



RECEIVED
TOWN CLERK'S OFFICE

2026 OCT 16 A 10:31

TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Office of the Select Board

AGENDA
SELECT BOARD
Select Board's Conference Room
October 20, 2026
5:30 P.M.

5:00 P.M. – EXECUTIVE SESSION – To consider the purchase, exchange, lease or value of real estate if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body – MMWEC.

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

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 – 5:45 P.M. – PUBLIC COMMENT

VISITATION

5:45 P.M. – Fulcrum Energy Solutions – To discuss potential EV charging stations around Town.

6:00 P.M. – Mike Kelliher – Harris Brook Elementary School Project Summary.

6:30 P.M. – Frederick Szlosek Jr, D& S Plumbing.

6:45 P.M. – Information Session Regarding Updated Entertainment License.

7:15 P.M. – DPW Quarterly Update.

7:30 P.M. – CARES Coalition.



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

RECEIVED
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CORRESPONDENCE

26-156 Jen Wright – Resignation from the Commission on Disability.

26-157 Deb White-Cabral – Request to be appointed to the Commission on Disability.

26-158 Josue Irizarry, CEO/President, Ludlow Boys & Girls Club – Request to Hang banners for the Annual Auction from Wednesday, October 14th – Saturday, November 14th at the Putts Bridge.

26-159 Kenneth Batista, Operations Supervisor – Letter of Resignation from DPW.

26-160 Conservation Commission – No Interest in 0 Munsing Street, Map 18 Parcel 3.

26-161 Historical Commission – Request to Appoint Allison DeLong to the Community Preservation Act (CPA) Committee as their Representative.

26-162 National Grid – Upcoming Transmission Right of Way Work.

26-163 Commonwealth of Massachusetts – Search for Lease Space.

26-164 Board of Assessors – Ameresco Solar Pilot Offer Fiscal Year 2028.

26-165 Eversource – Notification of Annual Inspection of Utility Poles beginning Mid-October.

26-166 Safety Committee – Recommendation for a Mirror to be Installed in the area of 528 Miller Street at the discretion of the DPW.

NEW BUSINESS

Board to approve and sign minutes from meeting of October 5, 2026.

Board to approve and sign minutes from meeting of October 6, 2026.



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

Board to approve and sign four (4) One-Day All Alcohol Permits for Cottage Melts for November 1, November 7, November 8, November 29 from 10:00 A.M. – 4:00 P.M. for sip & shop events.

Board to appoint Tony Sanches as the Select Board liaison to the DPW.

Board to Vote for No intention to Exercise Right of First Refusal for 0 Munsing Street, Map 18 Parcel 3.

Board to approve and authorize Interim Town Administrator to sign Snow Plowing Agreement Extension between the Town of Ludlow and Faith Community Chapel through December 31, 2027.

DPW to set the sewer rate.

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:

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.

VISITATIONS



**Service-Disabled Veteran-Owned
Design-Build Energy Solutions**

NAICS: 238210
UEI: SZDTEFKDWH35



 **Roman Berman**
Business Development Manager

 C: 508-963-7911
O: 800-541-1787

 roman.berman@fulcrumenergy.com

 291 McGowan St.
Fall River, MA 02723

 www.fulcrumenergy.com

CORRESPONDENCE

Jennifer Wright
459 Poole Street
Ludlow, MA 01056

October 5, 2026

Ludlow Board of Selectmen
Ludlow Commission on Disability
488 Chapin Street
Ludlow, MA 01056

Dear Board Members,

This letter represents my official notice of resignation from my board member position on the Commission on Disability after the date of October 30, 2026. I have thoroughly enjoyed being on the board these last few years. Since I have been on the board, we have supported members from our community in increasing access to supports needed, as well as joined community events and provided materials needed for the disabled to live more functional lives. Each member brought something special to the team, and I will greatly miss our work. At this time, I have other interests and boards that I would like to pursue.

I would like to bring to the Select Board's attention a major inconsistency among the ADA coordinators (past and present) and the Commission. For the past four years ADA coordinators have not interacted much, if at all, with the board. However, recently, the current coordinator has been incredibly more engaged. I am hopeful to see that continue.

In my opinion, to be a fully functioning board that represents our community the ADA coordinator and the town administrator need to collaborate so that projects can be handled appropriately from the start. The Disability Commission and ADA coordinator were not a part of any initial conversations about Whitney Park. There are legal ADA compliances that must be planned for, and this was a misstep that made it far more costly than it could have been. I hope our town can course correct so that this does not happen in the future.

Thank you for the opportunity to serve Ludlow!

Sincerely,

Jennifer Wright

Dear Board of Selectmen,

I'm reaching out to express interest in joining the **Commission on Disability**. I had the opportunity to sit in on the meeting at the end of August. I learned quite a bit about their authentic commitment and the valuable contributions the board makes in the community.

I've spent the past 29 years working in the field clinically at *Encompass Health Rehab*; with people who have disabilities, chronic illness and new traumatic injuries. A large part of my focus is to help the patients who have experienced major physical changes and challenges, prepare for community re-entry. As well as provide information on the necessary community resources based on their specific physical and psychosocial needs. I also serve on the **Patient and Family Advisory Council** here at Encompass Health. This committee consists of administrative staff and previous patients. The patients essentially serve as advisors who consult with us to share their experiences; both positive and negative of their admissions. The goal is to improve the quality of care and satisfaction of the patients and their families.

Thank you for your time.

Sincerely,



Deb White-Cabral

Debbie White-Cabral C.T.R.S. with Specialization in Physical Medicine/Rehabilitation
Therapeutic Recreation Specialist and Stroke & Brain Injury Support Group Facilitator

Phone 413.308.3363

Fax 413.308.3600

Encompass Health Rehabilitation Hospital of Western Massachusetts
222 State Street, Ludlow, MA 01056

E deb.white@encompasshealth.com | W
www.encompasshealth.com/westernmassrehab

Our hospital holds disease-specific care certification from The Joint Commission for its Stroke, Brain Injury, and Pulmonary rehabilitation programs.



Amy Kurtz

From: pgapro05@gmail.com
Sent: Tuesday, October 6, 2026 8:40 AM
To: Amy Kurtz
Cc: Carrie Ribeiro
Subject: EXTERNAL:Re: EXTERNAL:Re: EXTERNAL:Ludlow Boys & Girls Club

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.

Yes.

Sent from my iPhone

On Oct 6, 2026, at 8:10 AM, Amy Kurtz <akurtz@ludlow.ma.us> wrote:

Good morning

Unfortunately, the next SB meeting is not until October 20th.

The Board has not had a problem with the banner in the past.

Would you like me to give him the OK and put it officially on the 20th agenda?

Amy Kurtz

Executive Assistant

Town of Ludlow

Select Board

488 Chapin Street

Ludlow, MA 01056

(413) 583-5600 Ext. 1202

From: Josue Irizarry <jirizarry@ludlowbgc.org>

Sent: Monday, October 5, 2026 5:23 PM

To: Amy Kurtz <akurtz@Ludlow.ma.us>

Subject: EXTERNAL:Re: EXTERNAL:Ludlow Boys & Girls Club

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.

Amy,

We would like to ask for permission to hang the banners from Wednesday October 14 until Saturday, November 14. The Building Great Futures Auction event is one of Ludlow Boys & Girls Club annual fundraising events. The funds raised at the event goes toward providing financial assistance to children, teens, adults and seniors. It also helps provide affordable program to the community/

Let me know if you need any other information.

Thank you,

Josue

Josue Irizarry
CEO/President
91 Claudia's Way
Ludlow, MA 01056
(413) 583-2072 ext. 113



On Mon, Oct 5, 2026 at 8:07 AM Amy Kurtz <akurtz@ludlow.ma.us> wrote:

External sender <akurtz@ludlow.ma.us>

Make sure you trust this sender before taking any actions.

Sure

Can you send over the details of the auction and when the sign will be hung up?

Amy Kurtz

Executive Assistant

Town of Ludlow

Select Board

[488 Chapin Street](#)

[Ludlow, MA 01056](#)

[\(413\) 583-5600 Ext. 1202](#)

From: Josue Irizarry <jirizarry@ludlowbgc.org>

Sent: Friday, October 2, 2026 1:14 PM

To: Amy Kurtz <akurtz@Ludlow.ma.us>

Subject: EXTERNAL:Ludlow Boys & Girls Club

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.

Amy,

Good afternoon! At the next Board of Selectmen meeting can the Club get permission to hang up our Auction Event Fundraiser banner. In the past we have been able to hang it up across from the highway and across from the bridge. Let me know if I have to be at the meeting.

Thank you,

Josue

Josue Irizarry

CEO/President

91 Claudia's Way

Ludlow, MA 01056

[413\) 583-2072 ext. 113](tel:4135832072)



October 6, 2026

Carrie Ribeiro, Interim Town Administrator
Human Resources
Town of Ludlow
488 Chapin Street
Ludlow, MA 01056

RE: Retirement of Operations Supervisor, Kenneth J. Batista

Dear Ms. Ribeiro:

Please accept this letter as formal notice of my retirement from my position as Operation Supervisor with the Town of Ludlow, effective November 20, 2026.

I am requesting to use all of my accrued vacation time to which I am entitled prior to my retirement. My anticipated last day of active work will be October 6, 2026, followed by the use of my accrued vacation through my retirement date.

I also request payment for the two holidays Indigenous Peoples' Day and Veteran's Day that fall during my vacation period, in accordance with the Town's applicable holiday policy. I understand that these holidays should be paid separately and should not be deducted from my accrued vacation balances.

In accordance with the Town's policy regarding unused sick leave upon retirement. I am requesting payment for the unused sick time for which I am eligible to receive compensation. I would also like to donate any remaining eligible unused sick time, after the applicable payment has been calculated, in accordance with the Town's policy.

I am grateful for the opportunity to have served the Town for 40 years and for the many experiences and relationships I have gained throughout my years of employment. I appreciate the support and cooperation I have received from my colleagues during my time with the Town.

Thank you for your consideration of my retirement and related leave requests. I look forward to beginning this next chapter.

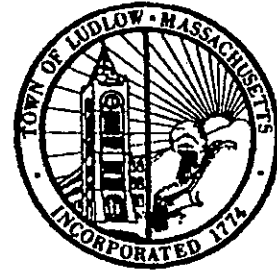
Sincerely,



Kenneth J. Batista

cc: Jamie Tomas, Direct of the Department of Public Works

TOWN OF LUDLOW
Office of the Conservation Commission



October 8, 2026

Mr. William Rosenblum, Chairman
Select Board
488 Chapin Street
Ludlow, MA 01056

Dear Mr. Rosenblum:

At their meeting of October 7, 2026, the Conservation Commission agreed that they have no interest in the purchase of the property located at Parcel A, Munsing Street, land owned by the Revocable Indenture of Trust of Laurence L. Chenier, in response to the Notice of Intent to Withdraw Parcel A from 61B letter dated August 6, 2026.

Sincerely,

A handwritten signature in cursive script that reads "Susan Urban".

Susan Urban
Administrative Assistant

Amy Kurtz

From: Josh Carpenter
Sent: Wednesday, October 7, 2026 2:52 PM
To: Amy Kurtz
Subject: Historical Commission Rep for CPA

Amy,

Allison DeLong is the Historical Commission Representative for the CPA Committee.
Can you place on the next agenda so the SB can appoint her.
This appointment would complete the roster for the committee.

Thank you

Josh Carpenter

Town Planner
Town of Ludlow
488 Chapin Street
Ludlow, MA 01056
(413) 583-5600 Ext. 1281



Project Information Update

Line 301 Asset Condition Refurbishment (ACR) Project

October 2026

Ludlow, Palmer, Brimfield, Warren, Brookfield, Sturbridge, and Charlton, Massachusetts.



Dear Neighbor,

New England Power (d.b.a. National Grid) is providing an update on the Line 301 Asset Condition Refurbishment (ACR) Project. The project will improve the reliability of the electric transmission system by replacing aging wooden transmission structures with steel structures and installing fiber optic cable within the existing transmission right-of-way (ROW)

Upcoming Construction Activities (schedule subject to change)

Construction activities, including pre-construction vegetation management efforts, are anticipated to begin on or around October 12, 2026.

As work begins, residents and property owners may notice increased activity within and around the transmission right-of-way, including:

- Vegetation management and forestry operations
- Surveying and site preparation activities
- Access road improvements
- Contractor vehicles and construction equipment
- Material deliveries and staging activities
- Transmission structure replacement work
- Overhead wire installations
- Temporary increases in construction related traffic, equipment activity, and noise near the transmission ROW

Construction activities will occur in phases along the project corridor. National Grid will continue working to keep residents, property owners, municipal officials, and other stakeholders informed as work progresses.

Current project schedules anticipate pre-construction vegetation management and forestry activities beginning on or around **October 12, 2026**. Construction will advance in phases throughout the project corridor through 2028, with transmission structure replacement and associated upgrades occurring in designated work areas over the course of the project. Construction activities are currently anticipated to be complete by **December 2028**. Schedule adjustments may occur as planning and construction activities progress

Stay informed

New England Power is committed to keeping residents, businesses, local officials, and community groups informed and engaged in the project. If you have any questions or would like additional information, please visit our project website: <https://newenglandprojects.nationalgrid.com/massachusetts/301-acr/> or please call our toll-free project hotline at **(888) 367-5301**, or email our Project Engagement team, Joe Carroll and Project Engagement consultant, Todd Petrishki, at todd.petrishki@wsp.com

Sincerely, Line 301 ACR Project Engagement Team





COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE FOR ADMINISTRATION & FINANCE
DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE
ONE ASHBURTON PLACE, 15TH FLOOR
BOSTON, MA 02108
(617) 727-4050

MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

MATTHEW J. GORZKOWICZ
SECRETARY

ADAM BAACKÉ
COMMISSIONER

October 5, 2026

Chair
Board of Selectmen
Town of Ludlow
488 Chapin Street
Ludlow, Massachusetts 01056

RE: Commonwealth's Search for Lease Space

Dear Sir or Madam:

We wish to notify you that the Division of Capital Asset Management and Maintenance has issued a Request for Proposals (RFP) seeking to lease space in your community as summarized below:

Location:	Agawam, Chicopee, East Longmeadow, Holyoke (within boundaries shown on map attachment C-5), Longmeadow, Ludlow, Springfield (within boundaries shown on map attachment C-6), or West Springfield
Type of Space:	Office
Amount of Space:	Approximately 3,300 usable square feet, but DCAMM would consider 2,800 to 3,800 usable square feet
For Use By:	Massachusetts Teachers' Retirement System
Project Number:	202613700

The deadline for submission of proposals is October 29, 2026, at 2:00 p.m. The RFP can be viewed and downloaded from COMMBUYS using the link at <https://www.commbuys.com/bsa/external/bidDetail.sda?docId=BD-27-1019-DCP06-OOL01-133472>. You may also email leasingnotices.dcammm@mass.gov to request a copy of the RFP, referencing the agency name and project number in your request.

Sincerely,

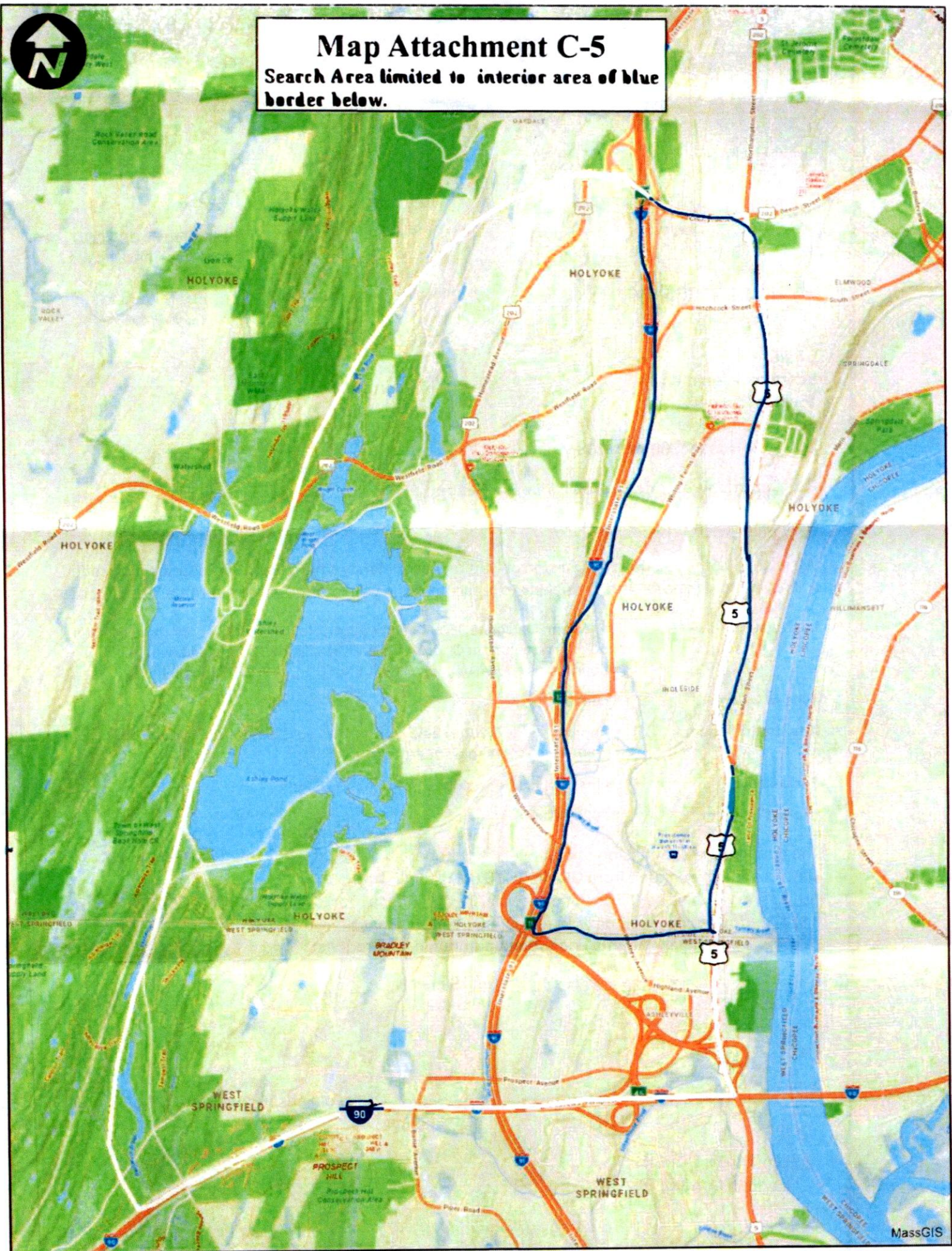
Debbie Russell
Director, Office of Leasing and State Office
Planning

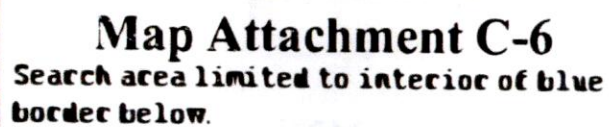
cc: Lisa Dixon, DCAMM
Hannah Carrillo, DCAMM



Map Attachment C-5

Search Area limited to interior area of blue border below.







TOWN OF LUDLOW

BOARD OF ASSESSORS

488 CHAPIN STREET

LUDLOW, MA 01056

(413) 583-5600 EXT 1221

October 6, 2026

To: Select Board
488 Chapin Street
Ludlow, MA 01056

Re: AMERESCO SOLAR PILOT OFFER for Fiscal Year 2028

Ludlow MA West St Solar LLC

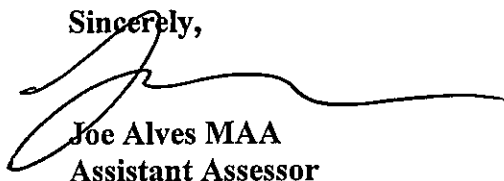
Dear Select Board:

The Board of Assessors in negotiations with Ameresco have been offered a solar Pilot Value for their 2.1 Megawatt DC Solar Array located on 155 West Street AKA Ludlow MA West St Solar LLC. Their latest offer is \$13,500/MWdc with a 2% escalator for a 20 year term.

This is a Project that encompasses both Ludlow and Chicopee. Both communities have been offered the same values. The Board of Assessors is inclined to accept the offer, ultimately the Select Board has the final approval as you are the authority signing the pilot.

Please see attached letters for their offer and pilot values. Your consideration is appreciated in this matter.

Sincerely,



Joe Alves MAA
Assistant Assessor

SOLAR ARRAY**EXHIBIT B****Ludlow MA West St Solar LLC**

YEAR	13,500/MWDC	2% ESCALATOR
	Array size 2.1	
1	\$ 28,350.00	
2	\$ 28,350.00	\$ 28,917
3	\$ 28,917.00	\$ 29,495
4	\$ 29,495.34	\$ 30,085
5	\$ 30,085.25	\$ 30,687
6	\$ 30,686.95	\$ 31,301
7	\$ 31,300.69	\$ 31,927
8	\$ 31,926.70	\$ 32,565
9	\$ 32,565.24	\$ 33,217
10	\$ 33,216.54	\$ 33,881
11	\$ 33,880.87	\$ 34,558
12	\$ 34,558.49	\$ 35,250
13	\$ 35,249.66	\$ 35,955
14	\$ 35,954.65	\$ 36,674
15	\$ 36,673.75	\$ 37,407
16	\$ 37,407.22	\$ 38,155
17	\$ 38,155.37	\$ 38,918
18	\$ 38,918.47	\$ 39,697
19	\$ 39,696.84	\$ 40,491
20	\$ 40,490.78	\$ 41,301

20 YEAR TOTAL \$ 660,480.43

From: Addonizio, Marco

Sent: Wednesday, September 23, 2026 11:05 AM

To: 'Laura McCarthy' <lmccarthy@chicopeema.gov>; 'Joe Alves' <jalves@ludlow.ma.us>

Cc: Pollis, Nikkie <npollis@ameresco.com>; 'Victor Anop' <vanop@chicopeema.gov>; 'Brian Suchy' <bsuchy@chicopeema.gov>; DeKruyff, Ann <adekruyff@ameresco.com>

Subject: RE: Ameresco Solar Project - PILOT Agreement Draft

Good Morning Laura and Joe,

I am providing a follow up to our initial submission for review by you and your colleagues at your respective municipalities. Our initial offer was \$10,500/MWdc. Upon further review, and your comments, we propose **\$13,500/MWdc with a 2% escalator for a 20 year term**. I have attached a workbook with reference to how this figure was determined. In brief, the figure is a blended rate which considers the costs of the total system propositional to the capacity of the system size in each municipality, while considering each municipalities property tax rate. As the two municipalities are treating personal property with different rates, we felt this was an appropriate method to identify a common rate that would be acceptable to both municipalities.

For reference, the system capacity is 2.8 MWdc. 2.1 MWdc is located in Ludlow, MA and 0.7 MWdc is located in Chicopee, MA. The project has received its local approvals.

Please take this under review. Please do not hesitate to reach out if you have any questions,

Best,
Marco

Marco Addonizio

Senior Project Development Manager - Solar and Battery Asset Development
maddonizio@ameresco.com

T +1 508 598 3222

M+1 781 580 9431

20 Winthrop Square, 2nd Floor
Boston, US 02110
ameresco.com

AMERESCO 

Amy Kurtz

From: Carrie Ribeiro
Sent: Tuesday, October 13, 2026 2:55 PM
To: Amy Kurtz
Subject: Fw: EXTERNAL:Eversource Pole Inspections

FYI-

I'm not sure if the SB needs to be aware of this or just the results of the inspections.

From: Caldwell, John D <john.caldwell@eversource.com>
Sent: Friday, October 9, 2026 1:36 PM
To: Gulluni, Leslie <leslie.gulluni@eversource.com>; Caldwell, John D <john.caldwell@eversource.com>
Subject: EXTERNAL:Eversource Pole Inspections

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.

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

Municipal Officials,

Eversource's contractor, Geoforce, will begin our annual inspection of utility poles in your municipality beginning in mid-October.

The inspections will give Eversource Electric Operations a detailed report of the location and condition of each asset.

Please let us know if you have any questions.

John Caldwell

Manager, Community Relations – Massachusetts
Cell: 617-894-0502
1165 Massachusetts Ave, Dorchester, MA 02125



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Town of Ludlow, Massachusetts
Office of the Safety Committee

October 9, 2026

Select Board
488 Chapin Street
Ludlow, MA 01056

Dear Chairman Rosenblum

A safety concern brought forward by Sgt. Krok was discussed at last night's Safety Committee meeting. After careful consideration, the committee is recommending that a mirror be installed on a utility pole in the area of 528 Miller Street to assist a resident with safely exiting their driveway onto the roadway.

Please feel free to reach out with any questions or concerns regarding this recommendation. Thank you for your attention to this matter.

Sincerely,

Lt. Brad Tierney, Chairman

cc: Department of Public Works
Ludlow Police Department
Planning Board

Amy Kurtz

From: Josh Carpenter
Sent: Wednesday, October 14, 2026 8:56 AM
To: Amy Kurtz; Jamie Tomas; M Brennan
Cc: B Tierney; D Krok; Fire Safety; Jeff Lavoie; coelho.christopher.a@gmail.com; SMartins; Mike O'Rourke; BJ Church
Subject: Re: Safety Committee Recommendation

Planning would have no issues with the mirror being installed.

Josh Carpenter

Town Planner
Town of Ludlow
488 Chapin Street
Ludlow, MA 01056
(413) 583-5600 Ext. 1281

From: Amy Kurtz <akurtz@Ludlow.ma.us>
Sent: Wednesday, October 14, 2026 8:33 AM
To: Jamie Tomas <JTomas@ludlow.ma.us>; M Brennan <Mbrennan@ludlowpolice.com>; Josh Carpenter <JCarpenter@ludlow.ma.us>
Cc: B Tierney <btierney@ludlowpolice.com>; D Krok <dkrok@ludlowpolice.com>; Fire Safety <firesafety@ludlow.ma.us>; Jeff Lavoie <jlavoie@Ludlow.ma.us>; coelho.christopher.a@gmail.com <coelho.christopher.a@gmail.com>; SMartins <smartins@ludlowpolice.com>; Mike O'Rourke <belmontmike@yahoo.com>; BJ Church <Bchurch@ludlow.ma.us>
Subject: Safety Committee Recommendation

MORNING !

This will be on the SB Agenda 10.20.2026. If you have any comments, please let me know at your earliest convenience.

Hope you have a great day !!

Amy Kurtz

Executive Assistant
Town of Ludlow
Select Board
488 Chapin Street
Ludlow, MA 01056
(413) 583-5600 Ext. 1202



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

The Meeting of the Select Board held on Tuesday, October 5, 2026, began at 7:00 p.m. in the Ludlow High School Cafeteria.

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

Also Present: Carrie Ribeiro, Brian Winner

First order of business: Pledge of Allegiance

7:00 p.m. – Select Board to meet before the Special Town Meeting in the High School Cafeteria to discuss the Select Board articles.

Mr. Rosenblum: We have 2 articles that should be pretty straight forward. One is for unpaid bills and the other is for the solar pilot.

Mr. Gennette: The solar pilot is their property that they own. I don't think it's going to be met with resistance. Somebody approached me on the way in here about the data centers.

Mr. Alves: The data center is primed as a ban, right?

Mr. Winner: It's been amended to allow a special permit for lower-level use and a ban on everything above.

Mr. Alves: If we ban something at the beginning and in 2-5 years from now we say it's not all that bad, how hard is it to unwind a ban?

Mr. Winner: We have to go back to Town Meeting.

Mr. Alves: Why not a moratorium to figure out what's what?

Mr. Winner: The standard of review for a moratorium in the Attorney General's office are a lot more strict. There are cases that require us to do massive planning and limit the duration of the moratorium. It's a rate of growth problem. Those are tough to convince the AG to remove because they don't like removing growth bylaws. If you have the ability to ban it outright that's a lot easier. Once the regulatory architecture exists and the planning has already happened at a state or local level, then you can peel it back. The issue a lot of towns are facing right now is there is nobody in charge of this train going down the track. Without any state or local regulatory architecture, what are we doing. How do we possibly understand the economic and environmental impacts by allowing it now? Every prohibition could come back to Town Meeting and be flipped. The Planning Board and State might have regulations by then so it softens the blow.

Mr. Sanches: Did we find out about article 2? If it's their own funds then we don't need it.

Ms. Ribeiro: It's a revolving account that the vaccine reimbursements are going into. She said the mosquito control district is coming out of their budget.

Mr. Winner: When we get in there can we talk with her? She just may need some confidence that it doesn't require Town Meeting.

Mr. Winner: That's understandable. Mosquito control, I can see someone arguing that it's not a line item or a regular and customary expense. We do invasive management for ponds, some kinds of mosquito control as capital items outside a budget so I've seen it done this way, but not both.

Ms. Ribeiro: #3 is a revolving account for the Regional Grant.

Mr. Winner: Yes, we could explain if she agrees and Town Meeting can just pass over it.

Mr. Winner: They're going to want to be assured they're not going to miss the boat.

Chairman

Ludlow Select Board



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

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

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

First order of business: Pledge of Allegiance

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

5:30-5:45 P.M. – PUBLIC COMMENT

VISITATION

5:45 P.M. – PUBLIC HEARING – Class II License – North Star Motors & Collision, LLC – 37 Letourneau Lane.

Motion made by Mr. Alves to open the public hearing for the Class II License for North Star Motors & Collision, LLC at 37 Letourneau Lane at 5:45 P.M. **Mr. Gennette second. All in favor. Motion passed 5-0.** Mr. Silva stated for the record that he holds an auto sales license in town and offered to recuse himself if the applicants or the Board felt it necessary; no objections were raised. Ms. Ribeiro confirmed that all required paperwork and abutter notifications had been completed, and the applicants confirmed that the advertising check had been submitted. One abutter was present and reported no concerns. The applicants explained that they are seeking a Class II license to operate a used-car sales business in an industrial area. They plan to display approximately 20 vehicles outdoors and several indoors. They already conduct towing operations at the site and intend to pursue authorization to perform police towing for the Town of Ludlow. They noted that the location is surrounded by industrial uses, including an existing neighboring dealership, and that the previous business on the property was an auto body/detail shop. They explained that while they may apply for a Class III license in the future to expand into collision work, that is not part of the current request. Board members agreed the proposed Class II use is appropriate for the industrial zone. **Motion made by Mr. Silva** to approve the Class II License for North Star Motors & Collision, LLC at 37 Letourneau Lane. **Mr. Gennette second. All in favor. Motion passed 5-0.** **Motion made by Mr. Sanches** to close the meeting at 5:54 P.M. **Mr. Silva second. All in favor. Motion passed 5-0.**

6:00 P.M. – PUBLIC HEARING – Class III License – STR8UP Towing & Auto Services, LLC – 23 Oregon Avenue. Application withdrawn. No public hearing was held.

6:15 P.M. – Spectrum – To Discuss the lower income assistance program.

Mr. Cahill, Director of Government & Community Strategy for Spectrum, and Mr. Costen, Director of Field Engineering, introduced themselves and provided information about Spectrum's services and infrastructure improvements. Mr. Cahill offered the Board informational materials and encouraged officials to contact him with any constituent issues, including outages, downed wires, or billing concerns, noting that his team coordinates with various internal departments to resolve such matters. Mr. Costen reported that Spectrum completed a major system upgrade in July 2025, enabling symmetrical gig-speed service. Additional speed increases were implemented in January 2026. He

explained that the Chicopee hub serving Ludlow was updated earlier than planned, with routers moved closer to customers to improve performance. He clarified that while residents cannot currently receive fiber-to-the-home, businesses may request dedicated fiber service. Approximately 90% of Ludlow's network is aerial plant, with 10% underground. Mr. Cahill highlighted Spectrum Internet Assist, an income-eligible program offering service starting at \$15 per month and encouraged local awareness due to limited public knowledge of the program. He also described new bundled offerings, including Amazon Prime for eligible low-income subscribers and streaming service bundles for general customers. He noted the recent launch of "invincible Wi-Fi," which automatically switches to cellular connectivity during outages, with a router providing up to four hours of battery backup. Board members emphasized the importance of communicating program information to seniors and low-income residents, suggesting outreach to the Senior Center, Library, and Community Center, including materials in Portuguese to reflect the town's demographics. Mr. Cahill agreed and said he would provide additional printed and digital resources and make contact with appropriate departments.

CORRESPONDENCE

26141 Christina Brown – Letter of Resignation as an Election Worker. **Motion made by Mr. Silva to accept the resignation of Christina Brown as an Election Worker. Mr. Alves second. All in favor. Motion passed 5-0.**

26-142 Kacey Bailey – Request to be appointed as an Election Worker. **Motion made by Mr. Silva to appoint Kacey Bailey as an Election Worker. Mr. Alves second. All in favor. Motion passed 5-0.**

26-143 Rebecca Curzon – Request to be appointed as an Election Worker. **Motion made by Mr. Alves to refer to the Town Clerk to verify that it's been reviewed by her and we can appoint election workers that reside in another municipality. Mr. Gennette second. All in favor. Motion passed 5-0.**

26-144 Julianne Kinsman – Request to be appointed as an Election Worker. **Motion made by Mr. Alves to refer to the Town Clerk to verify that it's been reviewed by her and we can appoint election workers that reside in another municipality. Mr. Gennette second. All in favor. Motion passed 5-0.**

26-145 Nicole Parker – Letter of Resignation as Precinct 3 Representative. **Motion made by Mr. Silva to accept the resignation from Nicole Parker as Precinct 3 Representative. Mr. Alves second. All in favor. Motion passed 5-0.**

26-146 Christopher Harkins, Ludlow Commission on Disability – Whitney Park Project. Mr. Rosenblum reported that the Building Inspector met with the Ludlow Commission on Disability regarding the matter under discussion and confirmed that the Commission found everything to be in compliance. Mr. Gennette asked for clarification, and Mr. Rosenblum confirmed that the issue has been fully resolved with the Commission. Mr. Alves noted that the letter in question incorrectly stated that the project was funded with ADA grant money when it is actually being funded through Free Cash. He emphasized that the funding correction does not change the substance of the concerns raised or the fact that they were resolved. Mr. Rosenblum added that the Building Inspector had clarified the funding source during the Commission meeting. Ms. Ribeiro confirmed that the Inspector attended the September 24 meeting and addressed both the technical concerns and the funding clarification. **Motion made by Mr. Silva to file. Mr. Alves second. All in favor. Motion passed 5-0.**

26-147 Emmanuel Pedro – Organization of a Community Rosary Service at Our Lady of Fatima on Winsor Street on October 18th at 3:00 P.M.

Mr. Rosenblum referenced a letter announcing an upcoming religious observance coordinated by several local parishes. He noted that services will take place on Sunday, October 18 at 3:00 p.m. Mr. Alves clarified that although multiple churches are participating, Christ the King, Immaculate Conception, St. Elizabeth, Sts. Peter & Paul, and Our Lady of Fatima—the event itself will be held at Our Lady of Fatima. Mr. Silva said the item was shared simply as a public notification. Mr. Rosenblum added that the flyer is posted on the town

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website along with the meeting agenda for residents who wish to view it. **Motion made by Mr. Silva to file. Mr. Alves second. All in favor. Motion passed 5-0.**

26-148 Town Clerk – Schedule for In-Person Early Voting for State Election to be held November 3, 2026.

Mr. Alves, at the request of the Town Clerk, read the schedule for the upcoming State Election. Election Day is on November 3, 2026. In-person early voting will take place in Town Hall, Hearing Room 1, from October 17 through October 30. The early voting hours are as follows: Saturday, October 17 from 8:00 a.m. to 2:00 p.m.; Monday, October 19 from 8:00 a.m. to 4:30 p.m.; Tuesday, October 20 from 8:00 a.m. to 5:30 p.m.; Wednesday, October 21 from 8:00 a.m. to 4:30 p.m.; Thursday, October 22 from 8:00 a.m. to 4:30 p.m.; Friday, October 23 from 8:00 a.m. to 12:00 p.m.; Saturday, October 24 from 9:00 a.m. to 4:00 p.m.; Monday, October 26 from 8:00 a.m. to 4:30 p.m.; Tuesday, October 27 from 8:00 a.m. to 5:30 p.m.; Wednesday, October 28 from 8:00 a.m. to 4:30 p.m.; Thursday, October 29 from 8:00 a.m. to 4:30 p.m.; and Friday, October 30 from 8:00 a.m. to 12:00 p.m. The last day to register to vote or change party enrollment is October 24, 2026, with in-person registration available from 9:00 a.m. to 5:00 p.m. The deadline to request an early or absentee mail-in ballot is October 27, 2026, at 5:00 p.m. The Clerk also reminded voters that the ballot for this election consists of two separate pages, and both pages must be reviewed and inserted into the ballot machine. **Motion made by Mr. Alves to file. Mr. Silva second. All in favor. Motion passed 5-0.**

26-149 Board of Assessors – Request to hold Tax Classification Hearing November 3, 2026. **Motion made by Mr. Silva to schedule the Tax Classification Hearing for November 3, 2026 at 6:45 P.M. Mr. Gennette second. All in favor. Motion passed 5-0.**

26-150 Board of Assessors – No Intention to Exercise Right of First Refusal for 0 Munsing Street, Map 18 Parcel 3. **Motion made by Mr. Silva to file. Mr. Gennette second. All in favor. Motion passed 5-0.**

26-151 Planning Board – No Interest in 0 Munsing Street, Map 18 Parcel 3. **Motion made by Mr. Silva to file. Mr. Gennette second. All in favor. Motion passed 5-0.**

26-152 Michael DiChiara – Western Mass Towns for a Responsible Grid – Letter Regarding Environmental Impact Report. **Motion made by Mr. Gennette to file. Mr. Silva second. All in favor. Motion passed 5-0.**

26-153 Chief Pease – Request to increase Ambulance Subscription Fund.

Mr. Rosenblum stated that the current Ambulance Subscription fee is \$50 and the Fire Chief is requesting an increase to \$60. Mr. Alves summarized the Chief's justification, noting that the out-of-pocket cost for an Advanced Life Support transport now exceeds \$2,100. He explained that one subscription covers all residents in a household, the program averages approximately 2,500 subscribers annually, and the last fee increase occurred in 2023. He said the increase appears reasonable and is needed to help sustain rising ambulance service costs. Mr. Rosenblum agreed, calling the subscription an excellent value, even at \$60 and noting that participation is lower than expected given the number of households in town. Mr. Silva said he too was surprised more residents do not enroll in the program, especially given its usefulness for both minor and major emergencies. Mr. Gennette added that he expected more seniors to participate, commenting that the subscription provides meaningful protection for older residents. **Motion made by Mr. Silva to increase the Ambulance Subscription Fund from \$50 to \$60 effective 2027. Mr. Gennette second. All in favor. Motion passed 5-0.**

26-154 Springfield Water & Sewer Commission – HAA5 Water Quality Violation and Public Notification. **Motion made by Mr. Silva to file. Mr. Sanches second. All in favor. Motion passed 5-0.**

26-155 Anonymous Complaint – Commercial Construction/Earth-Moving Operations, Severe Noise, Dust, Potential Wetland/Resource Area Alteration and Potential Zoning Violations at 679 and 697 Moore Street.

Mr. Rosenblum reported that the matter raised in the recent anonymous complaint had already been addressed by the DPW and appeared to stem from a misunderstanding. He

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noted that any zoning-related issues would not come before the Select Board and would instead be referred to the Planning Board. Mr. Silva added that, for future concerns, residents should provide their name and address when submitting complaints, explaining that anonymous submissions are difficult to evaluate and may lack credibility. **Motion made by Mr. Gennette to file. Mr. Silva second. All in favor. Motion passed 5-0.**

UNFINISHED BUSINESS

Board to discuss reactivating the Long-Range Planning Committee (tabled from September 1st).

Mr. Gennette said the Board had previously asked the former Town Administrator to pull together the policies, bylaws, and related documents needed for review before reactivating the committee in question, but that information was never provided. He suggested the Board may need to table the matter again, though he questioned why the committee could not simply be reactivated now, with any policy issues addressed later if necessary. Mr. Rosenblum asked whether any Board members objected to moving forward with reactivation, noting that the topic has been discussed several times already. **Motion made by Mr. Sanches to reactivate the Long-Range Planning Committee for the written charge to find deliverables and sunset date and staff liaison. Mr. Silva second. All in favor. Motion passed 5-0.**

Board to consider adopting a policy related to appropriating expenditures from the Building Infrastructure Fund. (tabled from September 1st).

Mr. Rosenblum said the Board has discussed the Building Infrastructure Fund policy several times and questioned whether adopting a separate policy is necessary. He noted that in the past the fund had been used more broadly, but any new policy would need to narrowly define allowable expenditures and likely delegate certain approvals to the Town Administrator for routine needs. Mr. Gennette said he believes that approach was an overreach from a prior administration and that the Board should first review existing bylaws and policies before considering any changes. He stated that the Building Infrastructure Fund has historically operated without issue and that developing a new policy is unnecessary. Mr. Rosenblum agreed, noting the Board has many other policies already under review and should focus on those of higher priority. **Motion made by Mr. Gennette to not adopt a policy related to appropriating expenditures from the Building Infrastructure Fund outside what is already established. Mr. Silva second. All in favor. Motion passed 5-0.**

Board to discuss Entertainment License and possible amendments (tabled from September 1st).

Mr. Rosenblum noted that Mr. Sanches, with input from Board members, had prepared a draft revision of the entertainment license application. He asked whether members wished to review the document section by section, with the goal of finalizing a version for the public information hearing scheduled for October 20. Mr. Gennette said he reviewed the draft, felt it was a substantial improvement over the current application, and supported moving forward if Mr. Sanches was satisfied with the revisions and Chief Brennan had no objections. Mr. Silva expressed concern that the expanded application was overly complicated and that the Board was creating burdens for all establishments due to issues with only one. He commended Mr. Sanches for his work but questioned whether such a detailed document was necessary. Mr. Alves said he viewed the matter in two parts: addressing problems with specific establishments and improving the overall application. He supported revisions to the application that clarify days, hours, type of entertainment, and indoor versus outdoor use, and said a more complete application would help the Board make informed decisions during annual license reviews without unnecessarily burdening longstanding businesses with no history of complaints. After further discussion, the Board agreed on a streamlined approach using sections 1 through 4 and a modified section 5.3 for applicants to briefly describe their outdoor entertainment. The Board also agreed to eliminate unnecessary provisions from the draft, including Sunday restrictions, instead reviewing Sunday requests case by case as part of license approval. Members emphasized that the primary purpose of the revision is to clearly distinguish indoor and outdoor entertainment and provide the Board with sufficient information to evaluate impacts when complaints arise. The Board directed Mr. Sanches to prepare a pared-down draft reflecting these decisions and to work with staff to format the final version for presentation at the October 20 public information hearing, where the Board may also vote on the revised application.

NEW BUSINESS

Board to approve and sign minutes from meeting of September 15, 2026. **Motion made by Mr. Gennette** to approve and sign meeting minutes from September 15, 2026, with all members present except Mr. Sanches. **Mr. Silva second. All in favor. Motion passed 5-0.**

Board to approve and sign minutes from meeting of September 29, 2026. **Motion made by Mr. Gennette** to approve and sign meeting minutes from September 29, 2026, with all members present. **Mr. Silva second. All in favor. Motion passed 5-0**

Board to appoint Amy Kurtz, Executive Assistant, to the Local community Mitigation Advisory Committee (LCMAC). **Motion made by Mr. Alves** to appoint Amy Kurtz, Executive Assistant, to the Local Community Mitigation Advisory Committee (LCMAC). **Mr. Gennette second. All in favor. Motion passed 5-0.**

Board to approve and sign contract for Carrie Ribeiro, Interim Town Administrator. **Motion made by Mr. Gennette** to approve and sign contract for Carrie Ribeiro, Interim Town Administrator. **Mr. Silva second. All in favor. Motion passed 5-0.**

Board to approve reclassification request for Human Resources Department Benefits Administrator.

Ms. Ribeiro presented a reclassification request for Anita Goncalves, whose position had previously been an Administrative Assistant in the LATOSS union. As of July 1, 2026, under the new LATOSS contract, her position was removed from the union for confidentiality reasons, requiring the Town to place her on a non-union classification and wage scale. A new job description was provided to reflect the substantial changes in her duties over recent years. She now serves as the primary benefits administrator for both the Town and the School Department, handling all health, dental, vision, and supplemental benefits, leave administration, open enrollment, retirement processing for both Hampden County and the Massachusetts Teachers Retirement System, backup payroll responsibilities, and all workers' compensation and injury-on-duty cases. Ms. Ribeiro also noted that Ms. Goncalves played a major role in automating accruals and helping transition multiple systems to paperless operations. In response to Board questions, Ms. Ribeiro stated that the reclassification results in an approximate pay increase of ten to eleven thousand dollars and that part of the cost continues to be supported by an annual public health grant that helps fund the position. Mr. Alves raised broader concerns about reclassifications occurring outside the annual budget process and the potential impact on future budget planning. He explained that his concern is procedural and not related to merit. Ms. Ribeiro agreed that most reclassifications should occur during budget development when possible, but noted that some, including this one, must occur immediately due to structural or contractual changes. Mr. Sanches observed that the increase represents roughly a twenty-one percent pay adjustment and pointed out an inconsistency between the job title on the form and the footer. Ms. Ribeiro clarified that the new title will be Benefits Administrator. The Board continued discussion on how future reclassification requests should be coordinated to ensure fiscal planning remains balanced. **Motion made by Mr. Gennette** to approve reclassification request for Human Resources Department Benefits Administrator. **Mr. Alves second. All in favor. Motion passed 5-0.**

Board to approve reclassification request for Assistant Town Engineer.

Ms. Ribeiro explained that funds are available in the current budget for the proposed reclassification of Mr. Goodreau. She reviewed the history of his position and noted that when the Town completed a compensation and classification study in 2021–2022, his role was never properly placed on the classification and compensation scale. As a result, for approximately 15 years he received only cost-of-living increases rather than progressing through step increases as most employees do. She said the request corrects an equity issue and reflects expanded responsibilities, including a change in title from Assistant Town Engineer to Deputy Director of Public Works. His role now includes major involvement in contract work, sewer projects, budget preparation, procurement, Chapter 90 submissions, grant management, and personnel support within the department. Board members discussed the revised job description, the classification level Grade M-6 Step 3, and

confirming that adequate budget capacity exists due to current vacancies. Several members expressed strong support, praising Mr. Goodreau's longstanding service, technical expertise, and significant contributions to the Town. Mr. Sanches and Mr. Rosenblum emphasized the value he brings to operations and cost savings. Mr. Alves reiterated his broader concern about ensuring that reclassification requests are tied to the budget cycle whenever possible but agreed this request appears justified and expected. Mr. Gennette voiced support but noted the importance of maintaining clear role distinctions between the Deputy Director and the Superintendent to avoid overlap or imbalance in responsibilities. Mr. Rosenblum responded that the two positions complement each other well, with different strengths that serve the department effectively. The Board agreed the adjustment is appropriate and well-deserved. **Motion made by Mr. Sanches** to approve the reclassification of James Goodreau to Deputy Director of Public Works M6 Step 3. **Mr. Alves second. All in favor. Motion passed 5-0.**

Board to accept the warrant and to approve and sign ten copies of the call for the election for the November 3, 2026, State Election. **Motion made by Mr. Alves** to accept the warrant and to approve and sign ten copies of the call for the election for the November 3, 2026, State Election. **Mr. Sanches second. All in favor. Motion passed 5-0.**

Board to sign Massachusetts Public Records Request to Division of Fisheries and Wildlife for Minechoag Pond. **Motion made by Mr. Silva** to sign Massachusetts Public Records Request to Division of Fisheries and Wildlife for Minechoag Pond. **Mr. Alves second. All in favor. Motion passed 5-0.**

Board to approve and accept the Disclosure by Non-Elected Municipal Employee of Financial Interest and Determination by Appointing Authority (Chief Brennan). **Motion made by Mr. Alves** to approve and accept the Disclosure by Non-Elected Municipal Employee of Financial Interest and Determination by Appointing Authority (Chief Brennan). **Mr. Gennette second. All in favor. Motion passed 5-0.**

Board to approve contract between the Town of Ludlow and Connectivity Point for phone upgrades at Hubbard Memorial Library in the amount of \$1,174.62 to be paid for from the library budget. **Motion made by Mr. Gennette** to file. **Mr. Silva second. All in favor. Motion passed 5-0.**

Energy Coordinator seeks Select Board authorization to fix 80% of the Town's remaining FY2027 regular gasoline requirement if the January 2027 RBOB index reaches \$2.70 per gallon or less before the October pricing deadline.

Mr. Gennette reported that the price-lock deadline for gasoline is October 31 and that the Town is now within the purchasing window. He noted that the current fixed price is approximately 2.74 per gallon and may continue to decline, predicting that market conditions related to the national election could push prices toward 2.70, which he identified as a reasonable target. Mr. Alves reviewed the supporting data and confirmed that the Town's five-year average price is 2.64, while the current rate is 2.71. He and Mr. Gennette agreed that 2.70 or lower is an appropriate threshold for executing a fixed-price contract. Mr. Gennette explained that once the price begins trending downward, he will notify DPW procurement so they can act immediately, since procurement must be engaged in advance. If the price falls below 2.70, the Town can lock in at that amount; if it rises above 2.70 again, procurement will hold until it meets the approved benchmark. The Board discussed diesel purchasing as well. Mr. Alves asked about the percentage previously used for diesel, which had been roughly 65 to 70 percent of anticipated annual usage. Mr. Gennette clarified that gasoline volumes fluctuate more widely than diesel and therefore he recommended fixing 80 percent of the Town's remaining fiscal year 2027 gasoline requirement. He explained that using a percentage rather than a fixed gallon amount prevents the Town from overcommitting and being required to accept or store unused fixed-price fuel. Mr. Sanches supported the reasoning, noting that removing one unusually low recent year results in an adjusted average of approximately 2.82 per gallon, which makes the proposed 2.70 target fiscally sound. Mr. Alves stated he would prefer a percentage slightly lower than 80 percent but would not object to 80 percent. Mr. Gennette added that 80 percent is a common industry standard for balancing cost certainty with market flexibility. **Motion made by Mr. Sanches** to authorize the Energy Coordinator to fix 80% of the remaining FY2027 regular

gasoline if the January 2027 RBOB index reaches \$2.72 or less before the October pricing deadline. **Mr. Alves second. Motion passed 4-0-1.**

Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on September 7 & September 8, 2026. **Motion made by Mr. Sanches** to approve charging off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on September 7 & September 8, 2026, subject to the Chief’s incident report. **Mr. Gennette second. All in favor. Motion passed 5-0.**

BOARD UPDATES/MISC

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

CLOSING COMMENTS

Mr. Gennette reported that he has been researching the deed for the Westover Golf Course and discovered that the National Park Service maintains the official deed and associated utilization plan. He stated that the deed contains extensive restrictions that may affect what improvements the Town can make on the property, including irrigation infrastructure. He has submitted a formal request to the National Park Service for all documentation related to the deed and usage plan. Once received, he intends to review the material with the Golf Commission before any further action is taken on the proposed irrigation project. He added that he is willing to share all information with anyone interested.

Mr. Alves commented that he stopped at the library before the meeting and noted how positive it was to see many children happily using the space. He praised the library’s leadership and its strong children’s programming.

Mr. Silva shared that he attended the Michael J. Dias Foundation golf tournament, where the event was well attended and included remarks from Mayor Sarno. He reported that the Foundation has opened its third house and that one of the speakers was a Ludlow resident. He also noted that Senator Oliveira and Representative Saunders were present and expressed their appreciation to the Ludlow Select Board for its support.

Motion made by Mr. Alves to close the meeting at 7:55 P.M. **Mr. Gennette second. All in favor. Motion passed 5-0.**

_____Chairman

Ludlow Select Board

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

ONE DAY PERMIT APPLICATION

TYPE OF ACTIVITY: Sid & Shop

PERMITS REQUESTED (check all that apply):

LIQUOR: Beer & Wine ☒ All Alcoholic ☐ MUSIC & DANCE ☐ OTHER ☐

NAME OF ORGANIZATION: Cottage Melts

CONTACT PERSON: Dillon Helvorsen TELEPHONE NO.: 413-668-7682

ADDRESS: 1327 East Street, Ludlow MA

EVENT BEING HELD AT: Cottage Melts

ADDRESS: 1327 East Street, Ludlow MA

DAY/DATES REQUESTED: 11/1, 11/7, 11/8, 11/29

RAIN DATE IF NECESSARY: N/A

EXPECTED TIME: BEGINNING 10:00 a.m. ENDING 4:00 p.m.

NUMBER OF ATTENDANCE EXPECTED: ~70

Ludlow Police Chief, on behalf of the Select Board, has the right to determine the amount of police protection for each event to ensure proper crowd control.

Ludlow Fire Chief, on behalf of the Select Board, has the right to determine if a fire watch or ambulance detail is needed at the event.

Where liquor is being served and crowds exceed 1,000 people:

- Crowds that are over 1,000 requires four (4) officers assigned at detail rate
- Crowds that exceed 2,000 requires six (6) officers assigned at detail rate
- Crowds that exceed 4,000 additional officers will be assigned at the discretion of the Chief of Police.
- There will be clearly posted signs stating "no weapons allowed" and "all bags are subject to search".

Where liquor is served, every applicant must submit an Insurance Certificate in the amount of one million dollars for each event.

All forms must be complete and submitted to the Select Board at least four (4) weeks prior to the event date requested.

Application must be signed by a duly authorized officer of the corporation.

Payment of Police Officers and/or Firefighters is the responsibility of the organization requesting the permits and must be paid in full three (3) days prior to the event.

Applicant agrees to release and hold the Town of Ludlow harmless from any liability arising out of the use herein described.

SIGNED: Dillon Helvorsen DATE: 10/13/2026



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Event Helper Customer Service	
	Gaslamp Insurance Services	PHONE (A/C, No, Ext): (855) 493-8368	FAX (A/C, No):
	DBA Event Helper Insurance Services	E-MAIL ADDRESS: info@theeventhelper.com	
	PO Box 1549		
Grass Valley	CA 95945	INSURER(S) AFFORDING COVERAGE	
		INSURER A: Evanston Insurance Company	NAIC # 35378
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY	Y	N	3DS5476-M4129392	SEE BELOW	SEE BELOW	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES \$ 100,000
	☒ Host Liquor Liability						MED EXP (Any one person) \$ 5,000
	☐ Retail Liquor Liability						PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
☒ POLICY ☐ PRO-JECT ☐ LOC							PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:						Deductible \$ 1,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
	☐ AUTOS ONLY						\$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$
	DED \$ RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder listed below is named as additional insured per attached MEGL 2217 01 19 for the following dates: 02/14/2026, 03/15/2026, 04/18/2026, 05/09/2026, 05/10/2026, 06/20/2026, 06/21/2026, 08/15/2026, 09/06/2026, 09/13/2026, 09/20/2026, 10/04/2026, 11/01/2026, 11/07/2026, 11/08/2026, 11/29/2026, 12/05/2026 & 12/06/2026. Attendance: 295, Event Type: Craft Show.

CERTIFICATE HOLDER**CANCELLATION**

Cottage Melts 1327 East St Ludlow MA 01056	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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EVANSTON INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:
COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

Cottage Melts
1327 East St
Ludlow MA 01056

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule of this endorsement, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by the acts or omissions of any insured listed under Paragraph 1. or 2. of Section II – Who Is An Insured:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions remain unchanged.



To: Pastor Lisa Morrison, Faith Community Chapel
From: Carrie Ribeiro, Interim Town Administrator
Date: October 21, 2026
Re: Snow Plowing-Parking Agreement

Dear Pastor Morrison:

On October 20, 2026, the Select Board unanimously voted to extend the agreement between the town and the Faith Community Chapel through December 31, 2027. The original agreement was set to expire on December 31, 2025. Except as specifically amended by the foregoing, all other terms and conditions remain intact and in full force and effect.

Please acknowledge receipt and acceptance of this extension with your signature below:

Pastor Lisa Morrison

Carrie Ribeiro, Interim Town Administrator

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: October 9, 2026

Subject: APPROVAL OF CHANGE OF OCCUPANCY / DBA APPLICATION

NAME OF OWNER OF NEW BUSINESS: Jose Alves

NAME/TYPE OF NEW BUSINESS: FRM LLC DBA JAC Storage
(storage facility)

NAME OF OWNER OF BUILDING: FRM LLC DBA JAC Storage

ADDRESS OF BUSINESS: 279 Cady Street

APPROVAL DATE: October 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: 10 / 05 / 2026

Location of Property: (address) 279 Cady St, Assessors' Map 1B, Parcel 5A

Zoning of Property: Agriculture

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): FRM LLC DBA JAC Storage

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: FRM LLC DBA JAC Storage - Jose Alves
Address: 279 Cady St Ludlow MA 01056
Phone: 413-563-1820
Fax: _____
E-Mail: jacstorageludlow@gmail.com
Signature: [Signature]

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

from Storage to Storage

Contact Person (if different):

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

RECEIVED

OCT 05 2026

LUDLOW PLANNING BOARD

Property Owner (if different):

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

Building Owner (if different):

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

Detailed Description of Proposal: Register FRM LLC as DBA JAC Storage

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:

[Signature]

Fee Amount Received: 100 Fee Doubled: NO

Supporting Documents? YES / NO

Verified By: JC

Date Received: 10/5/26



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

Date of Issuance: Oct 2, 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 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 December 2025 to September 2026.

Testing results from September 1, 2026, showed that our system exceeded the standard or maximum contaminant level (MCL) established by drinking water regulations for haloacetic acids (HAA5) at six 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 3 of 2026	Locational Running Annual Average (LRAA) for Quarter 3 of 2026*
	HAA5 (ppb ¹)	HAA5 (ppb ¹)
10081 – Chapin St Pump Station	40	50
10082 – 1400 State St Vibra/PV Hospital	69	63
10074 – 833 Page Blvd	72	64
10089 – 292 Main Street	67	60
10083 – North Main Fire Station	67	63
10085 – Center Street Fire Station	69	72
10086 – 1043 Sumner Ave	69	65
10075 – Catalina Pump Station	70	61

*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 construction progress 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: October 2, 2026

Phone: **413-310-3501**

Email: **info@waterandsewer.org**

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

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TOWN OF LUDLOW
PLANNING BOARD
488 CHAPIN STREET
LUDLOW, MA 01056

NOTICE OF DECISION
SPECIAL PERMIT

DATE: October 9, 2026

APPLICATION: SPECIAL PERMIT / HOME OCCUPATION

APPLICANT: Jennifer Wright
459 Poole Street, Ludlow, MA

Following a duly advertised public hearing held on **October 8, 2026**, the Planning Board, acting as the Special Permit Granting Authority, at its meeting on **October 8, 2026**, with the following members present: **Raymond Phoenix, William Ellison, Kathleen Houle, Haley Rivers, Christopher Coelho, voted 5-0** to **GRANT** a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for: **telehealth therapy business**.

REQUIRED FINDINGS:

Upon motion duly made and seconded, the Board finds that the Special Permit application as presented meets and/or exceeds all of the requirements imposed under Section 7.0.4 of the Zoning Bylaws:

- a. The Planning Board finds that the proposal is suitably located in the neighborhood in which it is proposed and/or the total town, as deemed appropriate by the Special Permit Granting Authority.
- b. The Planning Board finds that the proposal is compatible with existing uses and other uses permitted by right in the same district.
- c. The Planning Board finds that the proposal would not constitute a nuisance due to air and water pollution, flood, noise, dust, vibrations, lights, or visually offensive structures and accessories.
- d. The Planning Board finds that the proposal would not be a substantial inconvenience or hazard to abutters, vehicles, or pedestrians.
- e. The Planning Board finds that adequate and appropriate facilities would be provided for the proper operation of the proposed use.
- f. The Planning Board finds that the proposal reasonably protects the adjoining premises against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance.
- g. The Planning Board finds that the proposal ensures that it is in conformance with the sign regulations of the bylaw. (See Section 6.5)

- h. The Planning Board finds that the proposal provides convenient and safe vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements.
- i. The Planning Board finds that the proposal ensures adequate space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment or use.
- j. The Planning Board finds that the proposal provides adequate methods of disposal and/or storage for sewage, refuse, and other waste resulting from the uses permitted or permissible on the site, and methods of drainage for surface water.
- k. The Planning Board finds that the proposal ensures protection from flood hazards, considering such factors as the following: elevation of buildings; drainage, adequacy of sewage disposal; erosion and sedimentation control; equipment location; refuse disposal; storage of buoyant materials; extent of paving; effect of fill, roadways or other encroachments on flood runoff and flow.
- l. The Planning Board finds that the proposal is in general harmony with the general purpose and intent of this bylaw.
- m. The Planning Board finds that the proposed use complies with any and all additional Special Permit Criteria or special use regulations imposed on individual uses in Section VI of this bylaw.

CONDITIONS SEE ATTACHED

VOTED FOR:

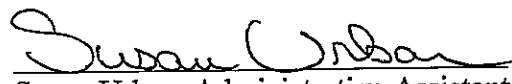
AGAINST:

ABSENT:

**Raymond Phoenix
William Ellison
Kathleen Houle
Haley Rivers
Christopher Coelho**

ANY APPEAL FROM THE DECISION OF THE PLANNING BOARD CAN BE MADE ONLY TO THE COURT AND MUST BE MADE PURSUANT TO SECTION 17, CHAPTER 40A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS, AS AMENDED, AND MUST BE FILED WITHIN TWENTY (20) DAYS AFTER THE DATE OF FILING OF THE DECISIONS WITH THE TOWN CLERK.

Filed with Town Clerk On: **October 9, 2026**


Susan Urban, Administrative Assistant