Environmental Impact Report is expected to be submitted to the state in December 2026.

Commission members discussed the importance of reviewing the submitted materials, noting that Eversource had not yet appeared before the Commission to discuss the project's potential impacts on Ludlow. Members shared concerns based on previous Eversource transmission line upgrades in town, which involved widening the right-of-way, installing taller steel poles, and increasing the extent of tree clearing. The Commission agreed to review the information and expressed hope that Eversource would seek local input as the project moves forward.

62. Formal anonymous complaint at 679 & 697 Moore Street from a Collective of Concerned Ludlow Residents, and observations from Jim Goodreau, Ludlow DPW

The Commission discussed an anonymous complaint submitted by a group of concerned Ludlow residents regarding potential wetland impacts at 679 and 697 Moore Street, along with observations provided by Jim Goodreau of the Ludlow Department of Public Works. Members reviewed the history of the property and recalled previous complaints approximately 20 years ago involving runoff, flooding, and potential wetland impacts associated with construction in the area. At that time, the Commission had concerns regarding wetland impacts and the placement of vehicles near the resource area. Members also recalled that the Commission had attempted to deny construction of three houses, but the Department of Environmental Protection issued superseding Orders of Conditions after determining that the areas in question did not meet the criteria for wetlands.

The Commission reviewed a letter from the Police Chief regarding the noise complaint, which indicated that the reported activities were within the hours permitted under the Town's unreasonable noise bylaw, from 7:00 a.m. to 8:00 p.m. on weekdays. The Police Department also reported that its call logs contained no calls regarding noise complaints at the property.

Members discussed conducting a site inspection to evaluate the current conditions and determine whether any wetland impacts were occurring. It was noted that Mr. Martin, the property owner, had been contacted and stated that he was unaware of the allegations, explaining that he had only cut a few trees while cleaning up around the house he purchased. He offered to meet with the Commission and accompany members during the site visit. The Commission agreed that its review would focus on potential wetland impacts and that appropriate action would be taken if any violations were observed. Members discussed including the property on an upcoming site inspection and reviewing available wetland change maps to help assess the concerns.

Approve/sign minutes of August 5, 2026

Mr. Chaloux **MOVED** to approve the minutes of the August 5th, 2026, meeting.
SECOND Ms. Suska.
3-0 in Favor.

Mr. Ellison provided an update on the Community Preservation Committee, reporting that all committee positions have been filled and the group is ready to begin meeting. Josh Carpenter will help initiate the process, after which the committee expects to manage its work independently. He noted that there had been significant interest from residents and that members have many ideas and enthusiasm for moving forward. A question was raised regarding whether the Select Board had appointed a liaison to the committee. No liaison had been identified to the members, and it was agreed that Josh would be contacted to clarify the matter. Members noted that having a Select Board liaison could be helpful in advocating for the Community Preservation initiative.

Mr. Chaloux **MOVED** to adjourn today's meeting.
SECOND Ms. Suska.
3-0 in Favor.

Meeting adjourned at 7:41 p.m.

APPROVED:

Angela Tierney

Angela Tierney

Joseph Chaloux

Caroline Suska

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