



RECEIVED
TOWN CLERK'S OFFICE
2026 OCT -2 A 8:43
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Office of the Select Board

AGENDA
SELECT BOARD
Select Board's Conference Room
October 6, 2026
5:30 P.M.

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. – PUBLIC HEARING – Class II License – North Star Motors & Collision, LLC – 37 Letourneau Lane.

6:00 P.M. – PUBLIC HEARING – Class III License – STR8UP Towing & Auto Services, LLC – 23 Oregon Avenue.

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

CORRESPONDENCE

26-141 Christina Brown – Letter of Resignation as an Election Worker.

26-142 Kacey Bailey – Request to be appointed as an Election Worker.

26-143 Rebecca Curzon – Request to be appointed as an Election Worker.

26-144 Julianne Kinsman – Request to be appointed as an Election Worker.



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

26-145 Nicole Parker – Letter of Resignation as Precinct 3 Representative.

26-146 Christopher Harkins, Ludlow Commission on Disability – Whitney Park Project.

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.

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

26-149 Board of Assessors – Request to hold Tax Classification Hearing November 3, 2026.

26-150 Board of Assessors – No Intention to Exercise Right of First Refusal for 0 Munsing Street, Map 18 Parcel 3.

26-151 Planning Board – No Interest in 0 Munsing Street, Map 18 Parcel 3.

26-152 Michael DiChiara – Western Mass Towns for a Responsible Grid – Letter Regarding Environmental Impact Report.

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

26-154 Springfield Water & Sewer Commission – HAA5 Water Quality Violation and Public Notification.

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.

UNFINISHED BUSINESS

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



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TOWN OF LUDLOW

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

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.

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.

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:

Town Hall Closed Monday, October 12th in observance of Columbus Day/Indigenous People's Day.

Veterans Day Ceremony Wednesday, November 11th at 9:00 A.M. in the Ludlow High School Auditorium.

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.



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

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

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

NEW BUSINESS

Board to approve and sign minutes from meeting of September 15, 2026.

Board to approve and sign minutes from meeting of September 29, 2026.

Board to appoint Amy Kurtz, Executive Assistant, to the Local Community Mitigation Advisory Committee (LCMAC).

Board to approve and sign contract for Carrie Ribeiro, Interim Town Administrator.

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

Board to approve reclassification request for Assistant Town Engineer.

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.

Board to sign Massachusetts Public Records Request to Division of Fisheries and Wildlife for Minechoag Pond.

Board to approve and accept the Disclosure by Non-Elected Municipal Employee of Financial Interest and Determination by Appointing Authority (Chief Brennan).

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.



Town of Ludlow, Massachusetts
Office of the Select Board

APPLICATION FOR/AND RENEWAL FORM
CLASS I, II OR III LICENSE

Date: 06-10-2026

Please complete the following and return it to the Office of the Select Board, 488 Chapin Street, Ludlow, MA 01056 with the \$200 check made payable to the Town of Ludlow, the Worker's Compensation Insurance Affidavit form, the declaration page of the worker's comp policy and if Class II license proof of \$25,000 bond.

Corporate Name: North Star Motors & Collision LLC

DBA: _____

On-Site Manager Name & Phone Number: Ghaeth Alsamiraj 413-459-7662
Ghazwan Alsamiraj 413-388-4393
(Please list ALL names required for your license) Mustafa Alsamiraj 512-554-6481
Business Address: 37 Letourneau Ln, Ludlow, MA 01056

Email Address: Ghaeth Fcb2010@yahoo.com mus-w@yahoo.com

Type of License: Class 2 - used car dealer ship

Additional Information: M-F 9-6 SAT 10-3

[Signature]
Signature of Owner/License Holder

42-3041003
Federal ID # or Social Security #

Submit to the Select Board's Office the following:

- Application
- Check for \$200 (payable to the Town of Ludlow)
- Workers Compensation Insurance Affidavit (including copy of declaration page of policy)
- Class II Only: Proof of \$25,000 Bond

◇ 488 Chapin Street Ludlow, MA 01056 ◇ (413) 583-5600 ◇ FAX: (413) 583-5603 ◇
◇ TTY (413) 583-5668 ◇ Email: selectboard@ludlow.ma.us ◇



The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
Lafayette City Center
2 Avenue de Lafayette, Boston, MA 02111-1750
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information

Please Print Legibly

Business/Organization Name: North Star Motors & Collision LLC

Address: 37 Letourneau Ln

City/State/Zip: Ludlow, MA, 01056 Phone #: 413-459-7662

Are you an employer? Check the appropriate box:

1. ☐ I am a employer with _____ employees (full and/or part-time).*
2. ☒ I am a sole proprietor or partnership and have no employees working for me in any capacity.
[No workers' comp. insurance required]
3. ☐ We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. ☐ We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. ☐ Retail
6. ☐ Restaurant/Bar/Eating Establishment
7. ☒ Office and/or Sales (incl. real estate, auto, etc.)
8. ☐ Non-profit
9. ☐ Entertainment
10. ☐ Manufacturing
11. ☐ Health Care
12. ☐ Other use

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: _____

Insurer's Address: _____

City/State/Zip: _____

Policy # or Self-ins. Lic. # _____ Expiration Date: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under § 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: [Signature] Date: 06-10-2026

Phone #: 413-459-7662

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (check one):

1. ☐ Board of Health 2. ☐ Building Department 3. ☐ City/Town Clerk 4. ☐ Licensing Board
5. ☐ Selectmen's Office 6. ☐ Other _____

Contact Person: _____ Phone #: _____



Town of Ludlow, Massachusetts
Office of the Select Board

APPLICATION FOR/AND RENEWAL FORM
CLASS I, II OR III LICENSE

Date: 8/17/26

Please complete the following and return it to the Office of the Select Board, 488 Chapin Street, Ludlow, MA 01056 with the \$200 check made payable to the Town of Ludlow, the Worker's Compensation Insurance Affidavit form, the declaration page of the worker's comp policy and if Class II license proof of \$25,000 bond.

Corporate Name: STRBUP TOWING & Auto Services LLC

DBA: _____

On-Site Manager Name & Phone Number: 413-317-9898

(Please list ALL names required for your license)

Business Address: 23 Oregon Ave Ludlow, MA 01056

Email Address: StrBuptowingllc@gmail.com

Type of License: CLASS III

Additional Information: _____

[Signature]
Signature of Owner/License Holder

99-3207719
Federal ID # or Social Security #

Submit to the Select Board's Office the following:

- Application
- Check for \$200 (payable to the Town of Ludlow)
- Workers Compensation Insurance Affidavit (including copy of declaration page of policy)
- Class II Only: Proof of \$25,000 Bond



The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
Lafayette City Center
2 Avenue de Lafayette, Boston, MA 02111-1750
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information

Please Print Legibly

Business/Organization Name: STRUP TOWING & Auto Services LLC

Address: 23 Oregon Ave Ludlow, MA 01056

City/State/Zip: _____ Phone #: 413-317-9898

Are you an employer? Check the appropriate box:

1. ☒ I am a employer with 2 employees (full and/or part-time).*
2. ☐ I am a sole proprietor or partnership and have no employees working for me in any capacity.
[No workers' comp. insurance required]
3. ☐ We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. ☐ We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. ☐ Retail
6. ☐ Restaurant/Bar/Eating Establishment
7. ☒ Office and/or Sales (incl. real estate, auto, etc.)
8. ☐ Non-profit
9. ☐ Entertainment
10. ☐ Manufacturing
11. ☐ Health Care
12. ☐ Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: Biberk

Insurer's Address: P.O. Box 113247

City/State/Zip: Stamford, CT

Policy # or Self-ins. Lic. # N9WC310117 Expiration Date: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under § 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: [Signature] Date: 8/17/26

Phone #: 413-317-9898

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (check one):

1. ☐ Board of Health 2. ☐ Building Department 3. ☐ City/Town Clerk 4. ☐ Licensing Board
5. ☐ Selectmen's Office 6. ☐ Other _____

Contact Person: _____ Phone #: _____

9/22/26

To whom it may concern:

I am resigning
as election officer as
of today.

Thank you,

Christina
Brown

A stylized handwritten signature in dark ink, consisting of a large, loopy 'C' followed by a horizontal line that ends in a small upward flick.

Town of Ludlow

Office of the Town Clerk

Kim M. Batista, CMMC, Town Clerk



ELECTION WORKER APPLICATION

Please complete all information and return to:

By Mail: Town Clerk's Office, 488 Chapin St, Ludlow, MA 01056 or by email: as an attachment to clerk@ludlow.ma.us

Name Kacey Marie Bailey
First Middle Last
Residential Address: 15 West Ave Ludlow 01056
Number Street City Zip

Telephone Home # _____ Work # _____

E-Mail Address: _____ Cell # _____

Are you a registered to vote in MA? ☒ Yes ☐ No

Have you ever served as an Election Officer? ☐ Yes ☒ No

If yes, for how long? _____ Where? _____ What role? _____

Can you work a full day (minimum 6:00 a.m. – 8:30/9:00)? ☐ Yes ☒ No

If no, please select shifts available:

☒ AM shift (6:00 am – 11:00 pm)

☐ PM shift (11:00 – 4:00 pm)

☐ PM shift (4:00 – 8:30/9:00 pm)

How did you hear about becoming a poll worker? _____ social media

I certify that the information given above is true and complete.

Kacey Bailey
Signature

9/18/26
Date

488 Chapin Street
Ludlow, MA 01056
(413) 583-5600 Ext. 1
TTY (413) 583-5668

September 24, 2026

Town of Ludlow
Select Board
488 Chapin Street
Ludlow, MA 01056

Dear Select Board:

This letter is my application to be appointed as a poll worker in Ludlow.

I'm a retiree living in Amherst. I am involved in my community; among other activities I assist in voter education through the League of Women Voters in Amherst. I'm also on the board of my church in Northampton. I am committed to free and fair elections. My church has worked to inform our members of the critical hands-on work required in running elections, and we are all aware of the potential threats to smooth processes. I would like to support and contribute to that work.

I am reaching out to Ludlow because I'm interested in going beyond my familiar territory and becoming acquainted with surrounding towns

My friend Julianne Kinsman is also applying to be appointed. We are interested in doing this together.

I greatly appreciate your consideration.

Sincerely,



Rebecca E Curzon
34 Berkshire Ter, Amherst, MA 01001

September 24, 2026

Town of Ludlow

Select Board

488 Chapin Street

Ludlow, MA 01058

Dear Select Board,

I am writing to apply to serve as a poll worker in Ludlow. I am a retired professor from Springfield Technical Community College, residing in Easthampton and have served on the board of my church. Through my church, I am currently involved in a democracy advocacy team with an interest in assisting in elections in local communities where there is a need for volunteers. We believe that free and fair elections are the foundation of our democracy, and that we can contribute by participating in the voting process.

My friend Rebecca Curzon and I apply in the hope that we may be appointed to serve together. We are interested in reaching beyond our home communities to become better informed and engaged in other towns.

I appreciate your consideration and look forward to hearing from you after your October meeting.

Sincerely,

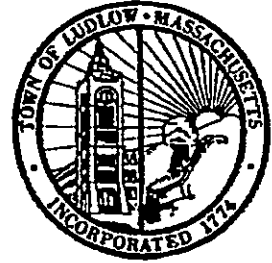
Julianne Kinsman

45 Oliver Street, Easthampton, MA 01027

Town of Ludlow

Office of the Town Clerk

Kim M. Batista, CMMC, Town Clerk



September 30, 2026

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

Re: Letter of Resignation from Nicole Parker
Precinct 3 Representative Town Meeting Member

Dear Mr. Rosenblum:

Enclosed please find letter of resignation from Nicole Parker, Precinct 3 Representative Town Meeting Member. Ms. Parker's resignation is effective immediately; her term was set to expire in 2027. I have accepted her letter of resignation and hereby certify her letter of resignation.

This term will expire at the next election of March 2027 for Precinct 3 Representative Town Meeting Member. ***This is for informational purpose: No vote is required of the Select Board to place this term on the ballot since this will not be an unexpired term.***

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Kim M. Batista". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Kim M. Batista, CMMC
Town Clerk

488 Chapin Street
Ludlow, MA 01056
(413) 583-5600 (request Town Clerk's office)
TTY (413) 583-5668

Kim Batista
Ludlow Town Clerk
500 Center St
Ludlow, MA 01056

RECEIVED
TOWN CLERK'S OFFICE
2026 SEP 25 A 10:40
TOWN OF LUDLOW

September 23, 2026

Dear Kim,

With my schedule I cannot devote the time required to be an effective Town Meeting member. I resign effective immediately. I would like to thank the citizens of Ludlow for the opportunity to serve.

Sincerely,



Nicole Parker

Amy Kurtz

From: Christopher Harkins <cmh329@yahoo.com>
Sent: Sunday, September 20, 2026 9:03 PM
To: Select Board
Subject: EXTERNAL:Whitney Park Project

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 cmh329@yahoo.com. [Learn why this is important](#)

Dear Board of Selectmen,

We, the members of the Ludlow Commission on Disability, are writing to you today to express our strong frustration and concern regarding the recent bid submitted and accepted by the town for the Whitney Park renovation project.

It has come to our attention that the selected design and scope of work fail to meet required Americans with Disabilities Act (ADA) accessibility standards. This is deeply concerning on its own, but it is particularly unacceptable given that the funding for this project stems directly from an ADA municipal improvement grant directly from the state.

Playground upgrades in the original bid, failed to have accessible ADA surfacing, as wood chips do not meet federal ADA or Massachusetts Architectural Access Board (MAAB) standards for wheelchair accessibility on public playgrounds.

Allocating grant dollars specifically designated for disability access to a project plan that is non-compliant undermines the core purpose of the funding. Parks should be safe, inclusive, and welcoming spaces for every resident in Ludlow, including individuals with mobility challenges and disabilities. Proceeding with a design that fails to meet ADA regulations not only excludes members of our community, but it also places the town at risk of non-compliance liability and misuse of grant funds.

Thank you for your prompt attention to this matter. We look forward to hearing how the Board plans to address these compliance concerns.

Thank You,

Christopher Harkins

Chairperson of the Ludlow Commission on Disability

Emmanuel Pedro
78 Chapin Circle
Ludlow, MA 01056

September 12, 2026

Dear Ludlow Board of Selectmen:

My name is Manny Pedro and I am an aspirant with the Diaconate Formation program. Similar to last year, I will be organizing a Community Rosary Service, which will be held at Our Lady of Fatima on Winsor St. in Ludlow on October 18th at 3pm. I have always had a devotion to Our Lady of Fatima since I was a child. From belonging to the Our Lady of Fatima Parish, to pilgrimages to Fatima when I visited Portugal, she has always been close to me throughout my life. We will hold the service outside at the shrine, weather permitting. If it rains, we will hold it inside the main church.

We are asking that every parish ask as many of their parishioners to attend, especially families and children in the Faith Formation program, so that we can have a decade prayed in each parish's native language:

- Christ the King and Immaculate Conception - Polish
- St. Elizabeth - English
- St. Peter and St. Paul - Ukrainian
- Our Lady of Fatima - Portuguese

I greatly appreciate your help as I work to make this ministerial project a success, uniting our community in prayer.

Thank you in advance for your prayers and assistance as we work to fulfill Our Lady's request to pray the rosary.

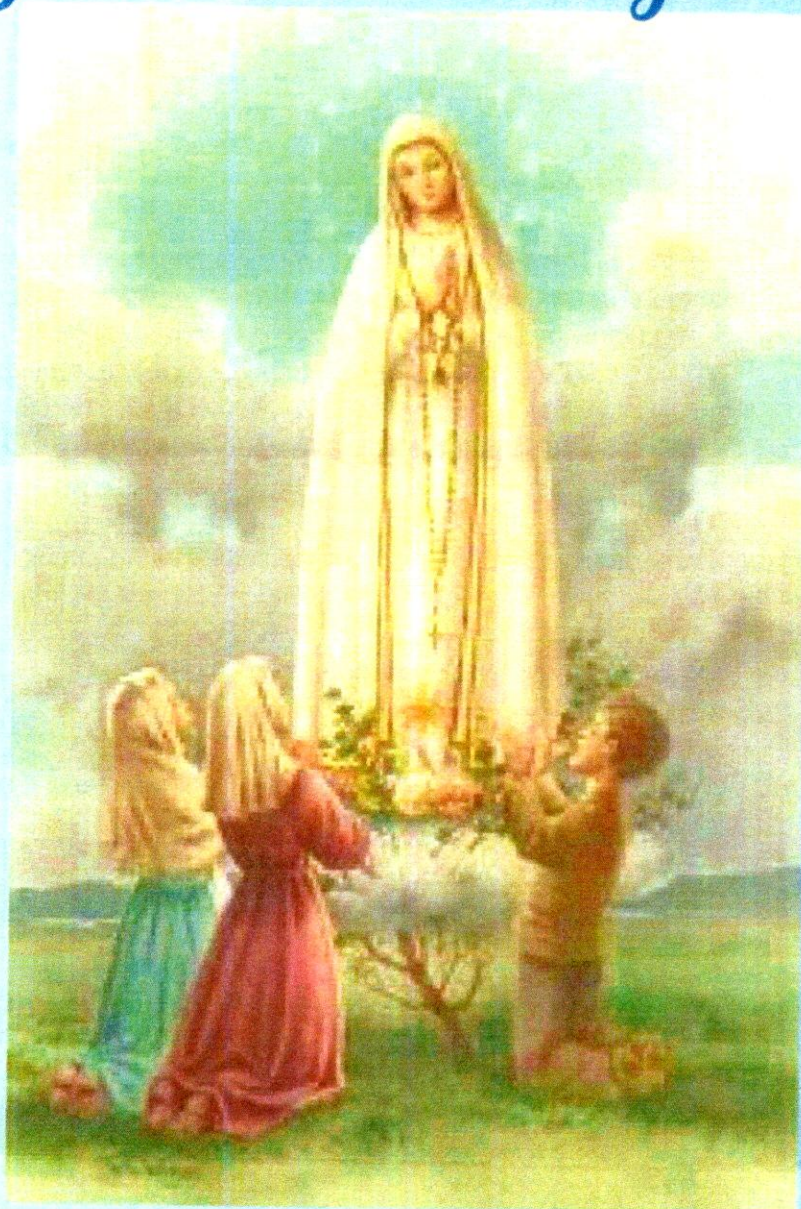
If you have any questions or would like to discuss further, please feel free to call me at (413)478-5781.

God Bless,


Manny Pedro

CC: Father Piotr Calik
Father Andrey Krip
Father Raymond Soltys
Friar Pedro de Oliveira
Monsignor Gosselin
Knights of Columbus
Senator Jacob Oliveira
Representative Aaron Saunders

Uniting the Community in Prayer



*The Holy Rosary
Sunday 10/18/26 at 3pm
Our Lady of Fatima Parish
438 Winsor St, Ludlow*

Uniting the Community in Prayer



The Holy Rosary

Sunday 10/18/26 at 3pm

*Our Lady of Fatima Parish, 438 Winsor St, Ludlow
Join the parishes of Ludlow and Indian Orchard to pray the rosary
together as a community in honor of Our Lady of Fatima.*

*Manny Pedro, an aspirant in the Diaconate Formation Program
within the Diocese, is organizing a rosary service gathering our
community together, praying the rosary as we are asked to by Our
Blessed Mother.*

*We will gather and pray one decade in each parish's respective
language at Our Lady of Fatima at the outside shrine. Should it rain
we will pray inside the church.*

*Christ the King and Immaculate Conception in Polish
St. Elizabeth in English*

St. Peter and St. Paul in Ukrainian

Our Lady of Fatima in Portuguese

*We look forward to having you join us in this beautiful community
rosary service dedicated to Our Lady of Fatima during the periods of
her apparition.*

Town of Ludlow

Office of the Town Clerk

488 Chapin Street

Ludlow, MA 01056

(413) 583-5600 Ext. 1

Kim M. Batista, CMMC, Town Clerk



STATE ELECTION ELECTION DAY – NOVEMBER 3, 2026

SCHEDULE FOR IN-PERSON EARLY VOTING

Period: October 17, 2026 through October 30, 2026

Location: Town Hall, Hearing Room 1, 1st Floor, 488 Chapin St., Ludlow

Saturday	10/17	8:00 am - 2:00 pm
Monday	10/19	8:00 am - 4:30 pm
Tuesday	10/20	8:00 am - 5:30 pm
Wednesday	10/21	8:00 am - 4:30 pm
Thursday	10/22	8:00 am - 4:30 pm
Friday	10/23	8:00 am - 12:00 pm
Saturday	10/24	9:00 am – 4:00 pm
Monday	10/26	8:00 am – 4:30 pm
Tuesday	10/27	8:00 am – 5:30 pm
Wednesday	10/28	8:00 am – 4:30 pm
Thursday	10/29	8:00 am – 4:30 pm
Friday	10/30	8:00 am – 12:00 pm

Last Day to Register to Vote and/or Change Party Enrollment

- October 24, 2026 (In-person 9 am to 5 pm)

Last Day to Request an Early and Absentee Ballot by Mail

- October 27, 2026, by 5 pm



TOWN OF LUDLOW

BOARD OF ASSESSORS

488 CHAPIN STREET

LUDLOW, MA 01056

(413) 583-5600 EXT 1221

September 24, 2026

To: Select Board
488 Chapin Street
Ludlow, MA 01056

Re: **Tax Classification Hearing for Fiscal Year 2027**

Dear Select Board:

The Board of Assessors is requesting the Select Board schedule our Fiscal Year 2026 Tax Rate Classification Hearing for November 3rd, 2026.

Please inform us what time the classification hearing will be scheduled for.

Your consideration is appreciated in this matter.

Sincerely,



Joe Alves
Assistant Assessor



TOWN OF LUDLOW

BOARD OF ASSESSORS

488 CHAPIN STREET

LUDLOW, MA 01056

(413) 583-5600 EXT 1221

JALVES@LUDLOW.MA.US

September 23, 2026

Select Board
Town of Ludlow
488 Chapin Street
Ludlow, Ma 01056

RE: Notice of Intention to Withdraw Parcel A from 61B
0 Munsing Street, Map 18 Parcel 3

Dear Select Board,

The Board of Assessors were in receipt of intent letter regarding property located on Map 18 Parcel 3 at 0 Munsing Street, owned by Revocable Indenture of trust of Laurence L Chenier.

At their meeting on September 23, 2026. The Board of Assessors stated they had no intent to exercise right of first refusal according to General Laws, Chapter 61B Section 14.

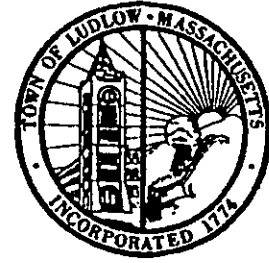
Your consideration in this matter is appreciated, if you have any questions or comments, please contact me at 413-583-5600 ext. 4

Sincerely,



Joe Alves
Assistant Assessor

Town of Ludlow
Office of the Planning Board



MEMO

DATE: August 28, 2026

TO: Select Board

FROM: Josh Carpenter, Town Planner

RE: 0 Munsing Street

At the August 27, 2026 meeting of the Planning board, the members voted 5-0 that we are not interested in the parcel located at 0 Munsing Street.

Please let me know if you have any further questions.

488 Chapin Street
Ludlow, MA 01056
(413) 583-5600 Ext. 1281
TTY (413) 583-5668

EXTERNAL:Heads Up about Eversource Transmission Line project

From Michael DeChiara <mdechiara@gmail.com>

Date Wed 9/23/2026 1:17 PM

To Select Board <Selectboard@ludlow.ma.us>

 2 attachments (195 KB)

WT 11 letter -Ongoing Concerns- 7-7-26.pdf; Open Letter to Governor Healey (1).pdf;

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 mdechiara@gmail.com. [Learn why this is important](#)

Dear Ludlow Select Board members,

I am writing as a representative of a resident-led group, [responsiblegrid.org]Western Mass Towns for a Responsible Grid. We have been working to ensure that the proposed Eversource transmission line project, WT-11, that will be running through 11 towns, including Ludlow, minimizes clearcutting and other negative environmental impacts.

To date, we have been primarily engaging residents but we wanted to make sure that town officials are also aware since the Final Environmental Impact Report will likely be submitted to the state in December 2026. Proactive local engagement on this matter will make the difference between a good project and a damaging one.

The following are resources to review and share:

- An open letter to the Governor about our concerns sent on Sept 21. (attached)
- A letter to EEA Secretary Tepper about our concerns sent on July 7 (attached)
- A [petition](#) signed by almost 250 residents

For more information, please visit our website at [NoClearcutForProfit.org](https://sites.google.com/view/responsiblegrid/eversource) (or <https://sites.google.com/view/responsiblegrid/eversource>)

We can be reached at ResponsibleGrid@gmail.com

Thanks. We hope this is helpful.

Michael DeChiara
Shutesbury

--

Michael DeChiara

Pronounced "day-key-ara"

mdechiara@gmail.com

Preferred pronoun: he/him/his ([why include this?](#) -- [about pronouns](#))

Dear Governor Healey:

Western Mass Towns for a Responsible Grid urges you to prevent Eversource from unnecessarily clearcutting 278 acres in 11 towns. Their WT-11 project is the first of an extensive series of clearcuts they plan in Western MA, with another ~2000 acres facing the chainsaw next. State-designated categories of sensitive lands are included, as are places that generations of residents have cherished, with the surrounds of Buffam Falls Conservation Area as a case in point. People across the region would be furious and heartbroken to see your administration permit Eversource's greed to ruin these places.

Of course we want Eversource to be a responsible steward of a reliable power grid, and of course that involves some cutting. However, Eversource's actual goal for this project is not to improve reliability – which it wouldn't, for the reasons below – but to boost Eversource's own profits while doing nothing for affordability.

Eversource claims their intent is to improve reliability, but that's a lie. Outages are almost never associated with large transmission lines. Unlike distribution lines, large transmission lines already have wide corridors, federally-mandated annual management, and redundant design for resilience.

- Not a single tree has caused an outage, ever, on the line that makes up 28 of this project's 29.3 miles. Two have on the other, 1.3-miles of line, but it's unclear if those trees should have been addressed by Eversource's mandated annual management, and also whether the outages had any impact on customers or equipment, or were handled by redundancy.
- Large transmission lines have proven themselves decisively in real-world conditions. Even in the historic storm of October, 2011, across the entire Northeast, not a single large transmission line outage was caused by a tree outside the corridor width that Eversource already has cleared.

Eversource proposes to clearcut trees that couldn't reach the lines. Their indiscriminate, straight-line swaths would approximately double their already-effective 125'-335' corridor width. Thousands and thousands of the trees they'd cut are not hazards now – if they were, they'd have been addressed during annual management. Many of them will never become hazards, either. Even a cursory review of Eversource's justification reveals biased assumptions and double-speak. For just one example, they propose to cut, now, every tree that might threaten the lines in the next 40 years. And, instead of a defensible way to project those 40 years of growth, they base their proposed cut zone on a fantasy that every tree will break current height records. With their proposal riddled by similarly faulty reasoning, we need government to demand objectivity and evidence.

So why is Eversource really pursuing this aggressive clearcut? Cutting 40 years of hypothetical growth in one fell swoop would cut Eversource's cost of annual maintenance. Nowhere in the hundreds of pages of their proposal does Eversource broach the topic of their obvious savings, let alone any thought of passing them along to improve affordability. In fact, Eversource has been known

to use the cost of projects like this to justify raising rates. Notably, Eversource raised rates even when their profits doubled in 2024-2025.

Tell Eversource: **No Clearcut for Profit**. Don't let them force a one-size-fits-all approach across an entire, multistate service area. WT-11 alone includes tiers of region-defining and state-designated environments (e.g., 86 acres of Priority Habitat of Rare Species; 47 acres of wetlands and riverfront; and 21 vernal pools). Verbally, Eversource claims they'll encourage their subcontractors to be discerning in the most sensitive areas, but Eversource must be told:

1. **Put it in writing**. If they really do mean to be selective anywhere, that should be on their maps, and their precise intent should be detailed in their project narrative.
2. Stick to **selective cutting and pruning of soon-to-be hazardous trees** wherever a substantial number of trees can be saved, at the very least in the environmentally sensitive areas of the project. This directive should apply in both the entire zone proposed for corridor-widening, and in the exceptional portions of the wire zone that Eversource has selectively maintained up until now.

The EEA issued their certificate for Eversource's WT-11 Draft Environmental Impact Report, and despite hundreds of residents' public comments before then and our attempted communication with that office since, without a bold statement from state leadership, we expect that Eversource will be allowed to proceed. In the absence of unbiased evidence that the project is necessary, and that its approach minimizes destruction, it must be stopped. Please step in to ensure that trees that don't threaten the lines will be left to beautifully provide their irreplaceable benefits to habitats, the climate, our watershed, the air, and the residents of Western Mass.

Sincerely,

Western Mass Towns for a Responsible Grid

More details at: NoClearcutForProfit.org

Executive Office of Energy & Environmental Affairs
100 Cambridge St. 10th Floor
Boston, MA 02114

July 5, 2026

Dear Secretary Tepper:

We're aware that WT-11 isn't in a public comment period for its Environmental Impact Report, but many of us are alarmed with how the plan is progressing, and after several community meetings and the last round of comments, we're not feeling heard. We've been in contact with our legislators, and we feel compelled to communicate our concerns to you.

The minimum prerequisite for a reliability improvement project should be that it improves reliability. As we'll explain, Eversource has not demonstrated that 1) there's a substantial reliability risk to reduce, nor 2) that their plan would reduce it. Despite this project being well along the regulatory path, we emphatically ask you to evaluate it in terms of these fundamental criteria. We believe it does not pass the lowest bar. Those in our community who have reviewed project documents, attended information sessions, and conducted independent research note the following about each of these two prerequisites:

1) The risk is NOT substantial: Eversource tries to portray an existing and evolving substantial risk, but that portrayal is misleading.

- First, Eversource tried to create the impression of a history of outages. When pressed, they admitted there have been zero outages on the line that makes up 28 of the project's 29.3 miles.
- Your certificate mentions their claim of two outages on the remaining line, but when pressed in a community meeting, they back-peddled further. It turns out, they're not distinguishing between outages that result in significant damage or customer impact and transient faults that the grid and its transmission lines are engineered to handle, with redundancy and resilience.
- Even in the historic October 2011 storm, only one tree-caused outage impacted *any* 345KV line (i.e., the ones that already have wide corridors). That one outage was caused "when a sixty-five-foot tall tree located within a full right-of-way (forty-six feet from the nearest transmission line) fell," per the DEIR (p.343). This was a true "danger tree" that utilities are mandated to manage on an annual basis. They apparently failed to do so, but that doesn't mean that they should clear-cut a wider corridor instead.

Eversource says that climate change is increasing risk, but their analysis doesn't show that the past or that predicted future justifies a wholesale conversion from their current, selective management approach across their right-of-way to much more extensive clear-cutting.

2) The plan is NOT targeted to reduce risk: Eversource contorts their alternatives analysis to try to make the case for their preferred plan.

- Eversource is federally mandated to adhere to an annual work plan for "danger trees," and in a recent community meeting, they confirmed that they are in compliance with this requirement. However, they egregiously omit this status quo in their alternatives analysis, substituting "No Action" instead, to artificially improve their preferred plan by comparison. The status quo of annual management should be part of the "robust alternatives analysis" that we were glad to see you note is "a fundamental aspect of MEPA reviews."
- Since Eversource already identifies and manages the danger trees that could come within a few feet of the lines if they fell, the thousands and thousands of additional trees that Eversource's proposed plan

would clear-cut are *not* danger trees. They could *not* threaten the lines if they fell. Cutting them does *not* increase reliability.

- Eversource tries to redefine danger trees as every tree that might, if it broke records over the next 40 years, reach the wires, plus all the other nearby trees with mature heights of >30'. You should reject that reframing as wildly excessive and blatantly self-serving.
- Eversource tries to redefine selective management as eliminating six acres of their formerly-proposed project. As they well know, that's not the industry-established, federally-defined meaning of the term. Selective management is, in fact, what they practice now, across their ROW, and they do so very effectively. We advocate for this continued practice.

Without these distortions, Eversource's analysis doesn't demonstrate that their plan would improve reliability.

Require an environmentally responsible approach, not a profit-maximizing one. Further corridor-clearing...:

...violates the *avoid, minimize, mitigate* hierarchy: We're heartened that your certificate calls for Eversource to "demonstrate that the project will take all feasible measures to avoid, minimize and mitigate impacts to the maximum extent practicable," consistent with the principles of the 2024 Clean Energy Law. However, we're not convinced that the 75' alternative you encourage Eversource to pursue does so. Eversource has not demonstrated with data why the corridor they already have, plus the selective management they already practice, is insufficient to deliver reliability.

- This proposal is characteristic of Eversource's extreme aggressiveness in vegetation management. Among the peer utilities we reviewed, WT-11 stands out in that it both converts substantial forested land to permanently maintained corridor, and applies aggressive, mature-height-based removal across that newly widened area.
- Whatever the right corridor width is, there's enough outage data that it should not be arbitrary or based on a misleading and self-serving analysis. Claims that further clearing would improve reliability must be evidence-based.

... increases profits, and *not* affordability: This so-called reliability improvement project could more accurately be called a profit improvement project. Cutting everything all at once would reduce Eversource's annual management costs.

- While energy affordability is a priority goal for the administration, there should be no illusion that increased profits would lead to lower rates for customers. In fact, Eversource substantially increased customers' bills even while their net profits doubled between 2024 and 2025. Eversource expresses no intent to pass along any of their savings from this project.
- Given the EEA's commitment to promoting ecosystem services and climate resilience, allowing a utility to clear-cut forests to maximize their own profit would be bad policy.

Many valid points were raised in the EENF certificate approved by the previous administration and in the two rounds of public comments. Eversource has chosen to disregard them, or to respond to them inadequately. Their proposed project deserves greater and continued scrutiny.

Sincerely,

Stacey McCullough, Pelham Planning Board

Michael DeChiara, Chair, Shutesbury Energy and Climate Action Committee; Planning Board

Judith S. Eiseman, Land Use and Environmental Planning Consultant

Sharon Weizenbaum
Lenore Bryck, Climate Action Now WMass
Jeff Weston, Shutesbury Planning Board

Cc: Melissa Hoffer, Climate Chief
Senator Comerford
Senator Oliveira
Rep. Domb
Rep. Saunders



Ryan M. Pease
Fire Chief

The Town of Ludlow, Massachusetts

Fire Department

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



September 28, 2026

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

RE: Ambulance Subscription Fund

Dear Mr. Rosenblum,

I'm writing to ask the Board of Selectmen vote to raise the annual voluntary ambulance subscription fee from \$50.00 to \$60.00. I suggest that this change becomes effective for the 2027 annual subscription period. The subscription fee covers any remaining balance that an insurance company does not cover for emergency ambulance services provided by the Ludlow Fire Department for residents enrolled in the program. Currently, the out-of-pocket cost for Advance Life Saving transport is \$2142.18 plus mileage. All residents living in the same household are covered under the one subscription payment. This increase will help this fund keep up with the rising costs of supporting our ambulance service. Primarily these funds have been spent on capital expenditures such as ambulance purchases. The Subscription Fund averages 2,500 subscribers annually. The last time there was an increase to this fee was 2023.

If you require any further information or have any questions about this request, please feel free to contact me.

Respectfully,


Ryan M. Pease
Fire Chief



SPRINGFIELD WATER AND SEWER COMMISSION

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

October 1, 2026

RE: HAA5 Water Quality Violation and Public Notification

Dear Town of Ludlow Officials and Staff:

On October 2, 2026, the Springfield Water and Sewer Commission (Commission) will be issuing notices to all its customers in Springfield and Ludlow regarding a violation of the maximum contaminant level (MCL) for the disinfection byproduct (DBP) haloacetic acids (HAA5).

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

October 2026 Update

- The MCL for HAA5 is 60 parts per billion (ppb), calculated as the average of the past year's results at an individual sample site (known as the "locational running annual average," or LRAA).
- There was an exceedance of the MCL at six (6) of the eight (8) September 1, 2026 sample locations.
- The Commission continues to enact interim solutions while it proceeds with construction of a new water treatment plant as a permanent solution (please see next page).

Modernizing Our Water System for the 21st Century

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

Public Notification

- Per MassDEP regulations, the Commission is including public notification letters in the bills of all retail customers. Customers should receive their bills on or after October 2, 2026. Electronic billing customers will receive the notification via email.

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

Solutions - New Water Treatment Plant

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

Questions and Information

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

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



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

Date of Issuance: October 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>



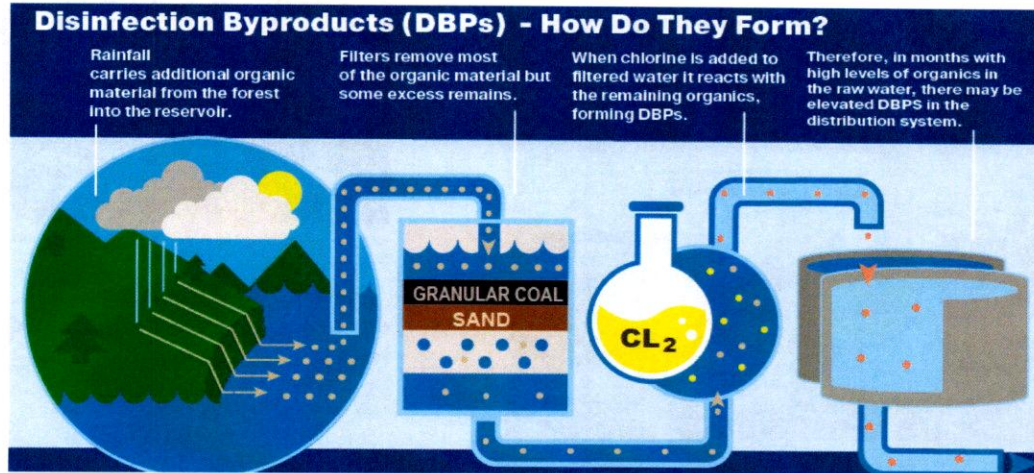
Information And Frequently Asked Questions About HAA5

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

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



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



NOM on the forest floor surrounding Cobble Mountain Reservoir

How long have we experienced exceedances of HAA5?

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



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

What are the health concerns associated with HAA5?

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

What is the Commission doing to address HAA5?

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

Why is chlorine added to drinking water?

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

Can home filters reduce or remove HAA5?

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

Will boiling my water help reduce disinfection byproducts?

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

What if I have further questions?

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



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



Modernizing Our Water System for the 21st Century

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

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





Información y preguntas frecuentes sobre subproductos de la desinfección

¿Qué es HAA5 y cómo llega al agua potable?

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



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



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

¿Por cuánto tiempo hemos experimentado excedencias de HAA5?

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



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

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

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

¿Qué está haciendo la Comisión para abordar los HAA5?

- Para abordar los excesos de HAA5 y reemplazar la infraestructura al final de su vida útil, la Comisión inició la construcción de una nueva Planta de Tratamiento de Agua West Parish en el otoño de 2024. Más información actualizaciones: www.newwestparish.com
- La Fase 1 de la construcción de otras mejoras importantes en la planta se completó en noviembre de 2023.

¿Por qué se añade cloro al agua potable?

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

¿Pueden los filtros domésticos reducir o eliminar el HAA5?

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

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

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

¿Y si tengo más preguntas?

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



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



Modernizando nuestro sistema de agua para el siglo XXI

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

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



EXTERNAL:Advanced Notice: Tier 2 Water Quality Violation (HAA5)

From Leah Keating <leah.keating@waterandsewer.org>

Date Thu 10/1/2026 1:39 PM

To DPW <DPW@ludlow.ma.us>; Health <Health@ludlow.ma.us>; Fire <fire@ludlow.ma.us>; Select Board <Selectboard@ludlow.ma.us>; LFDC1 <LFDC1@Ludlow.ma.us>; Paulina Matusik <PMatusik@Ludlow.ma.us>

Cc Joshua Schimmel <josh.schimmel@waterandsewer.org>; Jaimye Bartak <Jaimye.Bartak@waterandsewer.org>; Katherine Shea <Katherine.Shea@waterandsewer.org>

 3 attachments (2 MB)

SWSC_HAA5 FAQ Sheet_October 2026.pdf; Springfield 1281000-2026-Sept-Q3 HAA5 Tier 2 PN_final.pdf; Ludlow HAA5 Memo_October 2026.pdf;

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 leah.keating@waterandsewer.org. [Learn why this is important](#)

Good afternoon Town of Ludlow Selectboard, Town of Ludlow DPW, Board of Health, and Chief Pease,

Attached please find a memorandum regarding a water quality public notification for the disinfection byproduct (DBP) haloacetic acids (HAA5) that will be issued this week. Also attached is a DBP fact sheet that may be a helpful resource for answering constituent questions regarding the public notice. As always, please feel free to also direct constituents with questions about HAA5 to contact us at info@waterandsewer.org, or 413-310-3501.

Please contact me or Jaimye Bartak, Communications Manager for the Commission, at jaimye.bartak@waterandsewer.org or 413-452-1302 if you have any questions.

Thank you,
Leah

Leah Keating

Communications Specialist
Springfield Water and Sewer Commission
250 M Street Extension
Agawam, MA 01001
413-574-8633

leah.keating@waterandsewer.org

<http://waterandsewer.org/>

TO:

Ludlow Building Commissioner / Zoning Enforcement Officer
Ludlow Board of Health
Ludlow Conservation Commission
Ludlow Select Board

DATE: September 23, 2026

RE: Formal 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

To the Enforcement Officials of the Town of Ludlow:

I am submitting this complaint anonymously as a concerned Ludlow resident regarding the significant and sustained escalation of commercial construction and earth-moving activity occurring at **679 Moore Street**, the location of **A. Martins & Son Construction, Inc.**, as well as apparent recent expansion of the activity onto the adjacent residential property at **697 Moore Street**.

The properties are located within an established residential neighborhood. I understand that 679 Moore Street is located within the Town's Agricultural (A) zoning district. I am requesting that the Town investigate whether the current use, intensity of activity, site alterations, and apparent expansion of the commercial operation are authorized under the Town's zoning bylaws, applicable permits and approvals, and local and state environmental, noise, and public-health requirements.

1. Significant Escalation of Commercial Activity

Residents in the surrounding neighborhood have lived with this business operating at the location for an extended period. Historically, activity at the property was relatively limited and did not result in the level of disruption currently being experienced.

Beginning approximately **June 2026**, there has been a substantial and sustained increase in the intensity, frequency, and duration of activity at the property.

On most days, for much of the day, heavy construction equipment is being operated to dump, scoop, move, shift, and otherwise handle substantial quantities of dirt and gravel. The activity generates repeated and intrusive noise, including:

- Frequent and prolonged backup alarms and warning beepers;
- Heavy equipment engines operating and revving for extended periods;
- Repeated banging, clanking, and impact noises from heavy equipment and truck beds;
- Loading, unloading, dumping, and movement of construction materials and earth;
- Operation of heavy machinery for extended periods throughout the day; and
- Significant movement and stockpiling of soil and aggregate materials.

The activity commonly begins at approximately **7:00 AM** and frequently continues throughout the afternoon and into the evening, with particularly significant activity occurring between approximately **4:00 PM** and **7:00 or 8:00 PM**.

This is not an isolated construction project occurring temporarily on a residential property. The concern is the ongoing operation of a commercial construction business and apparent construction/earth-moving staging activity from this location.

2. Recent Acquisition of 697 Moore Street and Apparent Expansion of Commercial Activity

An additional concern is the apparent recent acquisition by the property owner/operator of the adjacent residential property at **697 Moore Street**, including the residence located on that parcel.

Since the acquisition of 697 Moore Street, the property appears to have become functionally incorporated into the operation of the construction business at 679 Moore Street, increasing the apparent footprint of the commercial activity within what is otherwise a residential neighborhood.

Of particular concern, **trees have recently been removed along the shared property boundary between 679 Moore Street and 697 Moore Street**. This clearing appears to coincide with other observed site activity, including the placement of fill, grading, and movement of soil in the area.

Residents understand that there is a wetland or other potentially protected resource area in or near this portion of the properties. I am therefore requesting that the Conservation Commission determine whether the tree clearing, filling, grading, and other site disturbance occurred within a protected resource area or regulated buffer.

The concern is heightened because the clearing is located directly along the boundary between the established construction-business property and the recently acquired residential property. The resulting area appears to facilitate or increase the functional connection between the two parcels.

I respectfully request that the Town and Conservation Commission determine:

1. Whether wetland or other protected resource areas exist on or adjacent to either **679 or 697 Moore Street**;
2. Whether the area along the shared property boundary falls within a wetland, wetland buffer zone, riverfront area, floodplain, or other protected resource area;
3. Whether the recent **tree removal and clearing along the shared boundary** occurred within an area subject to the Massachusetts Wetlands Protection Act or Ludlow's local Conservation Commission bylaw;
4. Whether the subsequent placement of fill, grading, excavation, or other alteration occurred within a regulated resource area or buffer;
5. Whether any **Request for Determination of Applicability, Notice of Intent, Order of Conditions, permit, or other Conservation Commission approval** was required and, if so, whether one was obtained before the work occurred;
6. Whether the clearing and subsequent site alteration are consistent with any existing Conservation Commission approval or previously approved site plan;
7. Whether the removal of vegetation and trees, placement of fill, and alteration of the ground surface have affected drainage, wetlands, erosion, stormwater flow, or other protected resource values;
8. Whether the tree clearing and subsequent site alteration were undertaken for the purpose of expanding or facilitating the commercial operation at 679 Moore Street; and
9. Whether the apparent functional incorporation of **697 Moore Street** into the commercial operation at 679 Moore Street constitutes an expansion or change in use requiring additional zoning, site-plan, or other municipal approval.

The Ludlow Conservation Commission states that it has jurisdiction under Massachusetts General Law Chapter 131, §40 over wetlands and their 100-foot buffer zone, with jurisdiction extending to 200 feet for rivers or running streams. Ludlow also identifies a local 25-foot minimum "No Disturb Zone."

Accordingly, I respectfully request that the Commission investigate the condition of these properties before and after the recent clearing and site work and determine whether any protected resource areas have been altered.

3. Zoning and Land-Use Concerns

I respectfully request that the Town determine the precise zoning status and legally authorized use of **679 Moore Street and 697 Moore Street**, including whether the current operation is:

- A permitted use within the applicable zoning district;
- A lawful pre-existing nonconforming use;
- Operating pursuant to a special permit, variance, site-plan approval, or other municipal authorization; or
- Operating in a manner that constitutes an expansion or change in use requiring additional municipal approval.

I am particularly concerned that the present operation appears to involve a commercial construction company functioning as a heavy-equipment, earth-moving, material-handling, storage, and/or staging facility immediately adjacent to residential properties.

The recent acquisition and apparent incorporation of **697 Moore Street** raises an additional question of whether the commercial use has expanded onto an additional residential parcel.

I respectfully request that the Town determine whether the following activities are authorized at either property:

1. Storage and staging of construction equipment and heavy machinery;
2. Storage, stockpiling, loading, unloading, and movement of soil, gravel, and other construction materials;
3. Regular operation of heavy construction equipment;
4. Commercial truck and equipment activity associated with the business;
5. Earth removal, addition, transfer, or processing activities;
6. Use of 697 Moore Street in conjunction with the construction business at 679 Moore Street;
7. Any recent expansion or intensification of the property's commercial use; and
8. Any recent site alteration, grading, excavation, tree clearing, wetland filling, or earth-moving activity.

Ludlow's current zoning materials are maintained by the Planning Department, and I request that the Town review the applicable zoning provisions and the complete approval history for both parcels.

4. Historical Site-Plan and Approval History

I specifically request review of the complete historical Planning Board/site-plan file for **679 Moore Street**.

Public Town records indicate that **A. Martins Construction/Antonio Martins** was associated with **Site Plan Addendum** activity at **679 Moore Street** in prior years, including **2016 and 2018**.

I am requesting that the Town review the complete underlying files rather than relying solely on the existence of those prior approvals, including:

- Original site plans;
- 2016 Site Plan Addendum;
- 2018 Site Plan Addendum;
- Any subsequent amendments;
- Special permits;
- Variances;
- Certificates of occupancy;
- Conditions of approval;
- Correspondence;
- Approved site layouts;
- Restrictions on equipment, storage, traffic, drainage, noise, hours, or earth movement; and
- Any subsequent Planning Board or zoning approvals.

In particular, I request that the Town determine **what activities were actually approved at 679 Moore Street and whether the current intensity and nature of operations are consistent with those approvals.**

5. Earth Removal / Site Alteration

The activity observed at this property appears to involve substantial and repeated movement and handling of earth products.

I request that the Town determine whether any portion of the current activity falls within **Section 6.1 of the Ludlow Zoning Bylaw concerning Earth Removal**, and, if so, whether all required permits, site-plan approvals, conditions, and operating requirements are in place and being followed.

I specifically request review of any applicable:

- Earth removal special permits;
- Planning Board site-plan approvals;
- Conditions concerning hours of operation;
- Requirements concerning noise, dust, vibration, drainage, traffic, or neighboring properties;
- Limits on the quantity or location of earth products;
- Requirements concerning restoration or grading; and
- Other approvals governing the current use of the property.

I also request that the Town determine whether the movement and stockpiling of soil and aggregate occurring at the property constitutes an activity requiring separate municipal approval or is otherwise subject to conditions or limitations.

6. Noise and Loss of Reasonable Residential Use

The frequency and duration of the noise have become substantially disruptive to surrounding residential properties.

The noise is not limited to occasional truck traffic or ordinary intermittent activity. Residents are experiencing prolonged periods of heavy equipment operation, repeated backup alarms, engine noise, dumping and loading sounds, and metal-on-metal impact noises.

The noise is sufficiently intrusive to be heard throughout neighboring homes and outdoor areas and interferes with residents' ordinary use and enjoyment of their properties, including conversation, working from home, relaxing outdoors, and other routine residential activities.

Ludlow adopted an **Unreasonable Noise Bylaw** in 2025, and the Town's materials specifically identify excessive noise from sources including construction as a recurring complaint. The bylaw also provides for enforcement of violations and recognizes applicable state-law enforcement authority.

I request that the Town determine which provisions apply to the current activity and conduct appropriate measurements while the equipment is actively operating.

I also request that the Town consider applicable Massachusetts environmental noise requirements, including **310 CMR 7.10**, concerning unnecessary noise emissions and commercial and industrial sources of sound.

Importantly, I am not asking the Town to rely solely on subjective complaints regarding loudness. I am requesting **objective measurement and enforcement based on the applicable municipal and state standards.**

7. Dust and Airborne Particulate Matter

The ongoing movement, dumping, loading, unloading, and stockpiling of dry soil and other earth materials also creates substantial airborne dust.

During active earth-moving operations, dust is visibly generated and carried from the property into the surrounding residential area. Dust settles on neighboring homes, vehicles, yards, and outdoor surfaces.

I request that the Board of Health investigate whether the current operation is creating a nuisance or otherwise implicating the Town's authority concerning airborne dust and particulate matter.

8. Residential Neighborhood Impact

This is not an isolated concern raised by one neighboring property.

Residents on **Moore Street and the street immediately behind the property including Wyndermere Place and Winnwood Drive** have expressed frustration regarding the frequency and duration of the activity and the resulting loss of peace and reasonable residential use of their homes and property.

The concern is not that a construction business should never be permitted to operate, nor that ordinary daytime commercial activity should be prohibited.

The concern is whether the **current intensity, duration, type of activity, noise, dust, equipment operation, earth movement, apparent expansion of use, and use of the adjacent residential property** are consistent with the properties' zoning and existing municipal approvals.

9. Request for Investigation and Enforcement

Because of legitimate concerns regarding potential conflict or retaliation from the business operator, I am requesting that this complaint remain **anonymous and that no identifying information regarding the complainant be disclosed.**

I respectfully request that the Town:

1. **Confirm the zoning classification and legally authorized use of 679 and 697 Moore Street;**
2. **Review all current and historical permits, variances, special permits, site plans, certificates of occupancy, and other approvals applicable to both properties and the business;**
3. **Review the complete Planning Board/site-plan history for 679 Moore Street, including the 2016 and 2018 Site Plan Addendums associated with A. Martins Construction/Antonio Martins, together with all plans, conditions, amendments, correspondence, and subsequent approvals;**
4. **Determine whether the current construction, earth-moving, material-storage, and heavy-equipment activities constitute a permitted use or an expansion/change of use requiring additional approval;**
5. **Determine whether 697 Moore Street has been incorporated into or is being used in conjunction with the commercial operation at 679 Moore Street and whether such use is authorized;**
6. **Inspect 697 Moore Street and the shared boundary with 679 Moore Street for potential unauthorized tree clearing, filling, grading, wetland/resource-area alteration, and other site disturbance;**
7. **Determine whether any filling, grading, tree removal, excavation, or other alteration of wetlands, buffer zones, floodplain, or other protected resource areas has occurred and whether all required Conservation Commission approvals were obtained;**
8. **Compare the pre-existing condition of the shared property boundary and surrounding area with its current condition, including through available aerial imagery, GIS information, prior site plans, wetland delineations, and municipal records;**
9. **Determine whether the current earth-moving and material-handling activities are subject to Section 6.1 of the Town's Earth Removal provisions and whether all applicable requirements are being satisfied;**
10. **Inspect the properties during active operations;**
11. **Conduct objective noise measurements from an appropriate neighboring property while the heavy equipment is operating;**
12. **Investigate the airborne dust and particulate matter generated by the operation;**
13. **Review whether applicable operating hours, site-plan conditions, noise restrictions, dust-control requirements, wetland protections, or other permit conditions are being violated; and**
14. **Take whatever enforcement, corrective, restoration, or other action is authorized by the Town's bylaws and applicable Massachusetts law if violations are identified.**

Given the sustained nature of this activity and its impact on multiple residential properties, I respectfully request that this matter be treated as an ongoing **land-use, zoning, wetlands, noise, and public-health** concern rather than as a single isolated noise complaint.

Thank you for investigating this matter and for protecting the lawful use and enjoyment of surrounding residential properties.

Respectfully submitted,

A Collective of Concerned Ludlow Residents



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

The Meeting of the Select Board held on Tuesday, September 15, 2026, began at 5:30 p.m. in the Select Board's Conference Room.

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

Members Absent: Antonio Sanches

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 – Ludlow Elks Lodge #2448 – Change of Officers/Directors, Change of Manager, Change of Corporate Structure.

Motion made by Mr. Alves to open the public hearing at 5:45 P.M. **Mr. Silva second. All in favor. Motion passed 4-0.** Representatives of Ludlow Lodge #2448 appeared before the Board to request approval of several corporate updates. Treasurer Ken Rickson and Secretary Ken Charest explained that, during a recent manager change submission to the ABCC, questions arose regarding the Lodge's status as an unincorporated association. Historically, the Lodge operated under a Charter from the Grand Lodge and was not required to file with the Secretary of State. However, to satisfy ABCC requirements, the Lodge completed the process of incorporating. As part of this transition, they established new bank accounts, updated regulatory filings, and restructured their organization. They requested acknowledgment of the Lodge's new corporate entity name, Ludlow Lodge #2448, Inc., under which they will operate going forward. **Motion made by Mr. Gennette** to approve the license certification for Ludlow Elks Lodge #2448 – Change of Officers/Directors, Change of Manager, Change of Corporate Structure. **Mr. Silva second. All in favor. Motion passed 4-0.** Mr. Rickson announced that the Lodge wished to make charitable contributions to the Town and presented two checks: \$1,000 to the Ludlow Police Department for the K-9 Unit and \$1,000 to the Ludlow Fire Department. The Board thanked the Lodge for its generosity. **Motion made by Mr. Alves** to close the public hearing at 5:50 P.M. **Mr. Gennette second. All in favor. Motion passed 4-0.**

CORRESPONDENCE

26-132 Marc Strange, Town Administrator – Letter of Resignation.

Mr. Rosenblum announced that on Wednesday, September 2, Town Administrator Marc Strange submitted his resignation after accepting a position in another municipality. Mr. Strange requested to amend the 60-day notice period specified in his contract and asked that his final day be set as September 11, 2026. The Select Board will vote on this request under new business. Mr. Rosenblum thanked Mr. Strange for nearly four years of dedicated service to the Town of Ludlow and extended best wishes for his future endeavors. **Motion made by Mr. Gennette** to accept the resignation. **Mr. Silva second. All in favor. Motion passed 4-0.**

26-133 Brian Bylicki – Request to be appointed to the First Meeting House Committee. **Motion made by Mr. Gennette** to appoint Brian Bylicki to the First Meeting House Committee. **Mr. Silva second. All in favor. Motion passed 4-0.**

26-134 Elaine Hodgman – Request to be appointed to the First Meeting House Committee. **Motion made by Mr. Gennette** to appoint Elaine Hodgman to the First Meeting House Committee. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-135 Danella Stewart – Request to be appointed as an Election Worker. **Motion made by Mr. Gennette** to appoint Danella Stewart as an Election Worker. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-136 Board to appoint the following to the Community Preservation Act Committee: Bud Ellison – Planning Board, Caroline Suska – Conservation Commission, Joao Alves – Ludlow Housing Authority and Sean McBride – Recreation Commission. **Motion made by Mr. Gennette** to appoint the following to the Community Preservation Act Committee: Bud Ellison – Planning Board, Caroline Suska – Conservation Commission, Joao Alves – Ludlow Housing Authority and Sean McBride – Recreation Commission. **Mr. Silva second. All in favor. Motion passed 4-0.**

26-137 Juan Rodriguez – Request to use Gazebo for a wedding ceremony on Saturday, September 19, 2026, 11:45 A.M. – 12:30 P.M. **Motion made by Mr. Gennette** to approve the request for Juan Rodriguez to use the Gazebo for a wedding ceremony on Saturday, September 19, 2026, 11:45 A.M. – 12:30 P.M. **Mr. Silva second. All in favor. Motion passed 4-0.**

26-138 Donald Longley, Hercworx – Requesting letter of support for installing a sculpture at Whitney Park.

Mr. Rosenblum said he had seen a photo of the proposed art installation but was unsure whether Whitney Park was an appropriate location. Mr. Alves recalled a similar request, possibly from the same individual, that had come through the Cultural Council's grant process the previous year and noted that the Select Board had referred that request to the Cultural Council and consulted DPW regarding placement. Mr. Rosenblum agreed, noting that last year's installation was ultimately approved for the Riverwalk. Mr. Silva expressed concern about the material and potential sharp edges on the proposed piece, emphasizing the need to ensure it is safe for children, particularly if sited in a playground. The Board agreed to refer the request to the Cultural Council for review. If approved, it will return to the Select Board and DPW for evaluation of appropriate placement.

26-139 Eversource – Notification of substation work located at 993 Center Street expected to begin October 2026 and end March 2027. **Motion made by Mr. Silva** to file. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-140 Eversource – Liquified Natural Gas Fact Sheet.

Mr. Silva informed residents that additional information on the discussed items is available in the Select Board office. He encouraged anyone with questions or concerns to come in and review the fact sheets. **Motion made by Mr. Silva** to file. **Mr. Alves second. All in favor. Motion passed 4-0.**

UNFINISHED BUSINESS

Board to discuss and possibly adopt a Fuel-Efficient Vehicle policy (tabled from September 1st).

Mr. Gennette said the fuel-efficient vehicle policy had been tabled at the prior meeting because Board members needed more time to review it. He clarified that the policy is one of the final requirements for Green Communities designation and must be approved by both the Select Board and the School Committee. He emphasized that the town already follows the practices outlined in the policy, such as rotating vehicles from police to other departments, and that the policy serves mainly as a formal requirement for submission to DOER. Mr. Alves recalled that the Board delayed action to allow time for School Committee review. Mr. Gennette noted that the School Committee has the policy on its upcoming agenda and that representatives from the Pioneer Valley Planning Commission will attend September 15, 2026

to assist with the review. Mr. Rosenblum asked whether the School Committee had voted yet, and Mr. Gennette confirmed they would address it at their next meeting. **Motion made by Mr. Gennette to adopt Fuel-Efficient Vehicle Policy (tabled from September 1st). Mr. Alves second. All in favor. Motion passed 4-0.**

NEW BUSINESS

Board to approve and sign minutes from meeting of September 1, 2026. **Motion made by Mr. Gennette to approve and sign minutes from meeting of September 1, 2026, with all members present. Mr. Alves second. All in favor. Motion passed 4-0.**

Board to discuss and possibly approve request from the Public Safety Complex for \$5,448.90 from Building Infrastructure Funds for Telephone System Upgrade.

Mr. Gennette noted that the proposed telephone system upgrade does not meet the threshold for consideration by the Capital Improvement Planning Committee. He said the town has generally treated telephone systems as a building-infrastructure expense since the school department migrated to its new system. He asked whether the system under consideration would be compatible with the one planned for the future Public Safety Complex. Ms. Ribeiro stated that the Public Safety Complex will use a different system designed specifically for public safety needs. **Motion made by Mr. Gennette to approve the request from the Public Safety Complex for \$5,448.90 from Building Infrastructure Funds for Telephone System Upgrade. Mr. Alves second. All in favor. Motion passed 4-0.**

Board to discuss and possibly approve request from Ludlow Clocktower 5K to waive detail fees from Ludlow Police Department.

Mr. Rosenblum asked whether the fee had been waived in past years. Mr. Devine confirmed that it had. Mr. Alves noted that the amount to be waived is just over \$500 and stated he had no concerns with doing so. **Motion made by Mr. Alves to approve the request from Ludlow Clocktower 5K to waive detail fees from Ludlow Police Department. Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to approve and sign the application for license to conduct a one-day game commonly known as Beano for the Ludlow Fire Department Social Club Purse Bingo at the Polish American Club on Friday, September 18th from 6:00 P.M. – 12:00 P.M. **Motion made by Mr. Alves to approve and sign the application for license to conduct a one-day game commonly known as Beano for the Ludlow Fire Department Social Club Purse Bingo at the Polish American Club on Friday, September 18th from 6:00 – 12:00 P.M. Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to discuss and possibly vote to release current Town Administrator from notice provision in order to allow for the requested early departure. Action taken already.

Board to discuss and possibly vote on Assistant Town Administrator/HR Director, Carrie Ribeiro, new contract as interim Town Administrator until a permanent Town Administrator is appointed. **Motion made by Mr. Gennette to appoint Assistant Town Administrator/HR Director, Carrie Ribeiro, new contract as interim Town Administrator until a permanent Town Administrator is appointed. Mr. Silva second. All in favor. Motion passed 4-0.**

Board to close Special Town Meeting Warrant.

Article 1, appropriate funds for unpaid bills from previous fiscal years. **Motion made by Mr. Alves to include article 1 in the warrant. Mr. Gennette second. All in favor. Motion passed 4-0.** Article 2, to see if the Town will vote to transfer and appropriate a certain sum of money estimated \$5,250 from the Health Department to fund membership in the Pioneer Valley Mosquito Control District pursuant to MGL Chapter 252, Section 5A, and other applicable sections of said law. **Motion made by Mr. Alves to include article 2 on the warrant. Mr. Silva second. All in favor. Motion passed 4-0.** Article 3, to see if the Town will vote to amend the general bylaws of the Town of Ludlow by adding a new departmental revolving fund pursuant to MGL Chapter 44, Section 53E ½, to be known as the Mill Towns Vaccine Revolving Fund pursuant to the Mill Town Shared Public Health Services Intermunicipal Agreement into which shall be deposit fees, charges, insurance reimbursements, vaccine administration reimbursements and other receipts received by the Town of Ludlow in connection with vaccine programs and clinics conducted by the town including programs and clinics conducted by Ludlow in it's capacity as lead municipality under the Mill Towns Shared

Public Health Services Intermunicipal Agreement. To authorize expenders from the fund for vaccines purchases and other costs associated with the operation. Such programs and clinics and to amend Section 2-42 from the general bylaws entitled Departmental Revolving Funds Table Revolving Funds to establish one, the department, board, committee, agency, or other authorized to spend from fund. Two, the fees, charges, or other receipts accredited to the fund. Three, the program or activity expenses payable from fund. Four, the restrictions or conditions on expenses if any payable from fund. Five, any other requirements, reports. Six, applicable fiscal years. And seven, the spending limit from such fund. **Motion made by Mr. Alves** to include article 3 on the warrant. **Mr. Gennette second. All in favor. Motion passed 4-0.** Article 4, to see if the Town will vote to amend the existing Zoning Bylaws of the Town of Ludlow by making certain recodifications, revisions, amendments, and restructuring as shown on the proposed version on file with the Town Clerk entitled Reorganize Ludlow's Zoning Bylaws or take any action relative there to. **Motion made by Mr. Silva** to include article 4. **Mr. Gennette second. All in favor. Motion passed 4-0.** Article 5, Zoning Bylaw Amendment, Data Centers. To see if the Town will vote to amend the zoning bylaws of the Town of Ludlow by one, inserting into the table of principle use is a new row under the category of industrial uses which row shall correspond to the use of large scale data centers and to insert the letter n in each resulting column to signify that the use of large scale data centers is prohibited in every zoning district within the Town of Ludlow and two, inserting the following definitions of data centers and large scale data centers into the definitions article of the zoning bylaws to be inserted alphabetically by the Town Clerk. **Motion made by Mr. Gennette** to approve article 5 in the warrant. **Mr. Silva second. Motion passed 3-0-1.** Article 6, Zoning Bylaw Amendment Accessory Dwelling Units. To see if the Town will vote to amend zoning bylaws of the Town of Ludlow as follows: deleting the text marked with a strike through and adding the bolded text. One, off street parking space must be provided for all ADUs, unless any portion of the lot is located within a 0.5-mile radius of a transit station as specified in 760 CMR 71.00 et sequence in which case no additional on street or off-street parking is required. Parking when required may be in a driveway or a garage. **Motion made by Mr. Alves** to include article 6 in the warrant. **Mr. Gennette second. All in favor. Motion passed 4-0.** Article 7, to see if the Town will vote pursuant to General Law Chapter 59, Section 38H, and/or any other applicable statute to authorize the Select Board to negotiate and enter into a personal property tax agreement with the owner currently known as Ludlow MASS West Street Solar, LLC. of the 2.7-megawatt solar photovoltaic energy generating facility located at 155 West Street, Ludlow, Map 2D, Parcel One, Massachusetts, upon such terms and conditions as the Select Board shall deem to be in the best interest of the Town and to authorize the Select Board to take all action as necessary or appropriate to administer and implement such agreement including but not limited to passing any vote or taking any other action relative thereto. **Motion made by Mr. Silva** to approve article 7. **Mr. Alves second. All in favor. Motion passed 4-0. Motion made by Mr. Alves** to close the special town meeting warrant. **Mr. Gennette second. All in favor. Motion passed 4-0.**

TOWN ADMINISTRATOR'S REPORT

BOARD UPDATES/MISC

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

CLOSING COMMENTS

Mr. Gennette noted that the Board had received a letter from Chief Brennan requesting recognition for individuals who assisted during a recent incident. Mr. Rosenblum said he had spoken with the Chief at the September 11 ceremony and that the timing of any formal recognition would be at the Chief's discretion. The Board agreed to hold off until the Chief determines when he would like to proceed. Mr. Gennette reported that the Public Safety Facilities Committee met and is making progress, beginning to outline long-term plans for the project. He said the committee faces a lengthy process but is off to a strong start.

Mr. Silva addressed residents regarding the recent resignation of Town Administrator Marc Strange. He asked for patience as the Town enters a challenging transition period with limited staffing, noting that Interim Town Administrator and HR Director Carrie Ribeiro will be leading operations. He emphasized that departments still have significant work ahead as

the fiscal year closes and preparations for the new tax rate begin. Mr. Rosenblum reiterated that the Town is in capable hands and asked residents to remain patient during the transition to a permanent replacement.

Motion made by Mr. Alves to close the meeting at 6:12 P.M. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Chairman

Ludlow Select Board

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



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

The Meeting of the Select Board held on Tuesday, September 29, 2026, began at 6:00 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.

NEW BUSINESS

Board to sign contract between The Town of Ludlow and Campora Construction, Inc. for Installation of Whitney Park Playground Equipment in the amount of \$152,300 to be paid from Free Cash previously approved at May Town Meeting. **Motion made by Mr. Silva** to sign the contract between The Town of Ludlow and Campora Construction, Inc. for Installation of Whitney Park Playground Equipment in the amount of \$152,300 to be paid from Free Cash previously approved at May Town Meeting. **Mr. Alves second. All in favor. Motion passed 5-0.**

Board to sign contract between the Town of Ludlow and Alves Fuels, Inc. for the Ludlow Safety Complex Supplemental Heating Installation in the amount of \$38,200 to be paid from Building Infrastructure Fund. **Motion made by Mr. Silva** to approve and sign the contract between the Town of Ludlow and Alves Fuels, Inc. for the Ludlow Safety Complex Supplemental Heating Installation in the amount of \$38,200 to be paid from Building Infrastructure Fund. **Mr. Alves second. All in favor. Motion passed 5-0.**

Board to approve COPS Office Anti-Heroin Task Force Program Grant extension in the amount of \$5,987 and authorize Chief Brennan to sign. **Motion made by Mr. Alves** to approve COPS Office Anti-Heroin Task Force Program Grant extension in the amount of \$5,987 and authorize Chief Brennan to sign. **Mr. Gennette second. All in favor. Motion passed 5-0.**

Board to appoint Rhonda Burelle, DPW Business Administrator, as Chief Procurement Officer. **Motion made by Mr. Silva** to appoint Rhonda Burelle, DPW Business Administrator, as Chief Procurement Officer. **Mr. Gennette second. All in favor. Motion passed 5-0.**

Letter from Jamie Tomas, Director of Public Works – Requesting to increase snowplow rates for hired contractors.

Mr. Rosenblum noted that the proposed rate increase for snowplow contractors is approximately \$35 and observed that Ludlow's rates have historically been among the lowest in the area, with some local drivers choosing to plow for Springfield instead. Mr. Gennette said he supported the increase but reminded the Board that each disaster declaration requires additional budgetary capacity for snow removal, and avoiding such declarations in the future would give the town more flexibility in its snow budget. Mr. Rosenblum added that competitive rates are necessary to maintain adequate contractor availability, especially during heavy winter storms. Mr. Gennette praised DPW for its

performance during the most recent major storm. Mr. Silva emphasized that the DPW has struggled to recruit plow drivers and that failing to raise rates could exacerbate shortages. He urged residents to be patient during winter weather events, particularly if contractor staffing remains limited. **Motion made by Mr. Gennette** to approve the request from Jamie Tomas, Director of Public Works, to increase snowplow rates for hired contractors. **Mr. Silva second. All in favor. Motion passed 5-0.**

Board to approve temporary Treasurer/Collector office hours from 9:00 A.M. – 3:00 P.M. Monday through Thursday and closed on Friday beginning October 5, 2026.

Mr. Rosenblum noted that staffing changes within Town Hall were affecting office operations. Ms. Ribeiro confirmed that a Treasurer/Collector’s Office employee is transferring to the Assessors Office to fill the vacancy created by Maria Fernandes’ departure. Mr. Gennette emphasized that, due to significant backlogs in the Collector’s Office, modified hours are necessary to allow staff time to catch up on essential work and are not intended to inconvenience residents. Mr. Rosenblum explained that the adjusted hours are temporary and will remain in place until vacancies are filled and new staff are trained. Ms. Ribeiro stated that the office currently has three open positions: one due to a leave that will not return, one newly created under the LATOSS agreement, and one from the internal transfer. She said postings are active for all three. Mr. Alves questioned whether Board approval of temporary hours was required, suggesting such decisions could fall under day-to-day management. Ms. Ribeiro said the request was brought forward primarily for transparency. Mr. Rosenblum added that public notice is important to reduce confusion and avoid residents encountering unexpected closures. Mr. Silva stated his view that the Select Board should approve temporary hour changes. Board members discussed ensuring that at least one day each week includes extended hours to accommodate residents who can only visit after work. Ms. Ribeiro agreed to coordinate with the Treasurer/Collector on possible adjustments. **Motion made by Mr. Gennette** to approve temporary Treasurer/Collector office hours from 9:00 A.M. – 3:00 P.M. Monday through Thursday and closed on Friday beginning October 5, 2026. **Mr. Silva second. Both motions were withdrawn.** Board decided to leave days/times up to the Town Administrator and Treasurer/Collector. Also to be sure it’s posted to make sure residents are aware.

CLOSING COMMENTS

The Board requested the DPW to come in for an update at the next meeting.

Motion made by Mr. Alves to adjourn the meeting at 6:56 P.M. **Mr. Silva 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.

COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

NOVEMBER 3, 2026 STATE ELECTION

SS.

To the Constables of the City/Town of Ludlow

GREETINGS:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city or town who are qualified to vote in Elections to vote at:

PRECINCT 1 HARRIS BROOK ELEMENTARY SCHOOL, FULLER ST
PRECINCT 2 PAUL R BAIRD MIDDLE SCHOOL, ROONEY RD
PRECINCT 3 LUDLOW HIGH SCHOOL, CHAPIN ST
PRECINCT 4 EAST STREET SCHOOL, EAST ST
PRECINCT 5 FIRST CHURCH OF LUDLOW, CENTER/CHURCH ST
PRECINCT 6 PAUL R BAIRD MIDDLE SCHOOL, ROONEY RD

On **TUESDAY, THE THIRD DAY OF NOVEMBER, 2026**, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the State Election for the candidates for the following offices and questions:

SENATOR IN CONGRESS.....FOR THIS COMMONWEALTH
GOVERNOR and LIEUTENANT GOVERNOR...FOR THIS COMMONWEALTH
ATTORNEY GENERAL.....FOR THIS COMMONWEALTH
SECRETARY OF STATE.....FOR THIS COMMONWEALTH
TREASURER.....FOR THIS COMMONWEALTH
AUDITOR.....FOR THIS COMMONWEALTH
REPRESENTATIVE IN CONGRESS.....FIRST DISTRICT
COUNCILLOR.....EIGHTH DISTRICT
SENATOR IN GENERAL COURT.....HAMPDEN HAMPSHIRE & WORCESTER
DISTRICT
REPRESENTATIVE IN GENERAL COURT.....7TH HAMPDEN DISTRICT
DISTRICT ATTORNEY.....HAMPDEN DISTRICT
REGISTER OF PROBATE.....HAMPDEN COUNTY

QUESTION 1: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would make most records held by the Legislature and the Office of the Governor public records under the Massachusetts Public Records Law. This proposed law would exempt documents related to the development of public policy and communications between legislators and their constituents, if those communications are reasonably related to a constituent's request for assistance in obtaining government-provided benefits or services or interacting with a government agency.

A YES VOTE would make most records held by the Legislature and the Office of the Governor public records under the Massachusetts Public Records Law.

A NO VOTE would make no change to the Massachusetts Public Records Law.

QUESTION 2: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would specify that employees of the Committee for Public Counsel Services ("CPCS") are permitted to engage in collective bargaining with their employer. It would also require CPCS, after executing a collective bargaining agreement, to request the appropriation necessary to fund such agreement from the Governor.

A YES VOTE would specify that Committee for Public Counsel Services employees may form a union to collectively bargain with their employer.

A NO VOTE would make no change to the law governing labor relations for Committee for Public Counsel Service employees.

QUESTION 3: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would eliminate political party primaries for state elections and instead establish a system where there would be a single, all-party primary in which all candidates, regardless of their party affiliation, would be listed on one ballot, and voters could vote for any candidate on the ballot. The two candidates receiving the most votes in the primary would advance to the general election ballot.

This proposed law would require candidates for governor and lieutenant governor to run and be listed jointly on the ballot in the primary.

This proposed law would provide political party status to any group whose candidates for any statewide office received at least 3% of the ballots cast in the state primary.

A YES VOTE would eliminate separate party primaries for state elections and require a single primary in which all candidates appear on one ballot, voters could vote for any candidate, and the top two candidates would advance to the general election.

A NO VOTE would make no change to the laws governing primary elections.

QUESTION 4: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would permit eligible individuals to register to vote or update their voter registration address on Election Day.

An individual who is eligible to vote could register to vote on Election Day by going to the polling place in the precinct where they live during voting hours and presenting proof of residency and signing a written oath. Proof of residency could be a valid photo identification, or documentation showing the individual's name and the address where the individual resides, such as a current utility bill, bank statement, government check, residential lease, wireless telephone statement, paycheck, current student fee statement or other document from a post-secondary school, or another government document or correspondence. The written oath would require the individual to certify that they are a citizen of the United States, are at least 18 years old, are not legally prohibited from voting, and have not and will not vote in the same election at another location. The oath would require the individual to acknowledge that providing false information is a felony punishable by not more than 5 years imprisonment or a fine of not more than \$10,000, or both.

If an individual did not present proof of residency, they would be allowed to cast a provisional ballot, which would be counted only if the individual returned to provide the required information before the close of polls for a municipal election; within two days after a state primary; or within six days after a state election.

Individuals who register to vote on Election Day would be registered to vote in future elections as well as in the election taking place that day.

Individuals who are already registered to vote would not be able to change their political party affiliation on Election Day.

The proposed law would take effect on January 1, 2028.

A YES VOTE would permit eligible citizens to register to vote or to update their voter registration address at their polling place on Election Day.

A NO VOTE would make no change to the laws governing voter registration.

QUESTION 5: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would change the limit on how much revenue the state can collect in a given year. The proposal would limit state revenue in a given year to the net amount of state revenue from the year before, increased by a rate equal to the average growth of wages and salaries in Massachusetts over the most recent three years. If revenue collected by the state in a given year exceeds the limit, the excess amount would be refunded to taxpayers the following year. The proposed law would include all revenue from the surtax on incomes over \$1 million when calculating the revenue limit and when determining whether state revenue exceeds the limit.

The provisions of the proposed law would all be effective as of July 1, 2027.

The proposed law states that, if any of its parts were declared invalid, the other parts would stay in effect.

A YES VOTE would change the limit on state revenue collection, tying it to prior year collections plus average wage and salary growth, and provide for a rebate of revenue exceeding that limit.

A NO VOTE would make no change in the law relative to state revenue collection.

QUESTION 6: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would establish a Nature for All Fund that, subject to appropriation by the Legislature, would receive 50% of state taxes collected from the sale and use of sporting goods, recreational vehicles, and golf courses for the first year of its operation. After July 1, 2028, the Nature for All Fund would begin receiving, subject to appropriation by the Legislature, 100% of state taxes collected on the sale and use of sporting goods, recreational vehicles, and golf courses. The sales tax revenue received by the Nature for All Fund would exclude sales tax revenue transferred to the Massachusetts Bay Transportation Authority State and Local Contribution Fund and the School Modernization and Reconstruction Trust Fund. The proposed law would allow the state Executive Office of Energy and Environmental Affairs to spend the money in the Nature for All Fund for natural resource conservation.

The proposed law would allow public and private donations to the Nature for All Fund. The proposed law would prevent the state comptroller from transferring surplus funds in the Nature for All Fund at the end of the fiscal year. It would also allow state agencies, municipalities, public charities involved in natural resource conservation, tribal governments, and other regional public entities to receive money from the Nature for All Fund.

Natural resource conservation would include the conservation or restoration of land to protect drinking water, streams, rivers, lakes, coasts, farms, forests, connectivity between open spaces, and lands and natural resources of indigenous cultural significance. Natural resource conservation would also include the creation, improvement, and management of parks, trails, greenspaces or outdoor recreation access.

The proposed law would establish a 15-member Nature for All Board that consists of five state officials and ten members of the public appointed by the Governor. The proposed law would require the ten members of the public to include representatives of underserved communities and indigenous peoples and at least one person with expertise or experience in natural resource conservation. The proposed law would allow the state Executive Office of Energy and Environmental Affairs to spend money from the Nature for All Fund to hire staff to manage the fund. The proposed law would also require the Nature for All Board to establish rules about how the money in the Nature for All Fund should be spent, including rules regarding alignment with environmental justice principles, access to and restoration of lands and natural resources of indigenous cultural significance, promotion of affordable housing development, and other matters regarding spending and bond issuance.

The proposed law would require the state Executive Office of Energy and Environmental Affairs to submit an annual report to various state committees regarding the funds spent to buy or improve land in cities and towns containing environmental justice populations.

The proposed law would take effect on July 1, 2027.

A YES VOTE would create a fund that could be utilized for natural resource conservation that would receive some state taxes collected on the sale and use of sporting goods and recreational vehicles, and the use of golf courses.

A NO VOTE would not create this natural resource conservation fund or change how sales and use taxes are spent.

QUESTION 7: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would allow single-family homes to be built in a residentially zoned area as long as the land on which it is to be constructed is at least 5,000 square feet, has at least 50 feet of land bordering the street, road, or public way that it faces, and has access to public sewer and water services.

The proposed law would allow cities and towns to reasonably regulate certain aspects of those single-family homes, including their height, distance from neighboring buildings, open space, parking requirements, and whether they can be rented out on a short-term basis. The proposed law would also allow the Executive Office of Housing and Livable Communities to issue guidance or regulations to administer the proposed law.

A YES VOTE would allow single-family homes to be built on lots of 5,000 square feet or more in residential areas, subject to reasonable local regulation of certain aspects of those homes.

A NO VOTE would make no change to the law relative to building single-family homes.

QUESTION 8: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

The proposed law would change the type and amount of marijuana that may legally be possessed in Massachusetts by repealing the laws that legalize, regulate, and tax the retail sale of adult recreational use marijuana in Massachusetts. The proposed law would also permit persons 21 years of age and older to possess 1 ounce or less of marijuana including no more than 5 grams in the form of concentrate, and to gift or transfer to another person 21 years of age and older 1 ounce or less of marijuana including no more than 5 grams in the form of concentrate. The proposed law would also impose a civil penalty of \$100 and forfeiture of the marijuana for the possession of marijuana between the weight of 1 and 2 ounces.

For persons 21 years of age and younger, the proposed law would make the possession of 2 ounces or less of marijuana a civil infraction subject to a \$100 fine, forfeiture of the marijuana, completion of a drug awareness program and community service, and notification to their parents or legal guardian of the offense and penalties.

The proposed law would allow currently licensed adult recreational marijuana businesses to apply on an expedited basis to become a licensed medical marijuana dispensary and to sell their remaining inventory of adult recreational marijuana to medical marijuana dispensaries. The proposed law would retain the Cannabis Control Commission but modify its authority so it would regulate only the medical marijuana market.

The proposed law states that, if any of its parts were declared invalid, the other parts would stay in effect.

The proposed law would take effect on January 1, 2028.

A YES VOTE would prohibit the legalization, regulation, and taxation of the retail sale of adult recreational use marijuana, and change the penalties for possession of marijuana.

A NO VOTE would make no change to the law relative to marijuana.

QUESTION 9: REFERENDUM ON AN EXISTING LAW

Do you approve of a law summarized below, which was approved by the House of Representatives on July 18, 2024 by a vote of 124 to 33, and approved by the Senate on July 18, 2024 by a vote of 35 to 5?

SUMMARY

This law makes a number of changes to Massachusetts laws governing firearms.

The law adds school administrators and licensed healthcare providers as parties permitted to ask a court to issue an Extreme Risk Protection Order – requiring an individual to surrender or relinquish their firearm licenses, permits, and firearms - if an individual is a present danger to self or others. The law also provides that, when issuing an Harassment Prevention Order, a court may also order the surrender of firearms licenses, permits, and firearms.

The law imposes penalties for possessing, creating, and transferring untraceable “ghost gun” firearms and requires all firearms except antiques and relics, including unfinished frames and receivers that can be readily made into a finished product, to have serial numbers. The law includes privately-made guns like 3D-printed guns within the provisions governing untraceable “ghost gun” firearms.

The law changes firearms licensing requirements to: (1) allow local licensing authorities to request prior license and permit information from the state, as well as access petitions for involuntary mental health commitments denied by a court in addition to prior involuntary commitments, as a part of their review of applications for licenses to carry firearms, firearm ID cards, and licenses to sell firearms; (2) require an individual to be 21 years of age to own semiautomatic rifles or shotguns; (3) add the possibility of incarceration of up to six months for a second offense of failing to report a firearm loss or theft; and (4) enable 12-15 year olds to apply for a self-defense spray permit with parental permission, and 15 to 18 year olds to apply independently.

The law allows local firearm licensing authorities to transfer the responsibility to inspect firearm dealers to the State Police. The law requires local licensing authorities to attend statewide training regarding those inspections. It requires dealers to confiscate expired or suspended licenses and report them to the state and to local licensing authorities.

The law changes the definition of “machine gun” to include bump stocks, trigger cranks, Glock switches and auto sears among the devices whose possession and use are subject to penalties. It expands the definition of “silencer” to include the parts used to construct a silencer.

The law clarifies how to determine whether a firearm is an assault-style weapon and the circumstances under which a person may continue to possess assault-style weapons and large capacity feeding devices they already own.

The law requires the state Firearm Control Advisory Board and the state Secretary of Public Safety and Security to review and update the rosters of prohibited assault-style firearms, approved firearms, and approved firearms sold for target shooting.

The law clarifies requirements relating to the carry and transport of firearms in motor vehicles and ATVs. It prohibits the carrying of firearms in government buildings, polling locations, and schools, with certain exceptions.

The law expands data compilation and reporting requirements to and from the state, and creates a publicly-accessible dashboard of anonymized aggregate firearm data, along with a commission to study that data.

The law requires the State Police to provide training and a test for new applicants for licenses to carry or Firearm ID cards.

The law establishes two special legislative commissions – one to examine funding for violence prevention services, and one to study emerging firearms technology.

The law criminalizes discharging a firearm and striking a building in use.

A YES VOTE would keep in place the law, which increases the regulation of firearms, including ghost guns, machine guns, and assault-style weapons.

A NO VOTE would repeal this law.

Given under our hands this 6 day of October, 2026.
(month)

Anthony Alves

Antonio Sanches

Manuel Silva

I hereby certify that I have posted the above warrant in six (6) public places in the Town of Ludlow, MA on

Kim M. Batista, CMMC, Town Clerk

Date _____



Town of Ludlow, Massachusetts
Office of the Select Board

September 21, 2026

Records Access Officer
Massachusetts Division of Fisheries and Wildlife
Natural Heritage & Endangered Species Program (NHESP)
1 Rabbit Hill Road
Westborough, MA 01581

Re: Massachusetts Public Records Request

Dear Madam/Sir:

This is a request under the Massachusetts Public Records Law (M. G. L. Chapter 66, Section 10). On behalf of the Ludlow MA Pond Management Committee, I am requesting that we be provided with a copy of the following records:

Overview: We are seeking all relevant information pertaining to Minechoag Pond in Ludlow, MA, including, but not limited to the following:

1. Results of all surveys completed since 1970 used to determine the on-going presence and types of Endangered Species located at or near Minechoag Pond:
 - a. Maps denoting location and type of each species identified for Minechoag Pond.
 - b. Video or photographic evidence supporting these findings, including available geo-positioning information.
 - c. Month, day and year of each occurrence of a survey to support the finding of endangered species for Minechoag Pond.
 - d. All field notes or journals submitted in support of the findings of endangered species for Minechoag Pond.
 - e. We noticed that in the new proposed NHESP Mapping for the proposed



Town of Ludlow, Massachusetts

Office of the Select Board

16th Natural Heritage Atlas that the pond will remain mapped as priority habitat. We are further requesting a list of species that will be included in this proposed priority habitat map and if it differs from the prior list of the 15th Natural Heritage Atlas. Please indicate location and type of each identified species.

2. Examples of other MA ponds with similar endangered species findings that have been successful in implementing treatment plans to manage other aquatic vegetation problems in those ponds:
 - a. What were the design concepts for those treatment plans?
 - b. What chemicals were used to treat the ponds? Please indicate the type or species of plants treated by each chemical used in the treatment plans.
 - c. What delivery mechanisms were used for each chemical in the treatment plans?
 - d. What other key factors were considered as part of the plan design, such as:
 - i. Time of year for treatment.
 - ii. Water conditions at time of treatment – high water/low water.
 - iii. Application of buffer zones around location(s) of endangered species.
 - iv. Other.

Background: The Town of Ludlow, MA, through the work of the Ludlow Pond Management Committee, has embarked on a multi-year, comprehensive plan to help restore the health of several ponds in our community. This effort is supported by the Ludlow Select Board and funds have been appropriated in the annual town budget to support this effort. Several ponds in our town have now been tested and treated with excellent results.

The Ludlow Pond Management Committee works with professional Wetland Scientists and Wildlife Biologists and coordinates all pond treatment plans through the processes required by the Ludlow MA Conservation Commission and the MA Department of Environmental Protection. We have been working over the past few years to move forward with a treatment plan for the Minechoag Pond. Getting the information noted above, we hope to further inform



Town of Ludlow, Massachusetts

Office of the Select Board

ourselves on past findings of endangered species and their locations in and around Minechoag Pond so that we can more effectively carry out our mission as a committee. Conditions in Minechoag Pond continue to deteriorate, including a significant fish kill this past winter, estimated at more than 1,000 fish. The pond is being overwhelmed by surface and sub-surface aquatic vegetation that is threatening the pond's ecosystem. These conditions have become critical, and we are looking for solutions to this problem.

I recognize that you may charge reasonable costs for copies, as well as for personnel time needed to comply with this request.

The Massachusetts Public Records Law requires you to provide me with a written response within 10 business days. If you cannot comply with my request, you are statutorily required to provide an explanation in writing.

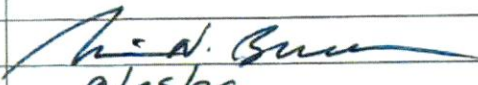
Sincerely,

William Rosenblum, Chairman

Cc: Ludlow Conservation Commission
Ludlow Pond Management Committee
Steven Riberdy, Goddard Consulting

**DISCLOSURE BY NON-ELECTED MUNICIPAL EMPLOYEE OF FINANCIAL INTEREST
AND DETERMINATION BY APPOINTING AUTHORITY
AS REQUIRED BY G. L. c. 268A, § 19**

	MUNICIPAL EMPLOYEE INFORMATION
Name:	Michael N. Brennan
Title or Position:	Chief of Police
Municipal Agency:	Ludlow Police Department, Town of Ludlow
Agency Address:	612 Chapin St., Ludlow, MA 01056
Office Phone:	413-583-8305
Office E-mail:	mbrennan@ludlowpolice.com
	My duties require me to participate in a particular matter, and I may not participate because of a financial interest that I am disclosing here. I request a determination from my appointing authority about how I should proceed.
	PARTICULAR MATTER
Particular matter E.g., a judicial or other proceeding, application, submission, request for a ruling or other determination, contract, claim, controversy, charge, accusation, arrest, decision, determination, or finding.	Please describe the particular matter. The FY2028 Police Department Budget for the Town, including proposed appropriations and salary line items for all sworn personnel. This budget is a "particular matter" as defined in G.L. c. 268A, §1(k), and constitutes a decision or determination subject to review and action by the Finance Committee, Select Board, and Town Meeting.
Your required participation in the particular matter: E.g., approval, disapproval, decision, recommendation, rendering advice, investigation, other.	Please describe the task you are required to perform with respect to the particular matter. As Chief of Police, I am required to prepare and submit the Police Department's proposed annual budget; provide information, advice, and recommendations to the Finance Committee and Select Board; present and explain the budget at public meetings when requested; and respond to questions regarding departmental operations, staffing, and financial needs. These duties constitute participation through discussion, review, recommendation, and the rendering of advice as described in G.L. c. 268A, §19. My participation is limited strictly to these official responsibilities.
	FINANCIAL INTEREST IN THE PARTICULAR MATTER
Write an X by all that apply.	☒ I have a financial interest in the matter. The budget includes compensation for the Chief of Police position. Accordingly, the outcome of this matter has a direct and reasonably foreseeable financial effect on my municipal compensation. ☐ My immediate family member has a financial interest in the matter. ☐ My business partner has a financial interest in the matter. ☐ I am an officer, director, trustee, partner or employee of a business organization, and the business organization has a financial interest in the matter. ☐ I am negotiating or have made an arrangement concerning future employment with a person or organization, and the person or organization has a financial interest in the matter.

Financial interest in the matter	Police Department Budget includes possible salary/benefits for the Police Chief.
Employee signature:	
Date:	9/25/20

DETERMINATION BY APPOINTING OFFICIAL

	APPOINTING AUTHORITY INFORMATION
Name of Appointing Authority:	
Title or Position	
Agency/Department:	
Agency Address:	
Office Phone:	
Office E-mail	
	DETERMINATION
Determination by appointing authority:	As appointing official, as required by G.L. c. 268A, § 19, I have reviewed the particular matter and the financial interest identified above by a municipal employee. I have determined that the financial interest is not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the employee.
Appointing Authority signature:	
Date:	
Comment:	

Attach additional pages if necessary.

The appointing authority shall keep this Disclosure and Determination as a public record.



Massachusetts Chiefs of Police Association

Legal Advisory

Legal Guidance for Massachusetts Chiefs of Police

Conflict of Interest Disclosures for Chiefs Participating in Budget Process

The State Ethics Commission recently issued an advisory letter to a Massachusetts police chief addressing participation in the municipal budget process. The Commission concluded that:

1. A police chief's participation in the annual budget, when the budget includes the chief's own salary, constitutes "participation" in a "particular matter" under **G.L. c. 268A, § 19(b)(1)**; and
2. A chief may raise appearance-of-conflict concerns under **G.L. c. 268A, § 23(b)(3)** when speaking publicly about a budget that affects the chief's own compensation or, in some cases, the compensation of an immediate family member.

The Commission's interpretation of the Conflict of Interest Law in this context is stricter than what many chiefs and municipalities have traditionally understood. Until the Commission provides broader clarification, chiefs should take steps to protect themselves by filing appropriate disclosures before participating in their local budget processes.

Recommended Best Practice

Based on the Commission's analysis and consistent with its published guidance:

- ☐ Chiefs should file a § 19(b)(1) disclosure and obtain a written determination before participating in any aspect of their department's budget that affects their compensation. This includes preparing, presenting, explaining, or providing advice or recommendations on the annual budget.

- ☐ Chiefs should also file a § 23(b)(3) “appearance of conflict” disclosure whenever the budget affects the compensation of the chief or an immediate family member (e.g., spouse or child employed by the department).
- ☐ Both forms should be filed **annually** before the budget process begins and kept on file with the appointing authority (typically the Select Board or Mayor).

The goal is to create a single, proactive disclosure package that protects the chief throughout the entire budget cycle.

Sample Language Provided

The MCOPA has prepared sample language (attached) for chiefs to use when completing the required:

- ☐ § 19(b)(1) Disclosure of Financial Interest, and
- ☐ § 23(b)(3) Disclosure to Address Appearance of Conflict

This model language:

- ☐ Tracks the definitions in G.L. c. 268A
- ☐ Mirrors the reasoning used in recent Ethics Commission opinions
- ☐ Limits participation to official, fact-based duties
- ☐ Discloses the financial interests clearly but narrowly
- ☐ Avoids creating additional or unintended “particular matters”
- ☐ Is designed to be the safest and most defensible option available under current interpretations

Important: This language has **not** been tested or reviewed by the Ethics Commission. It is provided as a protective measure to help chiefs comply in good faith with the statute based on current interpretations.

Limitations & Important Disclaimers

This advisory does not constitute legal advice to individual chiefs. Each municipality's structure, budget process, and reporting relationships are unique.

Chiefs should consult:

- ☐ The Ethics Commission "Attorney of the Day" (617-371-9500) for case-specific guidance
- ☐ Their municipal counsel to tailor the disclosure language to local circumstances

Chiefs with family members employed by the department should pay particular attention to all Conflict of Interest Law requirements and obtain legal guidance before participating in matters affecting those positions.

Chiefs remain personally responsible for compliance with G.L. c. 268A.

Summary of Action Steps

Before beginning the FY budget cycle, chiefs should:

- ☐ Complete the § 19(b)(1) disclosure
 - ☐ Obtain a written § 19(b)(1) determination from the appointing authority
 - ☐ Complete a § 23(b)(3) appearance disclosure
 - ☐ File both forms with the appointing authority
 - ☐ Retain a copy for departmental records
-

Massachusetts Chiefs of Police Association, Inc.
Office of the General Counsel
legal@masschiefs.org
(774) 293-2658
353 Providence Road | South Grafton, MA 01560

(Rev. 11.17.2025)

**DISCLOSURE BY NON-ELECTED MUNICIPAL EMPLOYEE OF FINANCIAL INTEREST
AND DETERMINATION BY APPOINTING AUTHORITY
AS REQUIRED BY G. L. c. 268A, § 19**

MUNICIPAL EMPLOYEE INFORMATION	
Name:	
Title or Position:	
Municipal Agency:	
Agency Address:	
Office Phone:	
Office E-mail:	
	My duties require me to participate in a particular matter, and I may not participate because of a financial interest that I am disclosing here. I request a determination from my appointing authority about how I should proceed.
PARTICULAR MATTER	
Particular matter E.g., a judicial or other proceeding, application, submission, request for a ruling or other determination, contract, claim, controversy, charge, accusation, arrest, decision, determination, or finding.	Please describe the particular matter. The FY2026 Police Department Budget for the Town, including proposed appropriations and salary line items for all sworn personnel. This budget is a "particular matter" as defined in G.L. c. 268A, §1(k), and constitutes a decision or determination subject to review and action by the Finance Committee, Select Board, and Town Meeting.
Your required participation in the particular matter: E.g., approval, disapproval, decision, recommendation, rendering advice, investigation, other.	Please describe the task you are required to perform with respect to the particular matter. As Chief of Police, I am required to prepare and submit the Police Department's proposed annual budget; provide information, advice, and recommendations to the Finance Committee and Select Board; present and explain the budget at public meetings when requested; and respond to questions regarding departmental operations, staffing, and financial needs. These duties constitute participation through discussion, review, recommendation, and the rendering of advice as described in G.L. c. 268A, §19. My participation is limited strictly to these official responsibilities.
FINANCIAL INTEREST IN THE PARTICULAR MATTER	
Write an X by all that apply.	☒ I have a financial interest in the matter. The budget includes compensation for the Chief of Police position. Accordingly, the outcome of this matter has a direct and reasonably foreseeable financial effect on my municipal compensation. ☐ My immediate family member has a financial interest in the matter. ☐ My business partner has a financial interest in the matter. ☐ I am an officer, director, trustee, partner or employee of a business organization, and the business organization has a financial interest in the matter. ☐ I am negotiating or have made an arrangement concerning future employment with a person or organization, and the person or organization has a financial interest in the matter.

Financial interest in the matter	Please explain the financial interest and include a dollar amount if you know it.
Employee signature:	
Date:	

DETERMINATION BY APPOINTING OFFICIAL

	APPOINTING AUTHORITY INFORMATION
Name of Appointing Authority:	
Title or Position:	
Agency/Department:	
Agency Address:	
Office Phone:	
Office E-mail	
	DETERMINATION
Determination by appointing authority:	As appointing official, as required by G.L. c. 268A, § 19, I have reviewed the particular matter and the financial interest identified above by a municipal employee. I have determined that the financial interest is not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the employee.
Appointing Authority signature:	
Date:	
Comment:	

Attach additional pages if necessary.

The appointing authority shall keep this Disclosure and Determination as a public record.

**DISCLOSURE OF APPEARANCE OF CONFLICT OF INTEREST
AS REQUIRED BY G. L. c. 268A, § 23(b)(3)**

	PUBLIC EMPLOYEE INFORMATION
Name of public employee:	
Title or Position:	
Agency/Department:	
Agency address:	
Office Phone:	
Office E-mail:	
	In my capacity as a state, county or municipal employee, I am expected to take certain actions in the performance of my official duties. Under the circumstances, a reasonable person could conclude that a person or organization could unduly enjoy my favor or improperly influence me when I perform my official duties, or that I am likely to act or fail to act as a result of kinship, rank, position or undue influence of a party or person. I am filing this disclosure to disclose the facts about this relationship or affiliation and to dispel the appearance of a conflict of interest.
	APPEARANCE OF FAVORITISM OR INFLUENCE
Describe the issue that is coming before you for action or decision.	Participation in the FY2026 Police Department Budget process, including providing information, explanations, and operational context regarding departmental appropriations and salary line items for all sworn personnel.
What responsibility do you have for taking action or making a decision?	As Chief of Police, I am responsible for preparing and submitting the Department's proposed annual budget and, when requested, providing factual information, advice, and recommendations to the Finance Committee, Select Board, Town Meeting members, and members of the public regarding departmental operations, staffing, and financial needs. I do not possess authority to approve, reject, or finalize the budget. My participation is limited to these official duties.
Explain your relationship or affiliation to the person or organization.	The FY2026 Police Department Budget includes compensation for all sworn personnel, including myself and my spouse, who is employed in a sworn position within the Department. Because the budget establishes salary levels for these positions, a reasonable person could perceive that my participation may create an appearance of undue favoritism or improper influence.
How do your official actions or decision matter to the person or organization?	The budget will determine compensation for all sworn positions, including those held by myself and by my spouse. My role is limited to providing factual information and operational analysis; ultimate decisions regarding compensation and appropriations are made by the Finance Committee, Select Board, and Town Meeting.
Optional: Additional facts – e.g., why there is a low risk of undue favoritism or improper influence.	My participation will be confined strictly to providing accurate, factual explanations of departmental needs, operational impacts, and staffing requirements. I will not solicit petition signatures, urge any individual to vote in a particular manner, or use my position to pressure or influence members of the public or municipal officials. I can perform my official duties objectively and without favoritism.

If you cannot confirm this statement, you should recuse yourself.	WRITE AN X TO CONFIRM THE STATEMENT BELOW. ____ Taking into account the facts that I have disclosed above, I feel that I can perform my official duties objectively and fairly.
Employee signature:	
Date:	

Attach additional pages if necessary.

Not elected to your public position – file with your appointing authority.

Elected state or county employees – file with the State Ethics Commission.

Members of the General Court – file with the House or Senate clerk or the State Ethics Commission.

Elected municipal employee – file with the City Clerk or Town Clerk.

Elected regional school committee member – file with the clerk or secretary of the committee.

Form revised July, 2012

CLIENT PROPOSAL

CLIENT:	Hubbard Memorial Library	For Questions, Please Contact: Steve MacGillivray Account Executive 401-241-1040 smacagillivray@connectivitypoint.com
PROPOSAL DATE:	9/25/2026	
PROPOSAL/JOB #:	8202602156	
PROJECT NAME:	Hosted VoIP	
PROJECT ADDRESS:	24 Center St, Ludlow, MA 01056	

BACKGROUND

Connectivity Point Design and Installation, LLC (CPDI) is pleased to submit for your review and approval the following proposal/quote. Please contact me with any questions you may have during your review.

OVERVIEW

CPDI will provide **Installation and Order Management Services** for the **Deployment of an Intermedia Hosted VoIP System** for **Hubbard Memorial Library** in **Ludlow MA**.

The quote is broken down into three sections:

Connectivity Point Design and Installation charges (page 3).

Intermedia Hosted VoIP monthly Service charge breakdown and One-Time Charge (page 4).

SCOPE OF WORK

Equipment & Materials

- 8 - IP Phones with local power supplies, 2 ATA's and DECT Base – Provided by Intermedia
- 1- Yealink W59R DECT Cordless Phone, wall mount kit and patch Cables – Provided by CPDI

Labor & Services

- Remotely configure VoIP simulator on customer workstation to assess service quality.
- Procure VoIP phone service from Intermedia.
- Submit Letters of Authorization to facilitate the transfer of 3 local numbers to Intermedia.
- Configure 1 Unite for Teams Express user with smartphone or softphone applications.
- Set up 7 Resource users.
- Set up 2 fax lines with ATA's – Resource users.
- Activate 8 Yealink IP phones via a converged network using local power supplies.
- Decommission the existing phone system.
- Provide end-user and administrator training.

Additional Notes

1. Includes CPDI 8x5 Managed Services and Intermedia 24x7 Remote Support. Post-installation on-site support will be billed at CPDI's current travel and labor rates.
2. Customer is responsible for canceling voice services with the previous carrier.

Estimator: RA

CLIENT PROPOSAL

Background of the manufacturers and vendor's experience and qualifications:

Intermedia Intelligent Communications is a leading provider of intelligent cloud communications solutions that help over 150,000 businesses connect better, from wherever, through our AI-powered platform that includes voice, video conferencing, chat, SMS, contact center, business email and productivity, file sharing and backup, security, archiving, and more. We strive to eliminate the need for multiple communications service providers with a seamlessly integrated portfolio of intelligent communications and collaboration solutions, including our flagship product, Intermedia Unite®, all delivered through one highly reliable and secure platform. With month-to-month contract options, one monthly bill, and one intuitive point of administrative control, and having been certified by J.D. Power for excellence in technical support nine times, Intermedia is committed to providing enterprise-grade products to businesses of all sizes through a simple, Worry-Free Experience™.

[Intermedia leadership team](#)

[Intermedia Unite: Unified Communications Software - Intermedia](#)

Connectivity Point Design and Installation is a fast-growing technology infrastructure company providing design, installation, and support services for low-voltage infrastructure and specialty equipment. Our professional services fall into five major disciplines: Structured Network Cabling, Audio-Visual Solutions, Security Solutions, Wireless Networks, and Telephone Systems. Established in 2002, this Maine-based business has 200 employees in Maine, New Hampshire, Massachusetts, Rhode Island, and South Carolina. They perform work in 44 states and 35 countries. Our telephony department team has a combined over 250 years of experience installing and servicing on-premise and Hosted VoIP telephone systems.

www.connectivitypoint.com

911 and E911 Compliance

The United States Federal Communications Commission (FCC) rules requiring multi-line telephone system providers to enhance emergency calling through direct 911 dialing, 911 call notifications, and dispatchable locations. Intermedia Unite ensures compliance with Kari's Law by providing direct 911 dialing and call notifications, and with RAY BAUM'S Act by supporting dispatchable location requirements for both fixed and non-fixed devices.

[Kari's Law and RAY BAUM'S Act – What You Should Know](#)



CLIENT PROPOSAL

INVESTMENT SUMMARY – CPDI DEPLOYMENT ONE-TIME CHARGE

Labor	\$ 731.50
Material	\$ 443.12
Sub Total	\$ 1,174.62

This proposal is valid for (30) days from issuance.

The total Connectivity Point Deployment lump sum for this proposal/quote is **\$1,174.62** which includes all material, labor, equipment, supplies, travel expenses and misc. expenses. Excluded from this proposal/quote are any taxes, adds, moves, or changes during the project, which will be billed separately from the original proposal/quote.

***Monthly Intermedia Billed Charges estimated see page 4.**

***One Time Intermedia Charges estimated see page 4.**

On-site post-installation support will be billed at our current travel and labor rates: \$130.00

AUTHORIZATION

PROPOSAL/JOB NUMBER: 8202602156

By signing below, I am accepting this proposal/quote and the attached terms and conditions.

Customer Authorized Signature: Melissa Rickson Date: 9/29/2026

Customer Print Name: Melissa Rickson Customer Title: Library Director

Connectivity Point Design & Installation, LLC.

Steve MacGillivray

CPDI Authorized Signature, Date 9/25/2026

CPDI Print Name: Steve MacGillivray Title: Account Executive

CLIENT PROPOSAL

QUOTE - SUMMARY OF INTERMEDIA UNITE CHARGES

Billed directly by Intermedia (3-year contract) with one-time and monthly service charges billed to the existing Intermedia account company credit card on file.

Estimated Monthly Charges

1 - Unite for Teams Express user @ \$12.25 <i>Unlimited local and long-distance calling, including mobile and Desktop apps, Chat, SMS/MMS, Voicemail transcription.</i>	\$12.25
7 - Resource (pay per use) @ \$5.50	\$38.50
2 - Fax Lines @ \$10.00	\$20.00
3 - Local number \$1.00	\$3.00
Surcharges and Fees	\$47.22
Estimated taxes Exempt	\$0.00
MONTHLY CHARGE TOTAL	\$120.97

Customer initials: _____

Non-recurring One Time Charges

3 - Local Number Porting Activation Fee \$3.00	\$9.00
7 - Yealink T73W IP Telephones - @ \$105.00	\$735.00
1 - Yealink T34W PoE IP Telephones - @ \$80.00	\$80.00
7 - Yealink T7 Power supplies - @ \$12.00	\$84.00
1 - Yealink T34w Power supply - @ \$11.00	\$11.00
1 - Yealink W70B DECT Base - @ \$98.00	\$98.00
2 - Grandstream HT801V2 ATA for fax machines- @ \$47.00	\$94.00
Shipping	\$24.69
Estimated taxes Exempt	\$0.00
TOTAL	\$1,135.69

Customer initials: MR

CLIENT PROPOSAL

NOTES AND EXCLUSIONS

The following activities are not included unless specifically listed in the above-detailed Scope of Work; and if required, additional charges may apply:

- In the event that tariffs affect our proposal pricing, we will provide the client with advance notice at the earliest opportunity. We are committed to working collaboratively with the client to develop and implement reasonable solutions to mitigate any cost impact. Our team will continuously monitor the tariff landscape and proactively communicate any changes that may influence our agreement. We will also explore alternative sourcing and logistical strategies to minimize potential disruptions and ensure the continuity of our supply chain.
- The quoted price does NOT reflect prevailing wage.
- Quote is based upon activating existing network cabling infrastructure, and does not include labor to install, relocate, troubleshoot and repair existing network cables.
- No wiring permit is included in this proposal/quote.
- All work is scheduled for regular business hours.
- Technicians must have free and clear access to all areas being equipped with phones.
- Does not include charges from IT vendor/staff to provide networking information and set up QoS/port forwarding in firewall.
- Quote does not include wall phone mounting kits. If required, pricing can be provided.
- Underground trenching or boring.
- Architecture or Engineer design or Consulting fees.
- Engineered stamped drawings.
- All electrical is provided and installed by others.
- Any changes to the scope of work must be submitted in writing prior to the work being performed.
- This proposal/quote does not include labor to move furniture, PC or other end-user equipment that will preclude CPDI from performing their duties.
- No lift is included in this proposal/quote.
- This price is for riser rated cable non-plenum type CMR unless specified otherwise above. If plenum rated cable type CMP is desired or required it can be provided at an additional cost to this proposal/quote.
- This proposal/quote assumes an outlet box and device ring with a conduit to the nearest accessible ceiling will be provided by others.
- Proposal/quote does not include conduit, through wall sleeves, through floor sleeves, core holes, fire-stopping, wire mold, cable tray, or mounting plywood.
- All areas to be free of asbestos and lead-based paint.

CLIENT PROPOSAL

GENERAL TERMS AND CONDITIONS

- Unless otherwise included in the pricing table, the amounts outlined in this Proposal/Quote are exclusive of all city, state and federal excise taxes, including, without limitation, taxes on manufacturer, sales, receipts, gross income occupation, use, and similar taxes. Whenever applicable, any tax or taxes shall be added to the invoice as a separate charge to be paid by the Owner.
- In the event of significant delay or price increase of material, equipment, or supplies occurring during the performance of the contract through no fault of Connectivity Point Design and Installation, LLC, the contract sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract documents. A change in price of an item of material, equipment, or supplies will be considered significant when the price of an item increases 10% between the date of this Signed Quote and the date of installation. Please discuss further with your account executive for clarification.
- The Proposal/Quote is valid for thirty (30) days from the date above. After this date please contact CPDI to confirm that the quoted price can be honored.
- Additions to this Proposal/Quote will be priced separately as Change Orders.
- Unless otherwise agreed upon, 25% will be invoiced upon contract award, 50% upon material delivery and 25% upon completion. Payment is due net thirty (30) days.
- If unknown conditions affect Connectivity Point's ability to complete the work for the stated price, that is not the fault of Connectivity Point, we will suspend work and notify the owner immediately.
- CPDI shall conduct itself in a manner that is compliant with OSHA. Likewise, Owner must notify CPDI, in advance of CPDI commencing its work pursuant to this proposal/quote, of any present or potentially hazardous condition located at the job site(s) at which CPDI will perform its work. The owner is obligated to provide a worksite that is OSHA compliant.
- Owner shall hold harmless and indemnify CPDI and its respective officers, directors, employees and agents from and against any claim, loss, damages, and liability pertaining to bodily injury, property damage, personal injury, governmental fines or assessments or any other type of claim, arising out of or occurring in connection with the services provided by CPDI pursuant to this proposal/quote except to the extent to have resulted from the negligence of CPDI. Such indemnification shall include but not be limited to attorneys' fees incurred in defending such claims. Owner specifically waives any statutory immunity conferred upon it as an employer under any workers' compensation act (including but not limited to the Maine Workers' Compensation Act, 39-A M.R.S.A. §104, and its successors, the New Hampshire Workers' Compensation Act and the Massachusetts Workers Compensation Act).
- As part of this agreement, customer agrees to receive Marketing Information from CPDI in the form of Monthly Newsletters and/or other Marketing Emails. The option to opt-out is included in all emails and can be chosen at anytime.

PROJECT STANDARDS/QUALITY ASSURANCE

- All cables will be tested to the applicable performance standard.
- Test results will be provided to the owner in a digital format suitable for printing.
- All faceplates and patch panels will be mechanically labeled with plastic-type label tape.
- A hand-drawn As Built will be left at the job site for the customer's use.
- A mechanically generated As Built will be provided so long as an appropriate digital file is provided by the customer for this purpose.
- Cables can be mechanically labeled at each end, if desired, at an additional charge.
- CPDI has certified structured cabling, fiber, and data center staff to support your design and installation needs.
 - Registered Communications Distribution Designers (RCDD), BICSI
- CPDI has certified Systems Engineers for all your telephony system requirements.
 - Allworx, Mitel, Intermedia
- CPDI has certified security staff to support your design and installation needs.
 - Kantech, Keyscan, DSC, exacqVision, Axis, Avigilon, Hikvision, Verkada, Verkada
- CPDI has certified audio-visual staff to support your design and installation service needs.
 - Atona Certified Technologist, Barco Unisee Specialist, Biamp TesireForte, Biamp VoIP, CTS, DMC-D-4K, Clearone ProAudio Specialist, Crestron CCT-001, Crestron DMC-E-4K, Crestron RL101, Crestron Programming 1, Dante Level 1 & 2, Extron AV Associate, Extron GC3 Control Associate, Extron School of Emerging Technologies, Lightspeed TopCat Certified, Lutron Lighting, Mersive Solsticec Part 1, Vaddio Audio-Visual Bridge Matrix Pro, Vaddio AutoTrak 2.0

CLIENT PROPOSAL

CRAFTMANSHIP WARRANTY

Connectivity Point Design and Installation warrants that our work to be free from defects for a period of one (1) year from the date of Substantial Completion. All material, equipment and workmanship supplied under the signed contract are covered under this warranty.

This warranty excludes and remedy for damage or defect caused by: (1) abuse, (2) modifications not executed by the contractor, (3) improper or insufficient maintenance, including any improper maintenance of the site conditions where the work was performed; (4) improper operations, or (5) acts of God. This warranty is not in lieu of or supersede any applicable manufacturer's warranty.

Upon project completion, Connectivity Point Design and Installation will provide a dated warranty letter verifying that for the length of [one year] after date of installation, Connectivity Point shall correct any damage or defective work promptly once notified.

CLIENT PROPOSAL



Amy Kurtz

From: Bill Rosenblum <pgapro05@gmail.com>
Sent: Tuesday, September 29, 2026 10:30 AM
To: Carrie Ribeiro
Cc: Amy Kurtz
Subject: EXTERNAL:Re: Fw: EXTERNAL:[EXT] Ludlow Library Phone Update

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.



Bill Rosenblum reacted via [Gmail](#)

On Tue, Sep 29, 2026 at 9:38 AM Carrie Ribeiro <cribeiro@ludlow.ma.us> wrote:

Please add to 10/6 agenda. All costs to upgrade will be paid by the Library. Starting 7/1/27, she will increase her budget to pay for her own phone lines. The school department was paying for them in the past.

Thanks

From: Melissa Rickson <Mrickson@ludlow.ma.us>
Sent: Monday, September 28, 2026 9:29 AM
To: Carrie Ribeiro <cribeiro@ludlow.ma.us>
Cc: Brittany Beaumier <BBeaumier@ludlow.ma.us>
Subject: Fw: EXTERNAL:[EXT] Ludlow Library Phone Update

Hello Carrie,

I would like to move forward with this quote. The quote's total is \$3,761.95 for one-time costs and 1st year services. The CTI (Valley CC) quote stands at \$4,184.77.

CDPI includes free remote service assistance forever, CTI we would have an annual service contract going forward or pay by incident. CTI has not sent an updated quote yet, and I never heard back from the folks at P3/Granite.

The CDPI one-time charges are \$2,310.31, followed by \$120.97/month phone and fax lines, and remote service support is included. I will still need negotiate the elevator phone line aside from this, but CDPI is working with Verizon on this for Public Safety and for us by association. Since there is not money left in building and infrastructure funds, I will pay the upfront charges from the library's building repairs & maintenance line item, which currently has \$10,947 available.

Could you please add the attached contract to the next SB agenda for approval so that we can move forward? We only have 30 days before our Verizon line ends.

Thank you,

Melissa

From: Rob Aloï <raloi@connectivitypoint.com>
Sent: Friday, September 25, 2026 2:44 PM
To: Melissa Rickson <Mrickson@ludlow.ma.us>
Cc: Brittany Beaumier <BBeaumier@ludlow.ma.us>; Carrie Ribeiro <cribeiro@ludlow.ma.us>
Subject: EXTERNAL:RE: EXTERNAL:RE: [EXT] Ludlow Library Phone Update

EXTERNAL EMAIL WARNING

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

Hi Melissa,

I have revised the quote to remove the taxes and was also able to secure improved pricing from Intermedia.

I left the Yealink T34W in the proposal because I was informed that the Yealink T31W is currently not available in the U.S. from our distributor.

Please let me know your thoughts. I'd be happy to schedule another meeting to review the quote and discuss everything together.

[Intermedia Reviews | Read Customer Service Reviews of intermedia.net](#)
[Zoom Reviews | Read Customer Service Reviews of zoom.us](#)

Rob Aloï

Telephony Sales Engineer

Connectivity Point Design & Installation

[866.782.0200](tel:866.782.0200) x111 Office

[978.874.2298](tel:978.874.2298) Direct/SMS

[978.874.2298](tel:978.874.2298) Cell/SMS



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Need to request service or cabling work? TechDispatch@ConnectivityPoint.com

connectivitypoint.com

From: Melissa Rickson <Mrickson@ludlow.ma.us>
Sent: Thursday, September 24, 2026 12:21 PM

To: Rob Aloï <raloi@connectivitypoint.com>

Cc: Brittany Beaumier <BBeaumier@ludlow.ma.us>; Carrie Ribeiro <cribeiro@ludlow.ma.us>

Subject: Re: EXTERNAL:RE: [EXT] Ludlow Library Phone Update

Hi Rob,

Just a few more things I noticed after our call. This quote does not include a cordless phone as we previously spoke about. Also, the quote includes tax and we are tax exempt. Could you please update this on the quote as well?

Thank you,

Melissa

From: Rob Aloï <raloi@connectivitypoint.com>

Sent: Thursday, September 24, 2026 9:36 AM

To: Melissa Rickson <Mrickson@ludlow.ma.us>

Cc: Brittany Beaumier <BBeaumier@ludlow.ma.us>; Carrie Ribeiro <cribeiro@ludlow.ma.us>

Subject: EXTERNAL:RE: [EXT] Ludlow Library Phone Update

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.

Some people who received this message don't often get email from raloi@connectivitypoint.com.

[Learn why this is important](#)

Hi Melissa,

Please find the attached quote and spreadsheet that we discussed.

I look forward to meeting with you during our 11:00 AM Teams meeting this morning to review everything and answer any questions you may have.

Thank you,

Rob Aloï

Telephony Sales Engineer

Connectivity Point Design & Installation

[866.782.0200](tel:866.782.0200) x111 Office

[978.874.2298](tel:978.874.2298) Direct/SMS

[978.874.2298](tel:978.874.2298) Cell/SMS



CABLING / AUDIO VISUAL / SECURITY / TELEPHONY / SOUND MASKING / WIRELESS / CELL BOOSTERS / SERVICE

Need to request service or cabling work? TechDispatch@ConnectivityPoint.com

connectivitypoint.com

From: Melissa Rickson <Mrickson@ludlow.ma.us>

Sent: Friday, September 11, 2026 2:12 PM

To: Rob Aloï <raloi@connectivitypoint.com>

Cc: Brittany Beaumier <BBeaumier@ludlow.ma.us>; Carrie Ribeiro <cribeiro@ludlow.ma.us>

Subject: [EXT] Ludlow Library Phone Update

You don't often get email from mrickson@ludlow.ma.us. [Learn why this is important](#)

Hello Rob,

Thank you for accepting my call this afternoon and for the plethora of information. I look forward to receiving your quote.

Here are the details as requested:

Lines:

We currently have 2 phone lines, one hunts to the other. Main: [413-583-3408](tel:413-583-3408), (line 2) [413-583-5647](tel:413-583-5647)

Fax line [413-583-5646](tel:413-583-5646)

Elevator line [413-583-5701](tel:413-583-5701)

Hardware:

System: 2021 NEC Electra Elite IPK B64 U20 on a Verizon Centrex & copper lines

Phones: There are 6 staff telephones and one phone in the basement. The one in the basement can only call the circulation desk, accept internal calls, or pick up an external transfer. We need to add one staff device to our staff room and possibly one to the 2nd floor Youth room.

Fax Line: (Staff fax that allows incoming and outgoing & public fax only allows outgoing). There are also 2 cordless phones on this line.

Have a good weekend,

Melissa Rickson, MLIS

Library Director

Hubbard Memorial Library

[24 Center Street](#)

[Ludlow, MA 01056](#)

[413-583-3408](tel:413-583-3408) x. 110

www.hubbardmemoriallibrary.org



INFORMATION



SERVICE
SACRIFICE
FREEDOM
★
ALWAYS
REMEMBER

LUDLOW VETERANS DAY CEREMONY

★ ★ ★
HONORING THOSE WHO SERVED

WEDNESDAY, NOVEMBER 11, 2026
★ AT 9:00AM ★

LUDLOW HIGH SCHOOL AUDITORIUM
500 CHAPIN STREET
LUDLOW, MA 01056

*Join Us as We Honor
Our Veterans*

- ★ VETERAN OF THE YEAR
- ★ STUDENT ESSAY WINNERS
- ★ VFW AWARDS
- ★ AMERICAN LEGION AWARDS



ARMY



NAVY



AIR FORCE



MARINE CORPS



SPACE FORCE



COAST GUARD

**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: September 25, 2026

Subject: APPROVAL OF CHANGE OF OCCUPANCY / DBA APPLICATION

NAME OF OWNER OF NEW BUSINESS: Teresa Forker

NAME/TYPE OF NEW BUSINESS: Compass Alert Systems LLC
(medical alert monitoring)

NAME OF OWNER OF BUILDING: David Lavoie

ADDRESS OF BUSINESS: 733 Chapin Street, Suite 201

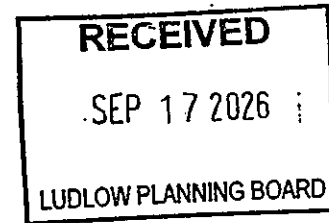
APPROVAL DATE: September 24, 2026

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: 9/17/26

Location of Property: (address) 733 Chapin St. 5th fl, Assessors' Map 111, Parcel 103A

Zoning of Property: Business B

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

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

Name of Business (if any): Compass Alert Systems LLC

Type Of Application (Check All That Apply):

* denotes supplemental application sheet required

Site Plan Control:

☒ Change of Occupancy

☐ Site Sketch

☐ Site Plan Approval

Other:

☐ Zone Change *5

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)

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:

Address:

Phone:

Fax:

E-Mail:

Signature:

Teresa Foster

733 Chapin St Suite 201, Ludlow

413 583 3340

413 547 6666

compassalert.com

[Signature]

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

From Medical Alert Monitoring to Same (name change only)

Contact Person (if different):

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

Property Owner (if different):

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

Building Owner (if different):

Name: DAVID LENOIR
Address: 733 CHADIN ST
Phone: 413 - 589-1888
Fax: _____
E-Mail: LAUSIE PROPERTIES 2 @ gmail.com
Signature: David Lenoir

Detailed Description of Proposal: name change in same site

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: JL

Date Received: 9/17

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

**NOTICE OF DECISION
SPECIAL PERMIT**

RECEIVED
TOWN CLERK'S OFFICE
2026 SEP 14 A 9:42
TOWN OF LUDLOW

DATE: September 14, 2026
APPLICATION: SPECIAL PERMIT / HOME OCCUPATION
APPLICANT: Kayla Ferreira
28 Harlan Street, Ludlow, MA

Following a duly advertised public hearing held on **September 10, 2026**, the Planning Board, acting as the Special Permit Granting Authority, at its meeting on **September 10, 2026**, with the following members present: *Raymond Phoenix, William Ellison, Christopher Coelho*, voted **3-0** to **GRANT** a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for: **home office for concrete 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:

Raymond Phoenix
William Ellison
Christopher Coelho

AGAINST:

ABSENT:

Kathleen Houle
Haley Rivers

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: **September 14, 2026**


Susan Urban, Administrative Assistant

BOS

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

NOTICE OF DECISION
SPECIAL PERMIT

DATE: September 28, 2026
APPLICATION: SPECIAL PERMIT / HOME OCCUPATION
APPLICANT: Manuel Santos
492 Miller Street, Ludlow, MA

Following a duly advertised public hearing held on September 24, 2026, the Planning Board, acting as the Special Permit Granting Authority, at its meeting on September 24, 2026, with the following members present: *Raymond Phoenix, William Ellison, Haley Rivers*, voted 3-0 to GRANT a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for office for construction 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)

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SEP 28 11:10 AM
TOWN OF LUDLOW

- 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
Haley Rivers, Associate Member

Christopher Coelho
Kathleen Houle

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: **September 28, 2026**


Susan Urban, Administrative Assistant

SB

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

NOTICE OF DECISION
SPECIAL PERMIT

DATE: September 28, 2026

APPLICATION: SPECIAL PERMIT / HOME OCCUPATION

APPLICANT: Amy E. Murphy
97 Prokop Avenue, Ludlow, MA

Following a duly advertised public hearing held on September 24, 2026, the Planning Board, acting as the Special Permit Granting Authority, at its meeting on September 24, 2026, with the following members present: *Raymond Phoenix, William Ellison, Haley Rivers*, voted 3-0 to GRANT a Special Permit in accordance with Section 7.0 of the Ludlow Zoning Bylaws for: **jewelry crafting.**

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)

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TOWN OF LUDLOW
PLANNING BOARD
OFFICE
2026 SEP 28 11:09

- 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:

Raymond Phoenix
William Ellison
Haley Rivers, Associate Member

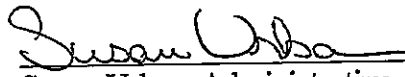
AGAINST:

ABSENT:

Christopher Coelho
Kathleen Houle

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: **September 28, 2026**


Susan Urban, Administrative Assistant

LUDLOW CONSERVATION COMMISSION

488 CHAPIN STREET
LUDLOW, MA 01056
(413) 583-5600 Ext. 1282

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TOWN CLERK'S OFFICE

2026 SEP 24 P 2: 25

TOWN OF LUDLOW

LEGAL NOTICE

The Ludlow Conservation Commission will hold a Public Hearing under W.P.A. (M.G.L. Ch. 131, § 40) and Town of Ludlow Bylaws, Chapter XV, in Ludlow Town Hall, 3rd floor, Select Board's Conference Room, on **Wednesday, October 7, 2026, at 6:30 p.m.** on the **Notice of Intent** application of Christopher & Janet Sbrega, for the property located at **0 (Lot 14) West Street (Assessors' Map 8, Parcel 1K)**. The subject of the hearing is: construction of a single-family home with associated site improvements.

If for any reason this hearing is cancelled, it will be rescheduled to Wednesday, November 4, 2026.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, September 30, 2026.**

Cc: Town Clerk – Please post.
Applicant/Representative
Board of Health
Building Commissioner
Department of Public Works
Planning Board
Select Board

Town of Ludlow

Office of the Planning Board



September 11, 2026

Robin Carvide
Ludlow Housing Authority
114 Wilson Street
Ludlow, MA 01056

RE: Site Plan – 114 Wilson Street

Dear Ms. Carvide:

Please be advised that at their meeting of August 27, 2026, the Planning Board voted 5-0 to approve the waiver request for 7.1.5 Required Site Plan Contents: o. Additional Requirements: 2. Elevations showing the front, rear, and sides of the building design; and 5. Traffic Study.

In addition, on September 10, 2026, the Planning Board voted 3-0 to approve the Site Plan for 114 Wilson Street (parking improvements) with the condition that a swinging gate NOT be installed on the dumpster enclosure.

If you have any questions, please contact this office.

Sincerely,

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

Susan Urban
Administrative Assistant

cc: Town Clerk, Assessor, Building, Fire, DPW, **Select Board**, Conservation, BOH, Safety
Ronald Mendez

***488 Chapin Street
Ludlow, MA 01056
(413) 583-5600 Ext. 7***

LUDLOW PLANNING BOARD

**488 CHAPIN STREET
LUDLOW, MA 01056
583-5600 Ext. 7**

RECEIVED
TOWN CLERK'S OFFICE

2026 SEP 14 A 11:17

LEGAL NOTICE – SPECIAL PERMIT / HOME OCCUPATION TOWN OF LUDLOW

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Select Board's Conference Room on **Thursday, October 8, 2026, at 7:00 p.m.** on the application of Jennifer Wright of **459 Poole Street**, Ludlow, MA (Assessors' Map 42, Parcel 3) for: **telehealth therapy business**.

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, October 22, 2026.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **09/23/26 & 09/30/26** editions.

cc: Town Clerk – Please post.
Applicant
Abutters
Surrounding Communities

Assessors
Building Department
Conservation Commission
Board of Health
Department of Public Works
Fire Department
Safety Committee
Select Board