Town of Ludlow, Massachusetts
Office of the Select Board

RECEIVED
TOWN CLERK'S OFFICE
2026 NOV 13 A 11:00
TOWN OF LUDLOW

AGENDA
SELECT BOARD
Select Board's Conference Room
November 17, 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.

Moment of Silence in remembrance of Jorge Fialho, Town of Ludlow Custodian.

5:30 – 5:45 P.M. – PUBLIC COMMENT

VISITATION

5:45 P.M. – Tapestry – To Request Opioid Settlement Funds.

6:00 P.M. – Jake Carvalho – LHS Golf Team – Certificate of Recognition.

6:15 P.M. – Joshua Gray – Firefighter/Paramedic Appointment.

6:30 P.M. – **PUBLIC HEARING** – Tax Classification Hearing (continued from November 3, 2026).

CORRESPONDENCE

26-172 Richard Kolodziej – Letter of Retirement.

26-173 Diane Peacey, Chair-Council on Aging – Notification of death of member Helen Grabowski. Board to post vacancy.

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26-174 Linda Collette, Chair-Celebrate Ludlow Committee – Request to waive police detail fees for Light Up Ludlow.

26-175 MASS DOT – Bridge Inspection Report – Piney Lane/Broad Brook – 8/31/2026.

NEW BUSINESS

Treasurer/Collectors office to resume normal hours beginning November 16, 2026.

Board to discuss and possibly vote to appoint Carrie Ribeiro, Interim Town Administrator, as the permanent Town Administrator.

Board to approve and sign Select Board meeting minutes from October 20, 2026.

Board to approve and sign Select Board meeting minutes from November 3, 2026.

Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on November 7, 2026.

Board to accept FY2027 Student Awareness of Fire Education (SAFE) grant in the amount of $5,259.10 and Senior SAFE grant in the amount of $2,236.77 and to authorize Chief Pease to sign.

Recognition of Sgt. Isaac Santana – 2026 VFW Law Enforcement Officer of the Year Award.

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:

Sunday, November 29th – Pancake Breakfast with Santa at Harris Brook Elementary School, 9:00 A.M. – 11:00 A.M.

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Sunday, November 29th – Light Up Ludlow Christmas Tree Lighting Event – Town Hall, 3:00 P.M. – 7:00 P.M.

Sunday, December 6th – Ludlow Fire Dept. Ladies Auxiliary – Ludlow Fire Department – 10:00 A.M. – 4:00 P.M. – Cookies with Santa, Christmas Wreaths for Sale, Coat Drive & Food Drive.

NEXT MEETING

Tuesday, December 1st – PUBLIC HEARING – STR8UP Towing & Auto Services, LLC – Class II & Class III Car License – 23 Oregon Avenue.

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.

11/2/26

THIS LETTER IS TO INFORM YOU THAT ON DECEMBER 18TH, 2026 AT 3:30 PM, I WILL BE RETIRING.

SINCERELY

RICHARD J. KOCODZIEJ

Amy Kurtz

From: dgp296@charter.net
Sent: Wednesday, November 4, 2026 12:52 PM
To: Amy Kurtz
Cc: Clerk; Jodi Zepke
Subject: EXTERNAL:Vacancy COA

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.

Good Morning Amy,

I wanted to ask that the Select Board post a notice to fill a vacancy on the Council on Aging that was created after the recent and very sad passing of member Helen Grabowski. Helen was I believe the longest serving member on our current board. Over the years, she has continued to actively participate on the Council on Aging and added a valuable perspective to our committee. She will certainly be missed.

I am not certain when her term is up; I copied Kim on this email and perhaps she can look it up.

Thanks.

Diane Peacey, Chair COA

October 16, 2026

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

Dear Members of the Select Board,

On behalf of the Celebrate Ludlow Committee, I would like to provide an update on our community events and share our appreciation for the continued support of the Select Board of the Town of Ludlow.

Our committee is dedicated to bringing residents, families, local businesses, and community organizations together through events that promote hometown pride, community involvement, and a strong sense of belonging.

Our annual "Falling Into Fun" festival and craft fair, held on October 3, recently brought our community together for a fun day of local vendors, family activities, and community spirit.

We are now preparing for two upcoming annual holiday events: our **Pancake Breakfast with Santa**, held at Harris Brook Elementary School, and **"Light Up Ludlow"**, our annual town Christmas Tree Lighting, which will be held at Town Hall on November 29th. These events provide opportunities for families to celebrate together, support local organizations, and create lasting memories while making Ludlow a wonderful place to live.

Celebrate Ludlow works diligently to organize these events, encourage local participation, seek sponsorship and donations, and raise funds to help cover events expenses. As these events continue to grow and attract more participants, we respectfully ask the Select Board to continue to have the costs associated with the police and fire department details required for these annual community events absorbed by the town.

Thank you for your time, consideration, and continued support of the Celebrate Ludlow Committee and the residents we serve.

Respectfully,

Linda Collette, Chairwoman,
and the Celebrate Ludlow Committee

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

MassDOT
Massachusetts Department of Transportation
Highway Division

November 3, 2026

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

Attn: Jamie Tomas, Director

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

L-16-026 (CDG) PINEY LN / BROAD BROOK Dated: 08/31/26

Dear Mr. Tomas:

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

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

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

Sincerely,

for

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

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

811 North King Street, Northampton, MA 01060
Tel: (857) 368-2000, Fax: (857) 368-0200
www.mass.gov/massdot

STRUCTURES INSPECTION FIELD REPORT

ROUTINE INSPECTION

2-DIST	B.I.N.	BR. DEPT. NO.
02	CDG	L-16-026

CITY/TOWN	8.-STRUCTURE NO.	11-Kilo. POINT	41-STATUS	90-ROUTINE INSP. DATE
LUDLOW	L16026-CDG-MUN-NBI	000.129	A:OPEN	AUG 31, 2026

07-FACILITY CARRIED	MEMORIAL NAME/LOCAL NAME	27-YR BUILT	106-YR REBUILT	YR REHAB'D (NON 106)
HWY PINEY LN		2026	0000	0000

06-FEATURES INTERSECTED	26-FUNCTIONAL CLASS	DIST. BRIDGE INSPECTION ENGINEER
WATER BROAD BROOK	Urban Local	M. Barrett

43-STRUCTURE TYPE	22-OWNER	21-MAINTAINER	TEAM LEADER Z. C. Wright, P.E.
505 : Prestressed Concrete Box Beam or Girders - Multiple	Town Agency	Town Agency	Zachary Wright

107-DECK TYPE	WEATHER	TEMP. (air)	TEAM MEMBERS
1 : Concrete Cast-in-Place	Sunny	27°C	T. MAZZAFERRO

ITEM 58 — DECK: 8

		DEF
1.Wearing Surface	7	-
2.Deck Condition	8	-
3.Stay in Place Forms	N	-
4.Curbs	8	-
5.Median	N	-
6.Sidewalks	N	-
7.Parapets	N	-
8.Railing	8	-
9.Anti Missile Fence	N	-
10.Drainage System	N	-
11.Lighting Standards	N	-
12.Utilities	N	-
13.Deck Joints	N	-
14.	N	-
15.	N	-
16.	N	-

CURB REVEAL (In millimeters)	N	S
	250	250

APPROACHES

		DEF
a. Appr. pavement condition	8	-
b. Appr. Roadway Settlement	8	-
c. Appr. Sidewalk Settlement	N	-
d.	N	-

OVERHEAD SIGNS (Attached to bridge) (Y/N): N

		DEF
a. Condition of Welds	N	-
b. Condition of Bolts	N	-
c. Condition of Signs	N	-

ITEM 59 — SUPERSTRUCTURE: 8

			DEF
1.Stringers		N	-
2.Floorbeams		N	-
3.Floor System Bracing		N	-
4.Girders or Beams		8	-
5.Trusses - General		N	-
a. Upper Chords	N		-
b. Lower Chords	N		-
c. Web Members	N		-
d. Lateral Bracing	N		-
e. Sway Bracings	N		-
f. Portals	N		-
g. End Posts	N		-
6.Pin & Hangers		N	-
7.Conn Plt's, Gussets & Angles		N	-
8.Cover Plates		N	-
9.Bearing Devices		7	-
10.Diaphragms/Cross Frames		N	-
11.Rivets & Bolts		N	-
12.Welds		N	-
13.Member Alignment		8	-
14.Paint/Coating		N	-
15.		N	-

Year Painted	N

COLLISION DAMAGE: *Please explain*
None (X) Minor ( ) Moderate ( ) Severe ( )

LOAD DEFLECTION: *Please explain*
None (X) Minor ( ) Moderate ( ) Severe ( )

LOAD VIBRATION: *Please explain*
None (X) Minor ( ) Moderate ( ) Severe ( )

Any Fracture Critical Member: (Y/N) N

Any Cracks: (Y/N) N

ITEM 60 — SUBSTRUCTURE: 8

	Dive	Cur		DEF
1. Abutments			8	
a. Pedestals	N	N		-
b. Bridge Seats	N	8		-
c. Backwalls	N	H		-
d. Breastwalls	N	8		-
e. Wingwalls	N	8		-
f. Slope Paving/Rip-Rap	N	7		-
g. Pointing	N	N		-
h. Footings	N	H		-
i. Piles	N	H		-
j. Scour	N	7		-
k. Settlement	N	8		-
l.	N	N		-
m.	N	N		-
2. Piers or Bents			N	
a. Pedestals	N	N		-
b. Caps	N	N		-
c. Columns	N	N		-
d. Stems/Webs/Pierwalls	N	N		-
e. Pointing	N	N		-
f. Footing	N	N		-
g. Piles	N	N		-
h. Scour	N	N		-
i. Settlement	N	N		-
j.	N	N		-
k.	N	N		-
3. Pile Bents			N	
a. Pile Caps	N	N		-
b. Piles	N	N		-
c. Diagonal Bracing	N	N		-
d. Horizontal Bracing	N	N		-
e. Fasteners	N	N		-

UNDERMINING (Y/N) If YES please explain: N

COLLISION DAMAGE:
None (X) Minor ( ) Moderate ( ) Severe ( )

SCOUR: *Please explain*
None (X) Minor ( ) Moderate ( ) Severe ( )

I-60 (Dive Report): N *I-60 (This Report):* 8

93B-U/W (DIVE) Insp 00/00/0000

X=UNKNOWN N=NOT APPLICABLE H=HIDDEN/INACCESSIBLE R=REMOVED

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	CDG	L-16-026	L16026-CDG-MUN-NBI	AUG 31, 2026

ITEM 61 7

CHANNEL & CHANNEL PROTECTION

	Dive	Cur	DEF
1.Channel Scour	N	7	-
2.Embankment Erosion	N	8	-
3.Debris	N	6	M-P
4.Vegetation	N	7	-
5.Utilities	N	N	-
6.Rip-Rap/Slope Protection	N	7	-
7.Aggradation	N	8	-
8.Fender System	N	N	-

STREAM FLOW VELOCITY:
Tidal ( ) High ( ) Moderate ( ) Low (X) None ( )

ITEM 61 (Dive Report): N *ITEM 61 (This Report):* 7

93b-U/W INSP. DATE: 00/00/0000

ITEM 36 ***TRAFFIC SAFETY***

	36	COND	DEF
A. Bridge Railing	1	8	-
B. Transitions	1	8	-
C. Approach Guardrail	1	8	-
D. Approach Guardrail Ends	1	8	-

WEIGHT POSTING *Not Applicable* X

	H	3	3S2	Single
Actual Posting	N	N	N	N
Recommended Posting	N	N	N	N

Waived Date: 00/00/0000 EJDMT Date: 00/00/0000

Signs In Place (Y=Yes,N=No, NR=NotRequired) / Legibility/ Visibility	At bridge E	At bridge W	Other Advance E	Other Advance W

CLEARANCE POSTING *Not* X

	N ft	N in	S ft	S in	meter
Actual Field Measurement		0		0	
Posted Clearance		0		0	

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

ACCESSIBILITY (Y/N/P)

	Needed	Used
Lift Bucket	N	N
Ladder	N	N
Boat	N	N
Waders	N	N
Inspector 50	N	N
Rigging	N	N
Staging	N	N
Traffic Control	N	N
RR Flagger	N	N
Police	N	N
Other:		
STEPLADDER	Y	Y

TOTAL HOURS 16

PLANS (Y/N): N

(V.C.R.) (Y/N): N

TAPE#:

List of field tests performed:

RATING
Rating Report (Y/N): N
Date: 00/00/0000
Inspection data at time of existing rating
I 58: - I 59: - I 60: - Date :00/00/0000

Recommend for Rating or Rerating (Y/N): Y

If YES please give priority: HIGH (X) MEDIUM ( ) LOW ( )

REASON: New Structure

CONDITION RATING GUIDE (For Items 58, 59, 60 and 61)

	CODE	CONDITION	DEFECTS
	N	NOT APPLICABLE	
G	9	EXCELLENT	Excellent condition.
G	8	VERY GOOD	No problem noted.
G	7	GOOD	Some minor problems.
F	6	SATISFACTORY	Structural elements show some minor deterioration.
F	5	FAIR	All primary structural elements are sound but may have minor section loss, cracking, spalling or scour.
P	4	POOR	Advanced section loss, deterioration, spalling or scour.
P	3	SERIOUS	Loss of section, deterioration, spalling or scour have seriously affected primary structural components. Local failures are possible. Fatigue cracks in steel or shear cracks in concrete may be present.
C	2	CRITICAL	Advanced deterioration of primary structural elements. Fatigue cracks in steel or shear cracks in concrete may be present or scour may have removed substructure support. Unless closely monitored it may be necessary to close the bridge until corrective action is taken.
C	1	"IMMINENT" FAILURE	Major deterioration or section loss present in critical structural components or obvious vertical or horizontal movement affecting structure stability. Bridge is closed to traffic but corrective action may put it back in light service.
	0	FAILED	Out of service - beyond corrective action.

DEFICIENCY REPORTING GUIDE

DEFICIENCY: A defect in a structure that requires corrective action.

CATEGORIES OF DEFICIENCIES:

M= Minor Deficiency - Deficiencies which are minor in nature, generally do not impact the structural integrity of the bridge and could easily be repaired. Examples include but are not limited to: Spalled concrete, Minor pot holes, Minor corrosion of steel, Minor scouring, Clogged drainage, etc.

S= Severe/Major Deficiency - Deficiencies which are more extensive in nature and need more planning and effort to repair. Examples include but are not limited to: Moderate to major deterioration in concrete, Exposed and corroded rebars, Considerable settlement, Considerable scouring or undermining, Moderate to extensive corrosion to structural steel with measurable loss of section, etc.

C-S= Critical Structural Deficiency - A deficiency in a structural element of a bridge that poses an extreme unsafe condition due to the failure or imminent failure of the element which will affect the structural integrity of the bridge.

C-H= Critical Hazard Deficiency - A deficiency in a component or element of a bridge that poses an extreme hazard or unsafe condition to the public, but does not impair the structural integrity of the bridge. Examples include but are not limited to: Loose concrete hanging down over traffic or pedestrians, A hole in a sidewalk that may cause injuries to pedestrians, Missing section of bridge railing, etc.

URGENCY OF REPAIR:

I = Immediate- [Inspector(s) immediately contact District Bridge Inspection Engineer (DBIE) to report the Deficiency and to receive further instruction from him/her].

A = ASAP- [Action/Repair should be initiated by District Maintenance Engineer or the Responsible Party (if not a State owned bridge) upon receipt of the Inspection Report].

P = Prioritize- [Shall be prioritized by District Maintenance Engineer or the Responsible Party (if not a State owned bridge) and repairs made when funds and/or manpower is available].

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	CDG	L-16-026	L16026-CDG-MUN-NBI	AUG 31, 2026

REMARKS

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

The Abutments are labeled West and East and the 8 adjacent voided prestressed concrete beams are numbered south to north. **See Sketches 1 - 4.**

GENERAL REMARKS
New structure (BIN CDG) replaces old structure (BIN 0QX). **See Photos 1 - 7.**

Construction:
At the time of inspection bridge is under construction finishing remaining top of deck elements.

Piney Lane, from the intersection with Alden Street to the east approach is closed to traffic on the south side of the road with barrels, allowing a single lane of alternating traffic across the north side of the bridge. **See Photos 1 & 2.**

At the time of inspection roadway horizontal clearance = 12'-6".

SI&A & Inspection Notes:
The following Items reflect the current stage of construction and will need to be updated when construction is complete:

- Curb Reveal
- Item 58.13 - Deck Joints
- Item 28 - Lanes on Structure
- Item 29 - Average Daily Traffic
- Item 51 - Bridge Roadway Width Curb to Curb
- Item 47 - Inventory Route Horizontal Clear
- Item 102 - Direction of Traffic

All other Items on the SI&A reflect the structure when construction is complete.

Scour Monitoring:
Drop line measurements of the channel were taken during this inspection. **See Chart 1.**

ITEM 58 - DECK

Item 58.1 - Wearing Surface
Element is under construction on the south side of the bridge. **See Photo 8.**

Hot Mix Asphalt (HMA) Wearing Surface on the north side of the bridge is in good condition. **See Photo 8.**

Item 58.2 - Deck Condition
Reinforced Concrete Deck is hidden from view but appears to be in very good condition.

Item 58.4 - Curbs
Curbs are in very good condition. **See Photo 8.**

Item 58.8 - Railing
Reinforced Concrete CT-TL2 railing at the north and south sides of the bridge is in very good condition. **See Photo 2.**

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REMARKS

ITEM 59 - SUPERSTRUCTURE

Item 59.4 - Girders or Beams
Superstructure consists of six adjacent voided prestressed beams.

Beams are in very good condition. **See Photo 5.**

Item 59.9 - Bearing Devices
Elastomeric Bearings at the abutments are overall are in good condition. **See Photo 9.**

ITEM 60 - SUBSTRUCTURE

Item 60.1 - Abutments
Item 60.1.b - Bridge Seats
East & West Bridge Seats are in very good condition. **See Photo 10.**

Item 60.1.c - Backwalls
East & West Backwalls are hidden from view. **See Photo 10.**

Item 60.1.d - Breastwalls
East & West Breastwalls are in very good condition with scattered minor moisture staining. **See Photo 10.**

Item 60.1.e - Wingwalls
Wingwalls are in very good condition. **See Photo 11.**

Item 60.1.f - Slope Paving/Rip-Rap
Rip-Rap and stream bed sediment are installed along and between both abutments.
See Sketches 1 & 2 and Photo 10.

ITEM 61 - CHANNEL AND CHANNEL PROTECTION

Item 61.3 - Debris
Brook has an accumulation of timber debris across the upstream channel. **See Photo 7.**

Item 61.6 - Rip-Rap/Slope Protection
Rip-Rap and stream bed sediment are installed along and between both abutments.
See Sketches 1 & 2 and Photo 10.

TRAFFIC SAFETY

Item 36a - Bridge Railing
Refer to Item 58.8 - Railing.

Item 36b - Transitions
Transitions consist of steel Thrie beam guardrail on timber posts and spacers with a schedule 40 tube.
See Photo 12.

Item 36c - Approach Guardrail
Southwest & Southeast Approach guardrail consist of W-beam guardrail on steel posts with plastic spacers.

Northwest & Northeast guardrail consist of W-beam guardrail on timber posts with timber spacers.

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REMARKS

See Photo 12.

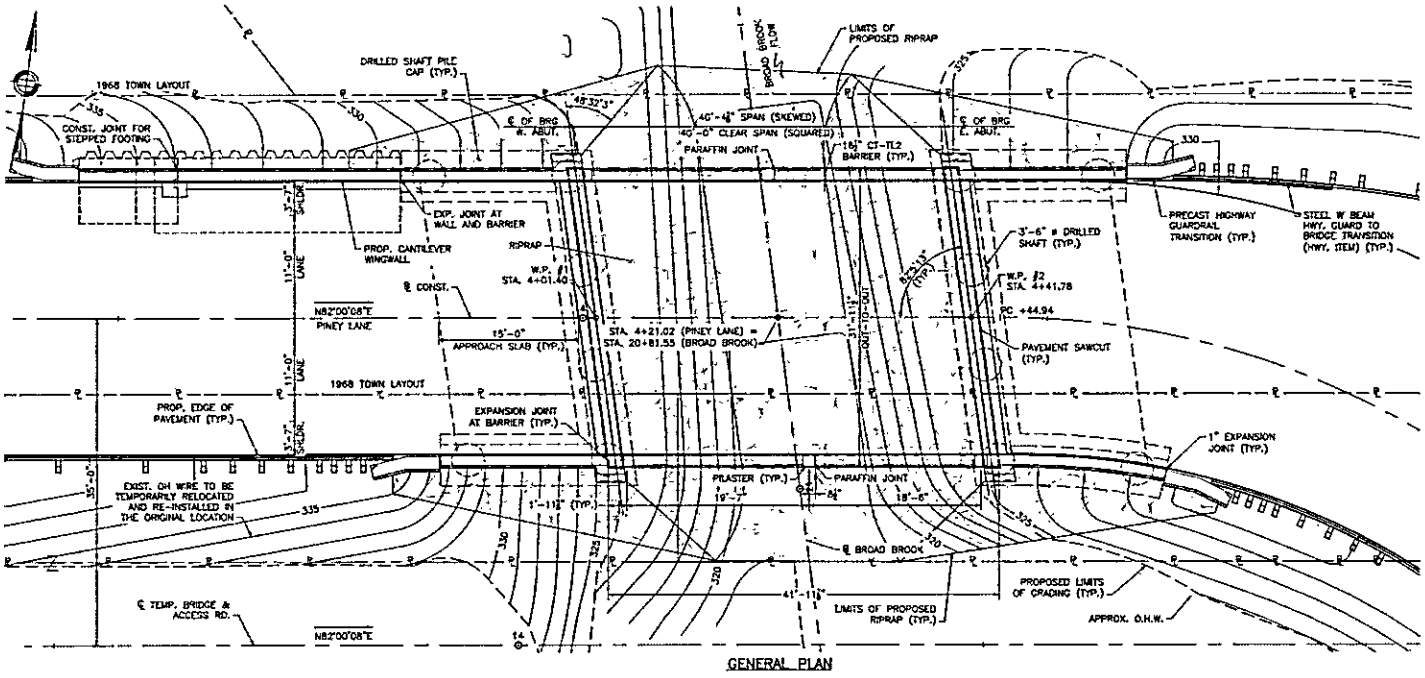
Item 36d - Approach Guardrail Ends
Approach guardrail ends consist of BCT end treatments. **See Photo 12.**

Sketch / Chart / Photo Log

Sketch 1 : General Plan
Sketch 2 : South Elevation
Sketch 3 : Framing Plan
Sketch 4 : Cross Section
Chart 1 : Channel Profile Readings
Photo 1 : East Approach
Photo 2 : West Approach
Photo 3 : South Elevation
Photo 4 : North Elevation
Photo 5 : Typical Underside. Beams are in very good condition.
Photo 6 : Looking Downstream
Photo 7 : Looking Upstream, timber debris.
Photo 8 : Wearing Surface on north side and Curbs & Railings are in good to very good condition.
Photo 9 : Elastomeric Bearings are in good condition (typical).
Photo 10 : West Abutment, Bridge Seats and Breastwalls are in very good condition (typical). Backwalls are hidden.
Photo 11 : Southeast Wingwall is in very good condition (typical).
Photo 12 : Northeast Transition typical configuration.

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SKETCHES

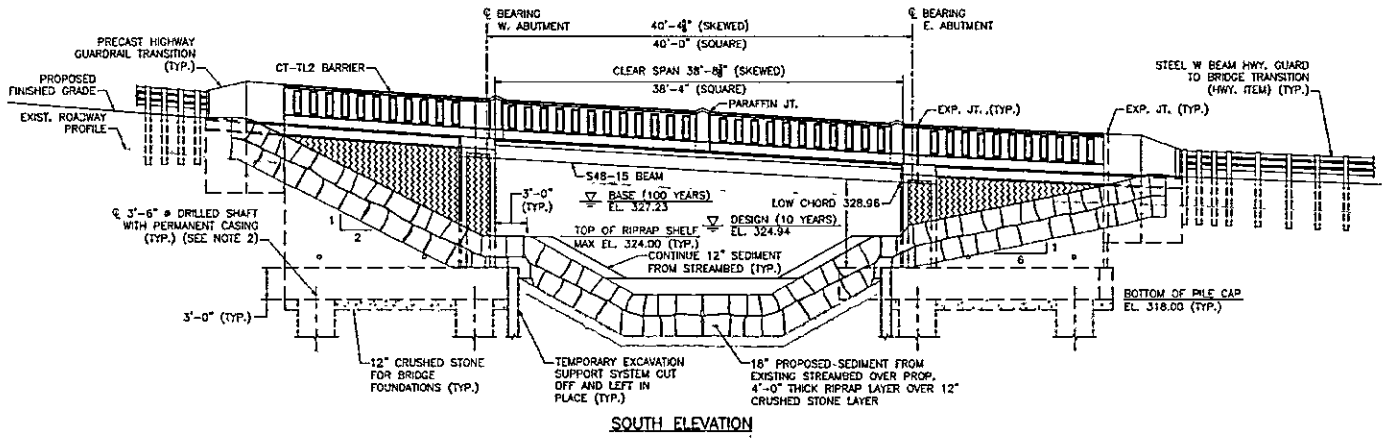


GENERAL PLAN

Sketch 1: General Plan

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
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SKETCHES

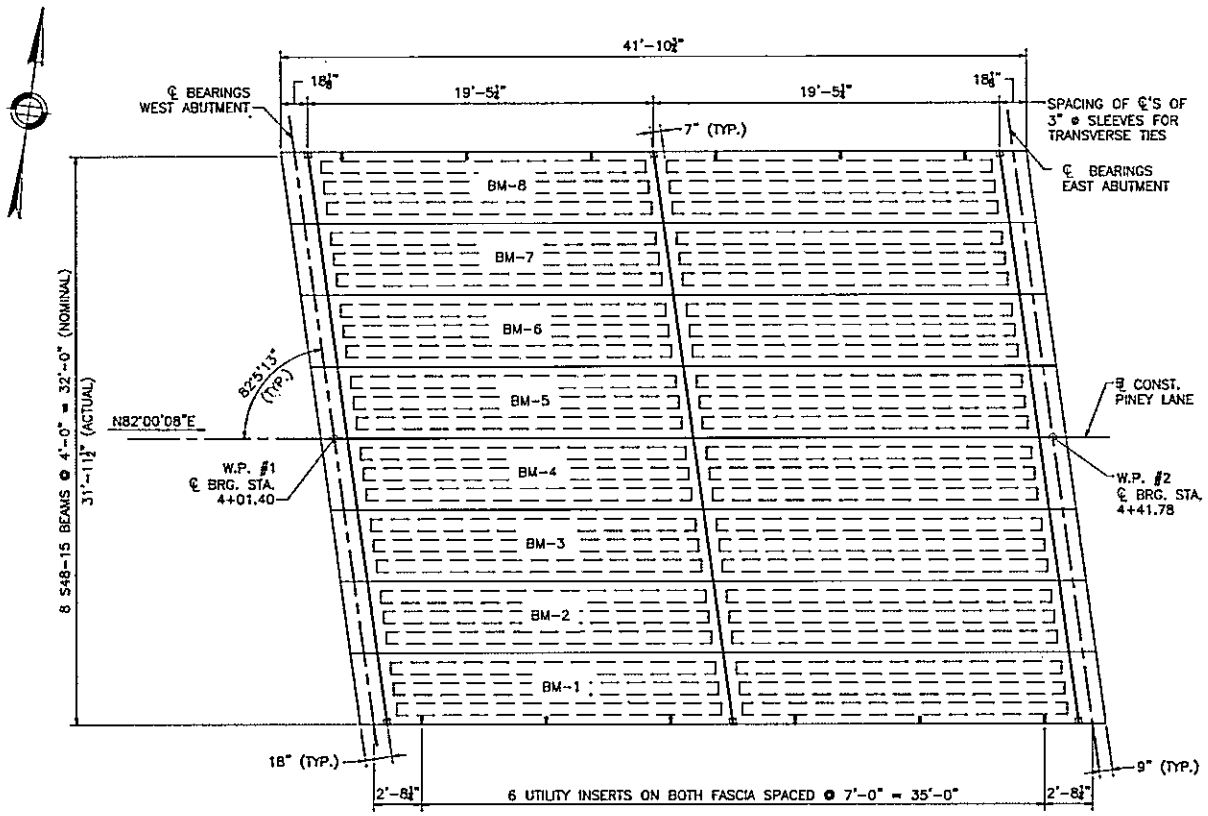


SOUTH ELEVATION

Sketch 2: South Elevation

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
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SKETCHES

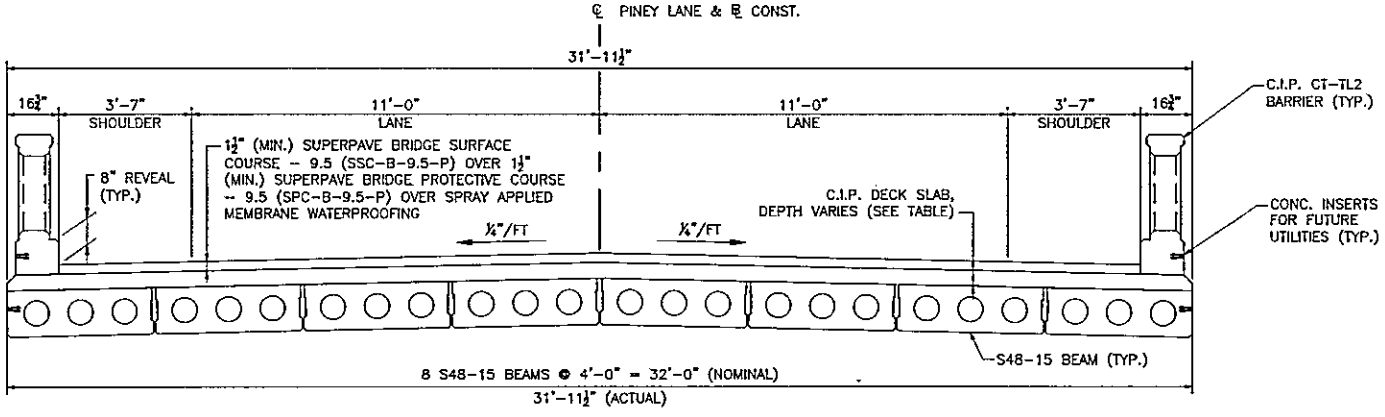


FRAMING PLAN

Sketch 3: Framing Plan

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
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SKETCHES



TRANSVERSE CROSS SECTION

Sketch 4: Cross Section

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CHARTS

Drop Line Monitoring Chart

South Rail	8/31/26					
Post 1	11.9' (Dry)					
Post 1.5	15.3'					
Post 2	15.9'					
Post 2.5	14.8'					
Post 3	10.0' (Dry)					

North Rail	8/31/26					
Post 1	11.8' (Dry)					
Post 1.5	13.9'					
Post 2	15.3'					
Post 2.5	14.2'					
Post 3	9.7' (Dry)					

Notes:

1. All measurements are taken from top of rail to bottom of streambed at every raised post and halfway between posts.
2. "Dry" indicates reading was taken on dry land.
3. Posts are numbered from west to east.

Chart 1: **Channel Profile Readings**

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
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PHOTOS



Photo 1: East Approach



Photo 2: West Approach

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PHOTOS



Photo 3: South Elevation



Photo 4: North Elevation

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	CDG	L-16-026	L16026-CDG-MUN-NBI	AUG 31, 2026

PHOTOS



Photo 5: Typical Underside. Beams are in very good condition.

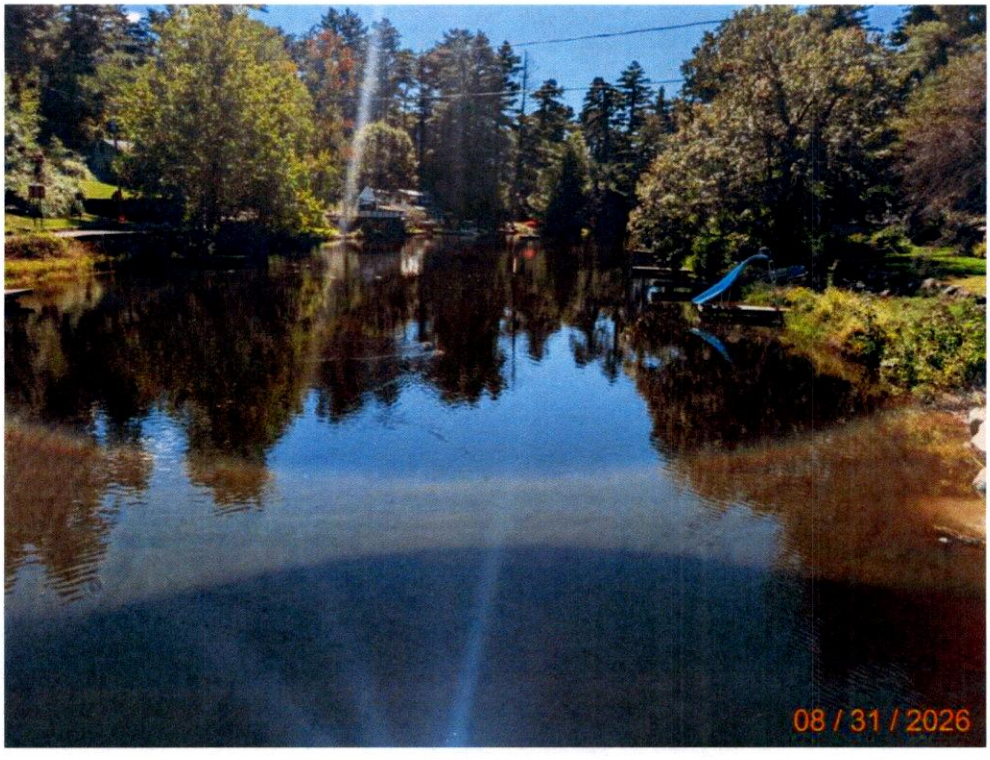


Photo 6: Looking Downstream

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	CDG	L-16-026	L16026-CDG-MUN-NBI	AUG 31, 2026

PHOTOS



Photo 7: **Looking Upstream, timber debris.**



Photo 8: **Wearing Surface on north side and Curbs & Railings are in good to very good condition.**

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	CDG	L-16-026	L16026-CDG-MUN-NBI	AUG 31, 2026

PHOTOS



Photo 9: **Elastomeric Bearings are in good condition (typical).**



Photo 10: **West Abutment, Bridge Seats and Breastwalls are in very good condition (typical). Backwalls are hidden.**

CITY/TOWN	B.I.N.	BR. DEPT. NO.	8.-STRUCTURE NO.	INSPECTION DATE
LUDLOW	CDG	L-16-026	L16026-CDG-MUN-NBI	AUG 31, 2026

PHOTOS

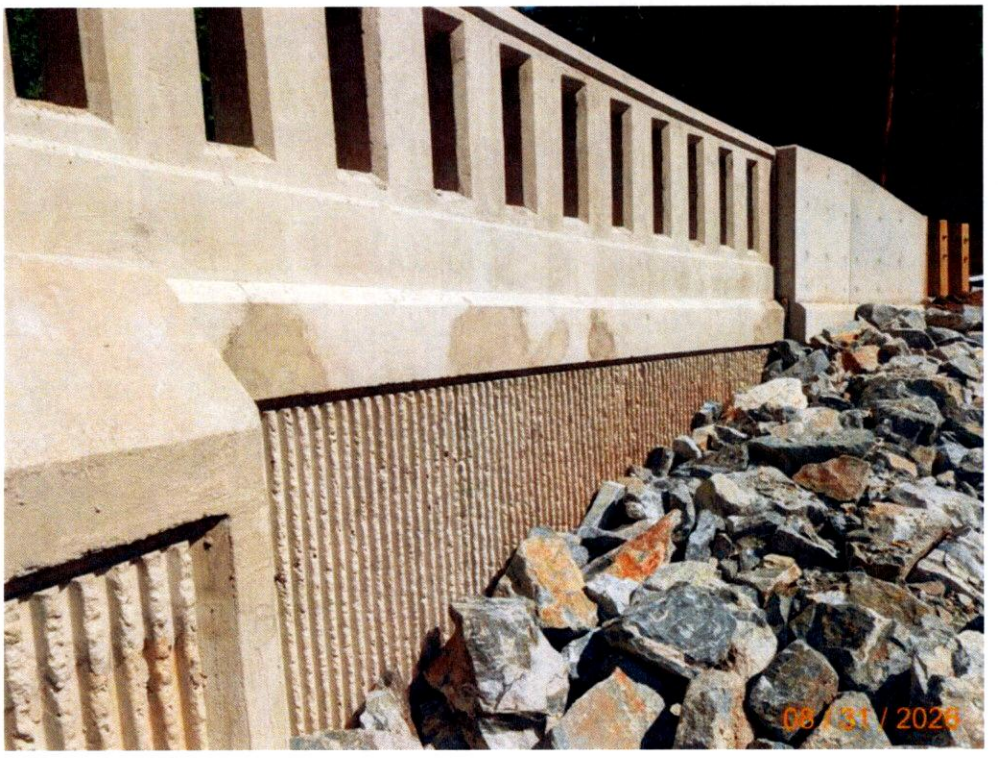


Photo 11: Southeast Wingwall is in very good condition (typical).



Photo 12: Northeast Transition typical configuration.

Town of Ludlow
Office of the Select Board

The Meeting of the Select Board held on Tuesday, October 20, 2026, began at 5:30 p.m. in the Select Board's Conference Room.

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

Members Absent: William Rosenblum

First order of business: Pledge of Allegiance

Mr. Alves: 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. – Fulcrum Energy Solutions – To discuss potential EV charging stations around Town. They did not show.

6:00 P.M. – Mr. Mike Kelliher provided a closeout presentation on the Harris Brook Elementary School project, noting that the final MSBA reimbursement of approximately $1.4 million was received over the summer, completing the state closeout process. He reviewed the original project budget presented to Town Meeting, which totaled $59,951,000, including construction, fees, contingencies, and the administration building. He reported that the final project cost was $53,656,904, approximately 10.5 percent under budget. The MSBA ultimately contributed $27,180,245, with the Town's share totaling $26,476,659, resulting in a nearly 50/50 split between state and local funding.

Mr. Kelliher said the project benefited from favorable timing, as major materials such as steel and windows were purchased before the COVID-19 pandemic caused significant construction cost increases. He stated that the project was completed on time and under budget and credited the successful outcome to careful management throughout the process. He explained that the final step is the issuance of permanent bonds now that the MSBA audit and closeout process has been completed. The School Committee has formally dissolved the Building Committee.

In response to questions, Mr. Kelliher confirmed that the reported project costs include the administration building. He also explained that the Town was unable to issue final bonds earlier because the MSBA retains the final five percent of grant funding until the project is fully audited and closed out. He noted that some grant reimbursement was excluded due to MSBA reimbursement limits on certain costs, including portions of site work and the administration building, but the Town still received nearly the maximum reimbursement available under the grant program.

The discussion also touched on the value of long-range planning. Mr. Kelliher recalled that both the Harris Brook School project and the Senior Center project were reviewed through the Long-Range Planning Committee process. He expressed support for reactivating that committee, noting that it helped evaluate major capital projects, funding strategies, OPEB obligations, roadwork, and other long-term infrastructure needs. He said the school project

alone involved roughly a decade of work from the first Building Committee meetings to project completion, with several years of planning preceding the Town's acceptance into the MSBA program.

6:30 P.M. – Frederick Szlosek Jr, D & S Plumbing.
Mr. Alves presented Mr. Frederick Szlosek Jr. with a Select Board Certificate of Recognition upon his retirement from D & S Plumbing and Heating Company. Mr. Alves read the citation, which recognized Mr. Szlosek as a lifelong Ludlow resident and steward of a 94-year family business legacy. The citation highlighted his 51 years of service to the community, his work as a master plumber, his service as a Navy veteran, and his time as a Lieutenant with the Ludlow Special Police. The Board expressed its appreciation for his decades of dedication to the Town and wished him a long, healthy, and enjoyable retirement. Mr. Szlosek thanked the Board for the recognition. Mr. Sanches also expressed his appreciation for Mr. Szlosek's years of service and echoed the sentiments contained in the citation.

6:45 P.M. – Information Session Regarding Updated Entertainment License.
The Select Board continued its discussion of proposed revisions to the annual entertainment license application. Mr. Alves explained that the intent of the changes was not to create hardships for businesses but to gather more detailed information to better inform the Board's licensing decisions. He noted that the proposal had been revised several times and scaled back from earlier versions, and that if the Board could not reach agreement on the changes, the current application would remain in place.

Mr. Sanches stated that the revised application largely mirrors the existing form while adding modest enhancements, including sections identifying indoor and outdoor entertainment, amplified or non-amplified music, dancing, and more detailed information regarding days and hours of operation. Mr. Silva noted that earlier concerns about the application being too burdensome had been addressed and expressed interest in hearing feedback from the public.

Mr. Gennette explained that the revisions stemmed from questions raised by a resident regarding the Select Board's authority to issue, regulate, or revoke entertainment licenses. He stated that the existing application provided little information on which to base licensing decisions and believed the revised application would give the Board greater clarity and flexibility when addressing entertainment-related issues. Mr. Sanches further outlined the specific changes, including the consolidation of certain sections and the addition of contact information fields and checkboxes to identify various forms of entertainment.

Chief Brennan commented that the revised application was more concise and would help the Board better understand the type of entertainment being approved. He noted that the current license is broad and can make enforcement difficult because it covers a wide range of activities. He also stated that the proposed revisions would allow for better consideration of factors such as indoor versus outdoor entertainment and consistency with the Town's noise bylaw. Chief Brennan added that the application appeared comprehensive and appropriately distinguished between different forms of entertainment.

During public comment, Antonio Tavares of Villa Rose Restaurant and the Ludlow Country Club asked whether the changes applied to indoor, outdoor, or both types of entertainment. Mr. Alves explained that the application would cover all entertainment activities and was intended to collect additional details rather than change existing policies. Ken Rickson of the Ludlow Elks raised concerns about identifying specific days and hours for entertainment when future rentals and activities are unpredictable. Mr. Sanches noted that applicants currently provide similar information and that the revised format simply organizes it more clearly. Mr. Alves suggested applicants identify the maximum anticipated scope of activities to avoid frequent amendments.

Mike Rodrigues of Vanished Valley Brewing asked how differing indoor and outdoor entertainment hours would be represented on the application. Mr. Alves, Mr. Sanches, and Chief Brennan explained that separate indoor and outdoor hours could be listed and reviewed independently by the Board.

Residents Elita Vale and Leana Vale asked questions regarding the Board's authority to revoke or modify entertainment licenses and whether the revised application would help address long-standing neighborhood concerns regarding outdoor entertainment. Board members explained that the proposed changes would allow greater flexibility to place conditions on or limit specific forms of entertainment, particularly outdoor activities, while still protecting businesses from arbitrary actions. Mr. Gennette emphasized that any enforcement action would require documented and substantiated concerns and that the Board must balance the interests of businesses, residents, and the Town's legal responsibilities.

Additional discussion focused on insurance requirements contained within the application. Mr. Rickson sought clarification on the type of insurance documentation required, while Mr. Gennette questioned the necessity of including certificates of insurance as part of the entertainment licensing process. Chief Brennan advised that further guidance from Town Counsel would be appropriate.

In closing, Board members reiterated that the goal of the revised application is to better balance the interests of residents and businesses while providing the Select Board and Police Department with clearer information for licensing and enforcement decisions. The Board indicated that additional minor revisions would be made before bringing the proposed application forward for a vote at a future meeting.

7:15 P.M. – Quarterly Update.
DPW Director Tomas provided an update on department activities and upcoming projects. He reported that paving work will be completed on the remaining side of Center Street between Booth Street and 1034 Center Street, complementing roadway restoration work already performed by the gas company following recent gas main installation. Officials clarified that the full street is not being repaved with town funds, as the gas company has already paid for its required roadway restoration.

The department is also preparing to pave Bartlett Street and Lafayette Lane, two unaccepted roads that have required repeated grading and maintenance due to poor conditions. Funding for the project will come from the town's road maintenance budget using approximately $45,000 received from the gas company in lieu of making roadway repairs. Officials explained that while Chapter 90 funds cannot be used on unaccepted roads, local funds may be used for maintenance and improvements. The long-term goal is to bring these roads to an acceptable condition and formally accept them so they may qualify for future Chapter 90 funding.

Additional road projects related to utility work are planned throughout town. Roads impacted by Eversource gas projects, including East Street, will be restored or repaved. Lower Whitney Street and Meadow Street paving has been delayed until utility work associated with nearby developments is completed. Ridgeview Circle and Cady Street paving projects have also been postponed to allow for additional gas infrastructure work and resident service connections.

Mr. Tomas reported that roadway line painting will be completed on several streets, including Chapin Street, Center Street, Holyoke Street, and portions of Cady Street. The department has also been using its recently purchased line-painting machine to refresh crosswalks, school zone markings, parking lots, and other town facilities.

Department activities continue across multiple divisions. Parks staff are winterizing facilities, maintaining fields, and preparing grounds for colder weather. Forestry crews remain busy responding to ongoing tree work requests, while highway crews continue pothole repairs, catch basin and manhole rehabilitation, and stump grinding projects. DPW staff have also completed improvements to the Ludlow Police Department shooting range.

At Reservoir Cemetery, officials discussed long-term plans for expansion, including the possibility of constructing a cremation wall in an area unsuitable for traditional burials because of rocky conditions. Revenue generated from cemetery lot sales will support future development. Officials also noted that recent parking improvements and no-parking restrictions have reduced complaints regarding traffic and parking at the cemetery.

Construction continues at Whitney Park, where a new playground is nearing completion. Officials reported that the project includes upgraded play equipment, lighting improvements completed at no cost to the town through coordination with Eversource, ADA-accessible pathways and surfacing, handicap parking, and accessible picnic areas. A separate area designed for younger children is also planned.

Updates were provided on several capital projects. Work at the Senior Center remains on hold while engineering revisions are made to the carport design. The library parking lot striping project is expected to be completed before the end of the construction season. Regarding the West Street Bridge, officials explained that the project remains under MassDOT Chapter 85 review. Springfield continues to lead the engineering and permitting process, with hopes that the state will ultimately assume the repair costs. Officials cautioned that bridge repairs will be a lengthy project once approved.

Looking ahead, the department plans to begin discussing next year's Chapter 90 projects during the winter months to allow paving work to begin earlier in the construction season. Sewer maintenance activities continue throughout town, including regular flushing of problem areas and preparation for winter conditions.

Mr. Tomas also reported that the DPW has experienced several staffing changes due to retirements and employee departures but has made internal adjustments and is actively filling vacancies. Select Board members thanked DPW staff for their responsiveness and ongoing efforts, noting that community feedback regarding department performance has become overwhelmingly positive and that residents have expressed appreciation for the improved appearance and maintenance of town facilities and infrastructure.

7:30 P.M. – CARES Coalition.
Mr. Leonczyk thanked the Board for the opportunity to present and recognized Amy for accommodating his schedule. He provided an overview of upcoming Red Ribbon Week activities, explaining that Red Ribbon Week is the nation's largest drug prevention and awareness campaign focused on education, prevention, and healthy decision-making. This year's observance runs from October 23 through October 31 and will kick off with a presentation by Higher Impact, a Texas-based group that delivers engaging, age-appropriate programs for elementary students promoting healthy choices, respect for oneself and others, and anti-bullying messages.

Mr. Leonczyk highlighted the community's support for the initiative, including the boys' soccer team, led by Coach Kolodziey, who assisted with hanging red ribbons throughout town alongside members of LHS CARES and Ron Hokkinson. He noted that Ludlow CARES continues to provide educational materials and activities for students at every school level, with the goal of encouraging discussions at home between children and their parents or caregivers about substance abuse prevention and healthy choices.

Additional activities planned for the week include a poster contest at the Boys & Girls Club, where winning artwork may be submitted to the national Red Ribbon Week organization for consideration as a future campaign theme. Mr. Leonczyk also noted that Ludlow CARES participated in the recent Police and Fire Department open house to help promote Red Ribbon Week and community awareness efforts. CARES will also participate in the upcoming Rag Shag Trunk or Treat event by providing information and distributing materials.

Mr. Leonczyk emphasized the importance of prevention efforts among middle and high school students, particularly in addressing ongoing concerns such as vaping and absenteeism. He noted that members of the Michael J. Dias Foundation regularly speak with high school students to share personal experiences related to substance use and recovery, providing impactful real-life perspectives. Board members praised the work of the CARES Coalition, particularly the high level of student involvement at Ludlow High School. Mr. Leonczyk credited Ron Hokkinson for his leadership of the student group and described student-led initiatives, including public service announcements and the Mental Health Fair, which featured multiple informational booths and was organized largely by students.

Board members also discussed the complementary roles of prevention and recovery organizations in the community, recognizing both Ludlow CARES and the Michael J. Dias

Foundation. Mr. Silva noted the recent opening of the foundation's third recovery house, which serves women, and Mr. Leonczyk acknowledged the achievement as an important milestone that addresses a community need.

In response to a question regarding the Rag Shag parade and Trunk or Treat event, Mr. Leonczyk stated that the parade begins at Town Hall and noted that more than 20 trunks are expected to participate this year. He added that the event typically attracts approximately 600 children and family members.

Town of Ludlow Massachusetts, Office of the Select Board, Red Ribbon Week Proclamation 2026: Whereas alcohol and drug abuse in this nation have reached epidemic stages; and Whereas it is imperative that visible unified prevention education efforts by community members be launched to eliminate the demand for drugs; and Whereas the National Red Ribbon Campaign offers citizens the opportunity to demonstrate their commitment to drug free lifestyles, no use of illegal drugs, no illegal use of legal drugs; and Whereas the National Red Ribbon Campaign will be celebrated in every community in America during Red Ribbon Week, October 23rd through 31st; and Whereas business, government, parents, law enforcement, media, medical institutions, religious institutions, schools, senior citizens, service organizations and youth will demonstrate their commitment to healthy drug-free lifestyles by wearing and displaying red ribbons during this week long campaign; and Whereas the community of Ludlow further commits its resources to ensure the success of the Red Ribbon Campaign, now therefore be it resolved. We of Ludlow Massachusetts do hereby proclaim October 23rd through 31st as Red Ribbon Week and encourages its citizens to participate in drug prevention education activities not only during Red Ribbon Week but all year long, making a visible statement that we are strongly committed to a drug free Ludlow. Signed by the members of the Select Board.

CORRESPONDENCE

26-156 Jen Wright – Resignation from the Commission on Disability. **Motion made by Mr. Gennette** to accept the resignation of Jen Wright from the Commission on Disability. **Mr. Sanches second. All in favor. Motion passed 4-0.**

26-157 Deb White-Cabral – Request to be appointed to the Commission on Disability. **Motion made by Mr. Gennette** to approve the request from Deb White-Cabral to be appointed to the Commission on Disability. **Mr. Silva second. All in favor. Motion passed 4-0.**

26-158 Josue Irizarry, CEO/President, Ludlow Boys & Girls Club – Request to Hang banners for the Annual Auction from Wednesday, October 14th – Saturday, November 14th at the Putts Bridge. **Motion made by Mr. Silva** to approve the request from the Ludlow Boys & Girls Club to hang banners at the Ludlow Bridge. **Mr. Gennette second. All in favor. Motion passed 4-0.**

26-159 Kenneth Batista, Operations Supervisor – Letter of Retirement from DPW. **Motion made by Mr. Gennette** to accept the retirement letter from Kenneth Batista. **Mr. Sanches second. All in favor. Motion passed 4-0.**

26-160 Conservation Commission – No Interest in 0 Munsing Street, Map 18 Parcel 3. **Motion made by Mr. Silva** to file. **Mr. Gennette second. All in favor. Motion passed 4-0.**

26-161 Historical Commission – Request to Appoint Allison DeLong to the Community Preservation Act (CPA) Committee as their Representative. **Motion made by Mr. Silva** to appoint Allison DeLong to the CPA Committee. **Mr. Sanches second. All in favor. Motion passed 4-0.**

26-162 National Grid – Upcoming Transmission Right of Way Work. **Motion made by Mr. Gennette** to file. **Mr. Silva second. All in favor. Motion passed 4-0.**

26-163 Commonwealth of Massachusetts – Search for Lease Space. **Motion made by Mr. Sanches** to submit a letter advising of vacant properties at 63 Chestnut Street and 54 Winsor

Street for future proposals for lease space. **Mr. Silva second. All in favor. Motion passed 4-0.**

26-164 Board of Assessors – Ameresco Solar Pilot Offer Fiscal Year 2028.
Mr. J. Alves presented a proposed PILOT agreement for a new solar array project located on West Avenue, spanning both Ludlow and Chicopee, with Ludlow hosting approximately 1.9 megawatts of capacity. He explained that negotiations began jointly with Chicopee at an initial rate of 16,000 per megawatt, but the developer, Ameresco, pushed back, countering at 10,500. Ludlow ultimately negotiated a rate of 13,500 per megawatt with a 2 percent annual escalator. Over 20 years, the solar payment portion alone is expected to generate approximately 625,883 dollars for the Town. In addition, annual land valuation revenue is estimated at roughly 17,000 dollars, with the 12-acre site valued at approximately 1,080,000 dollars. Mr. Alves noted that although other arrays in town have achieved higher megawatt rates, this agreement remains financially competitive based on current market conditions and the project's ability to absorb costs.

Board members reviewed the financial charts provided and identified a discrepancy in the escalator calculations. Mr. Sanches observed that the chart did not apply the 2 percent increase in year two, which affected all subsequent years. Mr. Alves acknowledged the error and agreed to correct the figures and resend the updated calculations. He stated that there is no urgent deadline for execution, and he recommended allowing town counsel to review the PILOT agreement before the Board takes action.

The Board discussed whether the 2 percent escalator was appropriate. Some members questioned why the rate was not higher, while others noted that 2 percent is standard industry practice for solar PILOT agreements and reflects the rapid depreciation of solar equipment. Mr. Alves confirmed that Ludlow's other PILOTs also use a 2 percent escalator. Mr. Gennette expressed concern that while the escalator aligns with industry norms, the per-megawatt rate is lower than the 16,000 to 17,000 dollars seen in some other projects, suggesting the escalator serves as an important offset. The Board also discussed community sentiment regarding the increasing number of solar installations in Ludlow.

Mr. Alves added that the developer may offer the Town net-metering credits, providing an opportunity to reduce municipal electricity costs. This would be a separate agreement, potentially for 25 years, although the Board could elect to align it with the 20-year PILOT term. The Board agreed that Mr. Alves should revise the financial tables to reflect correct escalator calculations and submit the updated materials and PILOT agreement for legal review.

26-165 Eversource – Notification of Annual Inspection of Utility Poles beginning Mid-October. **Motion made by Mr. Gennette** to file. **Mr. Silva second. All in favor. Motion passed 4-0.**

26-166 Safety Committee – Recommendation for a Mirror to be Installed in the area of 528 Miller Street at the discretion of the DPW. **Motion made by Mr. Silva** to approve the request. **Mr. Gennette second. All in favor. Motion passed 4-0.**

NEW BUSINESS

Board to approve and sign minutes from meeting of October 5, 2026. **Motion made by Mr. Gennette** to approve and sign minutes from meeting of October 5, 2026, with all members present. **Mr. Silva second. All in favor. Motion passed 4-0.**

Board to approve and sign minutes from meeting of October 6, 2026. **Motion made by Mr. Gennette** to approve and sign minutes from meeting of October 6, 2026, with all members present. **Mr. Silva second. All in favor. Motion passed 4-0.**

Board to approve and sign four (4) One-Day Beer & Wine Permits for Cottage Melts for November 1, November 7, November 8, November 29 from 10:00 A.M. – 4:00 P.M. for sip & shop events. **Motion made by Mr. Silva** to approve and sign four (4) Beer & Wine Permits for Cottage Melts for November 1, November 7, November 8, November 29 from 10:00 A.M. – 4:00 P.M. for sip and shop events. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to appoint Tony Sanches as the Select Board liaison to the DPW. **Motion made by Mr. Silva** to appoint Tony Sanches as the Select Board liaison to DPW. **Mr. Gennette second. Motion passed 3-0-1.**

Board to Vote for No intention to Exercise Right of first Refusal for 0 Munsing Street, Map 18 Parcel 3. **Motion made by Mr. Silva** to not exercise the right of first refusal for 0 Munsing Street, Map 18 Parcel 3. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to approve and authorize Interim Town Administrator to sign Snow Plowing Agreement Extension between the Town of Ludlow and Faith Community Chapel through December 31, 2027.
Mr. Silva explained that the Town has an agreement with Faith Community Chapel to utilize additional parking near East Street School. As parking at East Street School continues to present challenges, the arrangement helps alleviate congestion and parking-related issues. In exchange, the Town provides snow plowing services for the chapel's parking lot. **Motion made by Mr. Silva** to approve and authorize Interim Town Administrator to sign Snow Plowing Agreement Extension between the Town of Ludlow and Faith Community Chapel through December 31, 2027. **Mr. Gennette second. All in favor. Motion passed 4-0.**

DPW to set the sewer rate.
Mr. Goodreau presented the proposed sewer rate adjustment, explaining that increased chemical costs for wastewater treatment have raised operating expenses by approximately 10%. After reviewing the budget and projected revenues, it was determined that the sewer rate must increase to $5.50 per 100 cubic feet to cover costs and maintain operations. He noted that the department faced a roughly $100,000 shortfall due to these increased expenses and that the revised rate would allow the system to break even.

Mr. Alves confirmed that the adjustment was intended to maintain current service levels rather than expand operations, and Mr. Goodreau agreed. He added that there was no rate increase the previous year and emphasized that Ludlow's sewer rates remain significantly lower than those in surrounding communities.

Mr. Silva asked for clarification regarding the minimum billing structure. Mr. Goodreau explained that the minimum sewer bill will increase from $100 to $110, matching the increase for well accounts, which will also rise to $110 per person. He noted that customers are subject to the minimum bill regardless of usage, explaining that even if sewer usage charges calculated to less than $110, the minimum charge would still apply. **Motion made by Mr. Sanches** to adopt the 2026 sewer rate as suggested by the DPW for $5.50/100 cubic feet and $110/per person for well. $110 is the minimum bill. **Mr. Gennette second. All in favor. Motion passed 4-0.**

BOARD UPDATES/MISC

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

Mr. Gennette provided an update on the Westover Golf Course and reported that he recently met with representatives of the National Park Service regarding the aging irrigation system, which predates 1976 and is estimated to cost more than $6 million to replace. He explained that Westover Golf Course, formerly part of the Westover Air Base, and the Stony Brook Conservation Area are part of a nationally recognized park system, creating potential opportunities for assistance and partnerships. He stated that the National Park Service expressed interest in working with the Town and that he is encouraged by the possibilities available through that relationship. Mr. Gennette also noted that he plans to meet separately with the Pond Committee regarding concerns about the condition of Wade Pond. He said he intends to continue exploring opportunities related to the property and will share additional information as it becomes available. Mr. Gennette reported that the Public Safety Facilities Committee has been meeting regularly and making good progress. The committee recently conducted a walkthrough with participants, including committee members present at the meeting. Under the leadership of Chairman Zac Ellison of the Fire Department, the

committee is beginning to move forward with evaluating options and developing plans for a future public safety facility.

Mr. Silva congratulated Jacob Carvalho on winning the Junior Western and Eastern Massachusetts Championship, noting that it was a significant achievement and an honor. He expressed his congratulations on Jacob's accomplishment.

CLOSING COMMENTS

Motion made by Mr. Gennette to close the Select Board meeting at 7:58 P.M. **Mr. Sanches 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, November 3, 2026, began at 5:30 p.m. in the Select Board's Conference Room.

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

First order of business: Pledge of Allegiance

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

5:30-5:45 P.M. – PUBLIC COMMENT

VISITATION

5:45 P.M. – Joint Meeting – Finance Committee & School Committee.
Motion made by Mr. Mullin to open the Finance Committee meeting. **Motion made by Ms. Bowler** to open the School Committee meeting. Representatives of the Select Board, Finance Committee, and School Committee met to discuss the upcoming budget development process, establish preliminary timelines, and emphasize the importance of collaboration and communication among all departments. Mr. Rosenblum welcomed participants, noting that budget schedules remain flexible and are intended to provide a framework that can be adjusted as financial information becomes available. He stressed that the Town has an opportunity to improve communication and coordination among departments and committees throughout the budget process.

Finance Committee members discussed the need to establish a structured budget timeline, including reviews of departmental budgets, new position requests, capital requests, revenue projections, and multiple budget review stages. Ms. Ribeiro explained that critical information such as health insurance costs is typically unavailable until late January, requiring the use of preliminary assumptions during the early stages of budget planning.
Several participants reflected on lessons learned from the previous budget cycle. Mr. Kelliher cautioned against releasing preliminary financial projections too early, particularly discussions about a potential override before key revenue and expenditure figures are known. He emphasized the importance of clearly communicating to the public that early budget figures are estimates and placeholders. Mr. Rosenblum agreed, noting concerns that early discussions of an override can create unnecessary public concern before all financial information is available.

Discussion focused heavily on improving budget accuracy and accountability. Mr. Kelliher stated that department heads should play a larger role in developing and managing their budgets since they have the greatest understanding of their operational needs. He also stressed the importance of reducing the number of year-end budget transfers by improving forecasting and monitoring throughout the fiscal year. Mr. Mullin echoed those comments, emphasizing the value of direct engagement with department heads during the budget review process. Ms. Ribeiro confirmed that annual budget meetings are routinely held with all departments and noted that additional support from Town staff would help improve budget management and reporting.

The committees reviewed the timeline for capital requests, new positions, and reclassifications, which are currently due in mid-November, while recognizing that deadlines may be adjusted as needed. School Committee representatives sought guidance on anticipated capital spending expectations after experiencing significant uncertainty during the previous budget cycle. Mr. Alves explained that capital funding is closely tied to available free cash and should be guided by departmental five-year capital plans that allow projects to be prioritized and balanced over time. He outlined a proposed capital review process that would begin with departmental submissions in November, followed by committee reviews and recommendations in early 2027.

Members acknowledged that delays in free cash certification had contributed to challenges during prior budget cycles. Mr. Gennette stated that financial reporting and free cash certification are expected to improve this year, helping create a more predictable capital planning process. Mr. Rosenblum noted that the Town's goal is to certify free cash much earlier than in recent years in order to support more informed budget and capital planning decisions.

The discussion also highlighted the importance of long-term planning. Participants agreed that all departments should develop and maintain multi-year capital plans to identify future needs and avoid unexpected large expenditures. Examples included school roof-mounted HVAC equipment and other building infrastructure that require regular replacement schedules to prevent costly backlogs.

Committee members emphasized the importance of maintaining open communication among Town departments, the School Department, and financial officials, particularly given recent changes in key leadership positions. Participants agreed that strong coordination would be essential to keeping the budget process on schedule and ensuring reliable financial projections.

The conversation further addressed external financial pressures, including potentially increasing costs for fuel, utilities, fertilizer, and employee benefits. Mr. Kelliher cautioned that future budgets should reflect actual spending trends rather than relying solely on prior appropriations, while Mr. Gennette announced that the Town expects to receive a comprehensive energy audit that may identify opportunities for energy savings and grant funding.

School Committee members reaffirmed their commitment to responsible budget planning and acknowledged the significant contribution made by local taxpayers to school funding. Ms. Bowler expressed concern about uncertainty surrounding future state education aid and pledged to continue advocating for changes to state funding formulas that better support communities such as Ludlow. Committee members discussed concerns that current state aid formulas disproportionately benefit larger urban districts while communities like Ludlow receive a smaller share of available resources. Participants agreed that continued advocacy with state officials regarding Chapter 70 education funding and other forms of state aid would be important as future budgets are developed.

The meeting concluded with further discussion regarding state revenue sources, including unrestricted general government aid, and the need to remain cautious and conservative in financial planning given ongoing economic uncertainties and potential fluctuations in state funding. **Motion made by Mr. Kelliher** to adjourn the Finance Committee meeting. **Ms. Elias second. All in favor. Motion passed 5-0. Motion made by Ms. Codding** to close the School Committee meeting. **Mr. Manfredi second. All in favor. Motion passed 5-0.**

6:45 P.M. – **PUBLIC HEARING** – Board of Assessors – Tax Classification Hearing. **Motion made by Mr. Silva** to continue the hearing until November 17th. **Mr. Gennette second. All in favor. Motion passed 5-0.**

CORRESPONDENCE

26-167 MMWEC – Notification of Routine Inspections on Natural Gas Pipeline Right of Way. **Motion made by Mr. Alves** to file. **Mr. Silva second. All in favor. Motion passed 5-0.**

26-168 Erin McMurray, MPH Shared Services Coordinator for Mill Towns Public Health – PHE Participating Municipality Statement of Commitment Annual Notification. **Motion made by Mr. Gennette** to file. **Mr. Silva second. All in favor. Motion passed 5-0.**

26-169 Mass DOT – Bridge Inspection Report Genovevo Drive/Minechoag Brook – August 13, 2026. **Motion made by Mr. Alves** to file. **Mr. Silva second. All in favor. Motion passed 5-0.**

26-170 Andrew Loin Esq. – Request to be appointed to the Ludlow Zoning Board of Appeals. **Motion made by Mr. Alves** to appoint Andrew Loin, Esq. to the Ludlow Zoning Board of Appeals. **Mr. Sanches second. All in favor. Motion passed 5-0.**

26-171 Thomas Foye, Resident – Request for Road Repair & Safety Assessment.
Mr. Gennette said a letter request came into the DPW, and it was included to us. Dear Director Tomas, Chair Rosenblum, and Members of the Select Board, I am writing to formally request immediate intervention, proper road repair, and a comprehensive safety evaluation for Loopley Street, specifically the segment extending from Blanchard Street to the CVS corridor. Currently, this corridor completely lacks sidewalk infrastructure, forcing all pedestrians to travel along the shoulder of the roadway. Compounding this risk, the existing asphalt contains poorly paved potholes and uneven patch jobs. While temporary patching may be intended to alleviate structural gaps, these paved potholes are excessively bumpy and create severe handling hazards for residents using assistive mobility devices, such as rollators, walkers, and wheelchairs. The uneven topography causes rollator wheels to deflect, making it incredibly difficult for vulnerable residents to maintain a steady, safe path of travel next to moving vehicular traffic. Furthermore, we understand the town's historical justification for delaying or refusing full road resurfacing on this stretch has been a desire to slow down passing traffic. However, utilizing a deteriorated, dangerous road surface as an informal traffic calming mechanism is unacceptable and legally problematic. Allowing hazardous road defects to persist to slow traffic is fundamentally misguided when standardized, safe engineering tools—such as engineered speed bumps, speed humps, or raised crosswalks—are explicitly designed for that exact purpose. Leaving a road broken penalizes vulnerable pedestrians and individuals with disabilities rather than addressing speeding drivers safely. This letter serves to establish formal notice regarding these specific unsafe and non-accessible conditions under the following provisions of Massachusetts General Law and then he goes on to state the law. He thanked Mr. Foye for bringing the matter forward and commented that the condition of Loopley Road should be reviewed by the Safety Committee. Mr. Rosenblum stated that the issue would be referred to the Safety Committee for discussion at its next meeting on the 12th. Mr. Alves reported that he had spoken with DPW Director Mr. Tomas, who advised that Loopley Road is scheduled for paving during the spring or summer of next year. He explained that work was deferred this year due to potential sewer extension infrastructure projects, as the Town did not want to pave the road before a decision was made on the sewer work. Mr. Alves added that he and Mr. Tomas would work to contact the resident regarding the concerns raised and noted that a lack of contact information in the original correspondence had contributed to delays in follow-up. **Motion made by Mr. Alves** to file. **Mr. Gennette second. All in favor. Motion passed 5-0.**

UNFINISHED BUSINESS

Board to discuss and possibly vote on the updated Entertainment License (Continued from October 20, 2026).
Mr. Sanches reported that the entertainment license application had been updated based on discussions from the previous meeting and was subsequently reviewed by Town Counsel. He explained that the version provided to the Board included counsel's recommended revisions, shown in red, and that no other substantive changes had been made.

Mr. Sanches reviewed the revisions, noting that the application title was changed to reference indoor and/or outdoor entertainment to reflect licenses that may apply to either type of activity or both. He explained that a new provision was added stating that applicants seeking both indoor and outdoor entertainment approval could be granted a license for only one of those activities if the Select Board determines that either component may create a

nuisance or pose concerns related to public health, safety, or public order. This provision preserves the Board's discretion in approving entertainment activities.

He further stated that Sections 3, 4, and 5 remained unchanged. In Section 6, counsel added language requiring applicants to acknowledge that the Select Board may request additional information necessary to evaluate potential impacts on public safety, health, order, or neighborhood conditions and may impose reasonable licensing conditions. Examples of such conditions include requirements related to police or fire details, crowd control, parking and traffic management, alcohol service, lighting, sanitary facilities, site safety, insurance, and notice to abutters. The added language also specifies that any violations of applicable laws, regulations, or license conditions may result in modification, suspension, or revocation of a license following written notice and a hearing and may be considered in future license renewal requests.

Mr. Sanches stated that the revisions were recommended by Town Counsel to provide appropriate protections for the Town and to clarify the Board's authority in reviewing and regulating entertainment licenses. **Motion made by Mr. Gennette** to accept the new application for Entertainment License as presented to begin in 2027. **Mr. Sanches second. All in favor. Motion passed 5-0.**

Board of Assessors – Ameresco Solar Pilot Offer Fiscal Year 2028 (Continued from October 20, 2026). Tabled

NEW BUSINESS

Board to discuss Town Administrator Position.
The Select Board discussed options for filling the Town Administrator position, including conducting an external search, establishing a screening committee, or appointing the current Interim Town Administrator. Mr. Gennette noted that all options remained under consideration, while Mr. Sanches advised that the Town's bylaws grant the Select Board the authority to appoint a Town Administrator without requiring a formal search process.

Board members generally expressed support for appointing Interim Town Administrator Carrie Ribeiro to the permanent position. Mr. Rosenblum stated that Ms. Ribeiro's twelve years of service to the Town, experience as Assistant Town Administrator, and familiarity with municipal operations made her uniquely qualified for the role. He added that, if a search were conducted, he would favor significant involvement from department heads due to their close working relationship with the Town Administrator.

Mr. Silva voiced strong support for appointing Ms. Ribeiro directly, citing positive feedback from department heads and staff regarding her leadership and the current morale within Town Hall. He stated that promoting from within is preferable when a qualified candidate is available and questioned the value of undertaking a lengthy search process. Mr. Alves agreed, comparing the situation to recent internal promotions within other Town departments. He noted that Ms. Ribeiro's experience and established relationships within Town Hall would make a transition far smoother than hiring an outside candidate, particularly in the middle of the fiscal year and budget season.

Board members also discussed the challenges that would accompany an external search, including the time required to recruit and onboard a new administrator and the possibility that a successful candidate would not be available to begin immediately. Mr. Alves commented that, if a search were pursued, he would not support appointing a new administrator during the middle of the budget process. Mr. Gennette also expressed concern that an outside candidate would likely need to rely heavily on Ms. Ribeiro's knowledge and experience during the transition, further supporting an immediate appointment.

The Board acknowledged that Ms. Ribeiro currently balances both the Interim Town Administrator and Human Resources responsibilities and discussed the importance of addressing staffing needs within Town Hall should she be appointed permanently. Mr. Alves noted that plans would need to be developed to fill or restructure her existing Human Resources responsibilities to allow her to focus on the Town Administrator role.

At the Board's request, Ms. Ribeiro confirmed that she is interested in being considered for the permanent Town Administrator position. She stated that while managing both positions has been challenging, significant progress has been made during her interim tenure. She emphasized the importance of maintaining communication with Town departments, the School Department, and the Finance Committee, and noted that her experience in the role has provided insight into opportunities for organizational improvements and potential staffing adjustments.

Board members thanked Ms. Ribeiro for her work and expressed confidence in her leadership. Mr. Rosenblum concluded that there appeared to be general agreement among Board members regarding the preferred direction and announced that an item would be placed on the next meeting agenda for discussion and possible action regarding the appointment of the Interim Town Administrator as the permanent Town Administrator.

BOARD UPDATES/MISC

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

Mr. Sanches reported that the Public Safety Committee met the previous Monday and described it as another productive meeting. He stated that progress continues to be made on the public safety facilities project and that discussions remain ongoing. Mr. Sanches also attended a recent Finance Committee meeting, where the Town Accountant provided an overview of the Town's budget and financial status. He noted that the presentation helped committee members better understand the budget and current financial conditions and described the discussion as informative and beneficial.

Mr. Alves reported that he attended several community events since the previous meeting. He participated in the Clock Tower 5K, completing the race and speaking with one of the event organizers, who indicated that the event had raised an estimated $8,000 for the Boys & Girls Club. Mr. Alves thanked Mr. Devine for organizing the race for the second consecutive year and noted that more than 250 people participated, contributing to a successful community event. Mr. Alves also attended the Rag Shag event for the first time and described it as an enjoyable community gathering. He commented on the parade-like walk from Town Hall to the Boys & Girls Club and thanked the organizers and volunteers who helped make the event a success.

CLOSING COMMENTS

Motion made by Mr. Alves to close the meeting at 6:53 P.M. **Mr. Gennette second. All in favor. Motion passed 5-0.**

_____Chairman

_____

_____

_____

_____

Ludlow Select Board

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

OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE BOSTON, MA 02133
(617) 725-4000

MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

November 3, 2026

Chief Ryan Pease
Town of Ludlow
574 Center Street
Ludlow, MA 01056

Dear Chief Pease:

Congratulations! We are pleased to inform you that the Town of Ludlow has been awarded $5,259.10 for the Student Awareness of Fire Education (SAFE) program and $2,236.77 for the Senior SAFE program in FY27.

The SAFE Program has provided immeasurable benefits to the Commonwealth since its inception, and we are so proud to be continuing that tradition again this year. Please know how thankful we are for your ongoing dedication to educating and protecting our most vulnerable populations.

The contract, terms and conditions, and other award documents for this program will be provided to you by DFS. Please contact Sheryl Hedlund at the Department of Fire Services at 978-567-3381 with any questions you have about this award.

Sincerely,

GOVERNOR MAURA T. HEALEY

LT. GOVERNOR KIMBERLEY DRISCOLL

CC: Firefighter/Paramedic Jan Thornton
Firefighter/Paramedic Joao Bernardo
Administrative Assistant Shari Bray

The Commonwealth of Massachusetts
Executive Office of Public Safety and Security
Department of Fire Services
P.O. Box 1025 ~ State Road
Stow, Massachusetts 01775
Telephone (978) 567~3100
www.mass.gov/dfs

MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

GINA K. KWON
SECRETARY

JON M. DAVINE
STATE FIRE MARSHAL

November 3, 2026

Chief Ryan Pease
Town of Ludlow
574 Center Street
Ludlow, MA 01056

Dear Chief Pease:

I am pleased to inform you that the Town of Ludlow has been awarded $5,259.10 for the Student Awareness of Fire Education (SAFE) program and $2,236.77 for the Senior SAFE program in FY27.

Attached to this letter is the Commonwealth of Massachusetts Standard Contract Form and the Contract Addendum for your award. Please print and mail copies of these documents with original (wet ink) signatures to Sheryl Hedlund at the Department of Fire Services (DFS) address listed above. The Standard Contract Form Instructions and Commonwealth Terms and Conditions, which are incorporated by reference into this contract, may be found here.

The FY27 grant performance period will begin only after the contract has been fully executed by both your department and DFS and will conclude on June 30, 2027. Grant-funded activities may not begin, and expenses may not be incurred before the contract is fully executed or after the performance period ends. Funds will not be disbursed until execution is complete. DFS will email a copy of the fully executed contract to the program staff listed on the application Cover Sheet along with specific instructions. The end of the year report is due to DFS by July 30, 2027.

The expenses eligible for funding through this award, based on the contents of your application and our review, are listed at the bottom of the first page of your Contract Addendum. Please review this list carefully and contact DFS if you have any questions or before making changes to the approved items or activities. Grant funds may be used only for eligible items included in the fully executed Contract Addendum and consistent with the FY27 Notice of Funding Opportunity (NOFO). Expenses outside the approved terms are not eligible, and funds used for such expenses shall be returned to DFS upon request following submission and DFS review of the end-of-year report.

If you have any questions about the requirements described above, please contact Sheryl Hedlund at 978-567-3381 or Sheryl.Hedlund@mass.gov.

As always, thank you for your dedication to educating our most vulnerable citizens on the risks of fire and other life safety hazards. Your tireless efforts will, without a doubt, continue to save lives, and I look forward to hearing of the success stories that result from this year's funding.

Sincerely,

Jon Davine

Jon M. Davine
State Fire Marshal

CC: Firefighter/Paramedic Jan Thornton
Firefighter/Paramedic Joao Bernardo
Administrative Assistant Shari Bray

INFORMATION

CELEBRATE LUDLOW PRESENTS

Light Up Ludlow ✻ Christmas Tree Lighting Event

SUNDAY AFTER THANKSGIVING
NOVEMBER 29th ✻ 3 – 7 PM

LUDLOW TOWN HALL
488 CHAPIN STREET
PARKING AT LUDLOW HIGH SCHOOL

SANTA'S ARRIVAL BY LFD

MUSICAL ENTERTAINMENT!
- ✻ Ludlow High School Chorus
- ✻ Saloio Family Band
- ✻ Children's Caroling

THEME CHARACTERS!
- ✻ "Boomer" (from Springfield Thunderbirds Hockey)
- ✻ Elsa & Ana
- ✻ Spiderman

OFFICIAL TREE LIGHTING ✻ 6PM

TOYS FOR TOTS® WILL BE HERE!

Bring an unwrapped toy with you!
Meet the U.S. Marines!

CRAFTS FOR KIDS & FAMILY!
- ✻ Reindeer Food
- ✻ Ornaments
- ✻ Snow Measuring Stick

LUDLOW HOCKEY ASSOCIATION!
- ✻ Hockey Shoot-Out

FOOD TRUCKS!
- ✻ Kettle Corn & more

ALL EVENTS ARE HAPPENING OUTDOORS!

STAY WARM OUTSIDE AROUND OUR BURN BARRELS!

OUR SPONSORS: Ludlow Rotary Club • Ludlow Police Department • Ludlow Fire Department
Ludlow Veteran's Services • Ludlow Boy's & Girl's Club • Ludlow CARES Coalition • Ludlow Cultural Council
American Legion Post 52 • Keystone Commons • Ludlow Big Y • PLAYNOW!

Toy collection for TOYS FOR TOTS
Donate a new, unwrapped toy!

LUDLOW COMMUNITY CENTER
RANDALL BOYS & GIRLS CLUB

PLAYNOW! TOYS & GAMES


CELEBRATE LUDLOW PRESENTS
LIGHT UP LUDLOW
CHRISTMAS TREE LIGHTING
SUNDAY AFTER THANKSGIVING * NOVEMBER 29
LUDLOW TOWN HALL
3 - 7 PM
FAMILY FUN * MEET SANTA * KIDS CRAFTS
MUSIC * FAMILY BAND * CAROLING
POPCORN * HOT COCOA * FOOD TRUCKS
TOY COLLECTION FOR
TOYS FOR TOTS
Donate a new, unwrapped toy!
TOWN OF LUDLOW
CELEBRATE LUDLOW
1774
LUDLOW FIRE DEPT.
AMERICAN LEGION
Ludlow Rotary
PLAYNOW!
Ludlow CARES Coalition
VETERANS SERVICES
POLICE
LUDLOW

FRIENDS of CELEBRATE LUDLOW

presents

PANCAKE BREAKFAST

with

SANTA

Sunday after Thanksgiving
November 29th

Harris Brook Elementary School
209 Fuller Street • Ludlow

Breakfast time:
9:00am – 11:00am
Adults $7 each
Children $5 each



Sponsored by

Polish American Citizens Club BINGO

Tickets available at

PLAYNOW!

433 Center Street • Ludlow
413-610-1459
www.playnowtoy.com

FC

venmo

Ludlow FIRE DEPT. Ladies Auxiliary



Cookies with Santa

Come enjoy cookies, make holiday memories and snap a photo with Santa!

Christmas WREATHS FOR SALE

Beautiful, fresh wreaths to decorate your home for the holidays!

Coat Drive

HELP KEEP OUR COMMUNITY WARM

New or gently used coats, hats, gloves and scarves are greatly appreciated!



Food Drive

HELP FAMILIES IN NEED

Non-perishable food items are always appreciated!



DATE	TIME	LOCATION
DECEMBER 6	10 AM – 4 PM	LUDLOW FIRE DEPT.

Thank you for your support!

LUDLOW PLANNING BOARD
488 CHAPIN STREET
LUDLOW, MA 01056
(413) 583-5600 Ext. 7

RECEIVED
TOWN CLERK'S OFFICE
2026 NOV -2 A 11: 06
TOWN OF LUDLOW

LEGAL NOTICE – SPECIAL PERMIT for DRIVE-THRU / SITE SKETCH

The Ludlow Planning Board will hold a public hearing in Ludlow Town Hall, Select Board's Conference Room on **Thursday, December 10, 2026, at 7:00 p.m.** on the application of Western MA EEN LLC c/o Mike Durant of **425 Center Street**, Ludlow, MA (Assessors' Map 12C, Parcel 83) for: **Update existing signs, drive-thru for existing car wash.**

If for any reason this hearing is cancelled, it will be rescheduled to Thursday, January 14, 2027.

Raymond Phoenix
Chairman

Register – Please publish as a legal notice in the **11/25/26** & **12/02/26** 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

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

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, December 2, 2026,** at **6:50 p.m.** on the **Notice of Intent** application of TA Solar 400 LLC (a subsidiary of TRITEC Americas, LLC), for the property located at **0 West Street (Assessors' Map 9, Parcel 84E).** The subject of the hearing is: development of a 0.36 MW AC ground-mounted solar array with associated access drives, equipment, fencing, and stormwater management features to support the proposed use.

If for any reason this hearing is cancelled, it will be rescheduled to Wednesday, January 6, 2027.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, November 25, 2026.**

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

RECEIVED
TOWN CLERK'S OFFICE
2026 OCT 29 P 2:24
TOWN OF LUDLOW

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

RECEIVED
TOWN CLERK'S OFFICE
2026 NOV -4 A 9:31
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, December 2, 2026,** at **6:30 p.m.** on the **Notice of Intent** application of Luis & Anna Gomes, for the property located at **0 (Lot 5) Mariana Lane (Assessors' Map 1C, Parcel 12K)**. 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, January 6, 2027.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, November 25, 2026.**

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

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

LEGAL NOTICE

RECEIVED
TOWN CLERK'S OFFICE
2026 NOV 31
LUDLOW, MA

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, December 2, 2026,** at **6:35 p.m.** on the **Notice of Intent** application of Alexander & Stephanie Goncalves, for the property located at **0 (Lot 21) Mariana Lane (Assessors' Map 1C, Parcel 12M)**. 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, January 6, 2027.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, November 25, 2026.**

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

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

RECEIVED
TOWN CLERK'S OFFICE
2026 NOV -4 A 9:31
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, December 2, 2026,** at **6:40 p.m.** on the **Notice of Intent** application of Matias Goncalves, for the property located at **0 (Lot 22) Mariana Lane (Assessors' Map 1C, Parcel 12L).** 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, January 6, 2027.

Angela Tierney
Chair

LUDLOW REGISTER: Please publish as legal notice on **Wednesday, November 25, 2026.**

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